

Sharalyn Fraser *Agency*

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

22 July 2025

Jemma McLean

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 27 Waimea 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.



Steve Cody
Building Team Manager

This page is intentionally blank.

Land Information Memorandum (LIM)

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

27 Waimea 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	Jemma McLean
LIM number	L250780
Application date	17/07/25
Issue date	22/07/25

Property details

Property address	27 Waimea Road, Waikanae
Legal description	LOT 44 DP 7203
Area (hectares)	0.0587

Valuation information

Valuation number	1492003000
Capital value	\$670,000
Land value	\$425,000
Improvements value	\$245,000

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

Contents

1. Rates	3
2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings	4
3. Weathertightness	5
4. Land use and Conditions	5
5. Special Features and Characteristics of the land	7
6. Other land and building classifications	10
7. Private and Public stormwater and sewerage drains	10
8. Drinking water supply	10
9. Network utility information	11
10. Other information about the property	11
Glossary of Terms and Maps attached	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 2025 to 2026

Annual rates The estimated annual rates for 2025/26 rating year are \$5326.91

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 09/09/25

Arrears for previous years \$1,277.70

Water rates \$306.25 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 \$112.85

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

- 06/06/14 BUILDING CONSENT 140186: 5.4m long x 3.6m wide single carport
: Code Compliance Certificate issued 24/09/14
- 16/11/01 BUILDING CONSENT 011372: NEW GARAGE ATTACHED TO DWELLING
: No Code Compliance Certificate has yet been issued.
- 08/08/00 BUILDING CONSENT 000962: ALTS TO DWELLING
: Code Compliance Certificate issued 09/01/01
- 07/06/84 Building Permit 102274 DWELLING (STAGE 1 OF 2) 83-8 SQM

To date not all inspections for Building Consent 011372 have been undertaken and a Code Compliance Certificate has not been issued. Under the Building Act 2004 a new owner inherits the responsibility, including any outstanding fees, for this consent and any additional work that may be required before the Code Compliance Certificate can be issued. Please contact Council for further information.

Building Consent 011372 has been granted under Section 36 of the Building Act 1991. A notification, that is registered against the title, identifies a hazard in respect to ponding.

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:

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 is located within PRECINCT 3 - Beach Residential Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1927.

Copies of the Deposited Plan (DP 7203) 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.

Resource Consent number RM140043 (To construct a new garage which will encroach the 4.5 metre front yard requirement at 27 Waimea Road, Waikanae) was granted in 2014 for this property. A copy of the Decision and final approved plans are provided with this LIM.

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

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

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

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

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 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 www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

Other Information

Part 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 adjacent to ponding and 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.

The adjacent road carriageway (Waimea Road) 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.

The adjacent road carriageway (Waimea Road) is shown to be subject to a residual overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

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 is confined to site in soak pit(s). There is no record of any Council services running through the property.

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

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-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

27 Waimea Road, Waikanae (LOT 44 DP 7203)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: July 17, 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 **WN437/291**

Land Registration District **Wellington**

Date Issued 28 October 1933

Prior References

WN432/291

Estate Fee Simple
Area 587 square metres more or less
Legal Description Lot 44 Deposited Plan 7203

Original Registered Owners

John Howard Crowther and Margaret Crowther

Interests

Fencing Agreement in Transfer 219677 - 28.10.1933

5171894.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 12.3.2002 at 3:08 pm

6834002.1 Transfer to James Andrew Crowther and Advisory Trustees 06 Limited - 21.4.2006 at 9:00 am

12436125.2 Transfer to James Andrew Crowther and Maria Juliana Baldock - 25.9.2024 at 9:49 am

[Land and Deeds—4.]

[Form B.]

NEW ZEALAND.

Reference: Vol. 432, Folio 291
Transfer No. 219677
Application No.
Order for NJO No.



Register-book,

Vol. 437 folio 291

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Twenty-eighth day of October one thousand nine hundred and thirty-three
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that
EMILY JANE ADAMS CROTHER of Shannon Widow

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 TWENTY THREE AND TWO TENTHS PERCHES more or less situate in the Town of Waiwera Extension No.2 being part of Subdivision 14A of the Ngara West A Block and being also Lot 44 on Deposited Plan No. 7203

W. H. Hail
Assistant District Land Registrar.

Minimum Reserve required by the Land
in Bond Act 1924: 40 feet.

SUBJECT to the restrictions imposed by Section 24P of
the "Native Land Act, 1931" W. H. Hail

A.L.R.

Pending agreement contained in Transfer No. 219677

A.L.R.

Transmission 51408 to James Crother of
Palmerston North Carpenter and Emily
Crother of Shannon Spinster Executors
Entered 16th May 1952 at 11.50 a.m.

N. H. Hail

Transfer 356584 The registered proprietor to
Doris Crother of Shannon Spinster and
16th May 1952 at 11.10 a.m.

N. H. Hail

A.L.R.

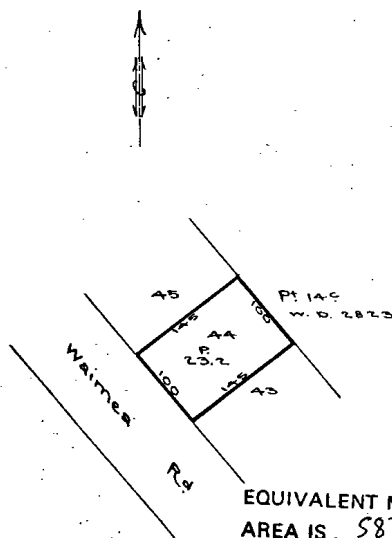
THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.

J. G. Shields

A.L.R.

Transfer 326467.1 to David Spencer Limited
at Wellington -10.4.1979 at 11.51 a.m.

A.L.R.



EQUIVALENT METRIC
AREA IS 587 m²

Scale: 1 Chain to an inch.
M.L.

437/291

Transfer 546342.1 to Wayne Morris Newson
and Anne Margaret Newson both of Wellington,
Company Director and Company Secretary
15-3-1983 at 11.59 a.m.

A.L.R.

Fencing Covenant in Transfer 546342.1 -
15-3-1983

A.L.R.

969005.1 Mortgage to Westpac Banking
Corporation 13.12.1983 at 6.00 p.m.

A.L.R.

B.552948.2 Transfer to David Wayne
Winskill of Palmerston North, Branch
Manager and Fiona Joy Winskill, his wife
- 13.12.1996 at 10.51 a.m.

A.L.R.

B766010.1 Transfer to Sarah Jane Cotton
and Linden Joan Crocker

B766010.2 Mortgage to ANZ Banking Group
(New Zealand) Limited 23.3.2000
all 28.1.2000 at 10.04 a.m.

for RGL

B775215.2 Transfer to John Howard
Crowther and Margaret Crowther
23.3.2000 at 1.10.

for RGL



LAND TRANSFER OFFICE.

RECEIVED: / / PROV. No.:
 TITLE REF.:
 REFERRED TO DRAUGHTSMAN: / /
 L.T. DRAUGHTSMAN:
 EXAMINED: E.M.F. 24/1/25
 TRAV. REDNS.: VOL. LXXXVI, FOL. 18-212
 FIELD-BOOK: No. 80, PAGE 235-241
 COMP. Bk. No. 260, REPORT No. 2
 REF. PLANS: 10, W.D. 2823, D.P. 6570
 W.D. 1491

FILE:

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.

WELLINGTON LAND DISTRICT

HOROWHENUA COUNTY

Minimum Frontage required by the 1908
 Laws Amendment Act, 1913, 40 feet.

For Minister's Approval see D354.
 Cancelled as to Lot 2, see D1009 for new subn.

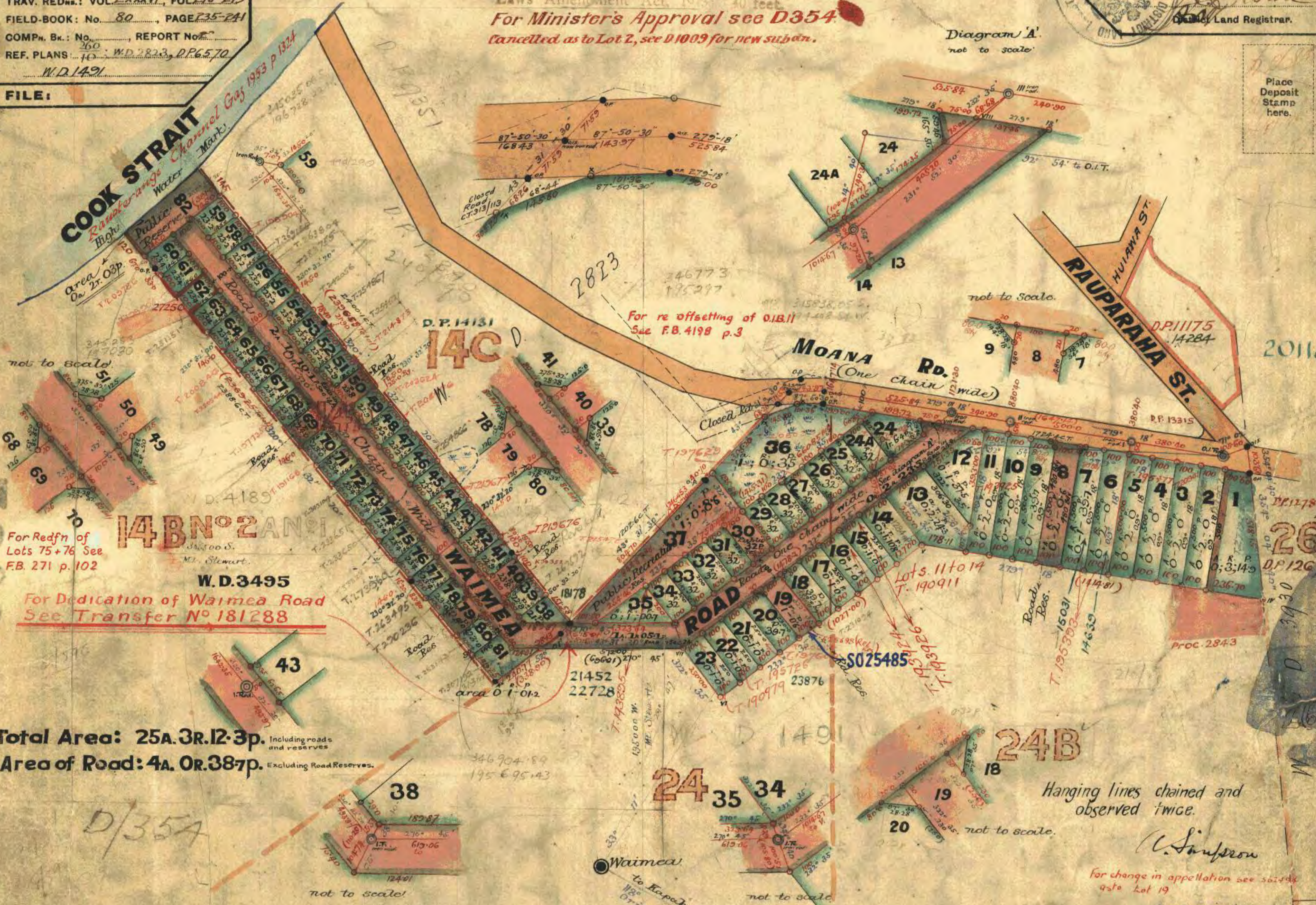
This space to be reserved for Deposit No.
 DEPOSITED this 9th day

of February, 1925

By Registrar.

Diagram 'A'.
 not to scale.

Place
 Deposit
 Stamp
 here.



Total Area: 25A.3R.12-3p.
 Area of Road: 4A.0R.387p.

Approved as to Survey.

M. W. W. W.
 Chief Surveyor.
 29/1/1925

Plan of Town of Waimea Extension No. 2 being subn. of subn. 14, 24 & 24B Ngarara West 'A' (Regn) Blk. V Kaitawa S.D.

Surveyed by Morgan Carkeek, Licensed Surveyor, Sept., 1924
 (Field-work by, Licensed Surveyor.)

DECLARATION.

I, Arthur Simpson, of, Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me (under my own personal supervision, inspection, and field check), and that both plan and survey are correct, and have been made in accordance with the regulations of the Surveyors' Board, dated the 20th day of March, 1923.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Justices of the Peace Act, 1908.
 Declared at, this day of, 1925
 before me—
 Justice of the Peace (or Solicitor, or Notary Public).

Declaration Stamp here.




Approved,
 for change in appellation see 1924-25 Act, Lot 19

W. H. W. W.
 V. H. W. W.

Applicant [or Registered Owner].

7203

27 Waimea Road, Waikanae (LOT 44 DP 7203)

-  Precinct
-  General Residential Zone
-  Natural Open Space Zone



0 20 40 Metres

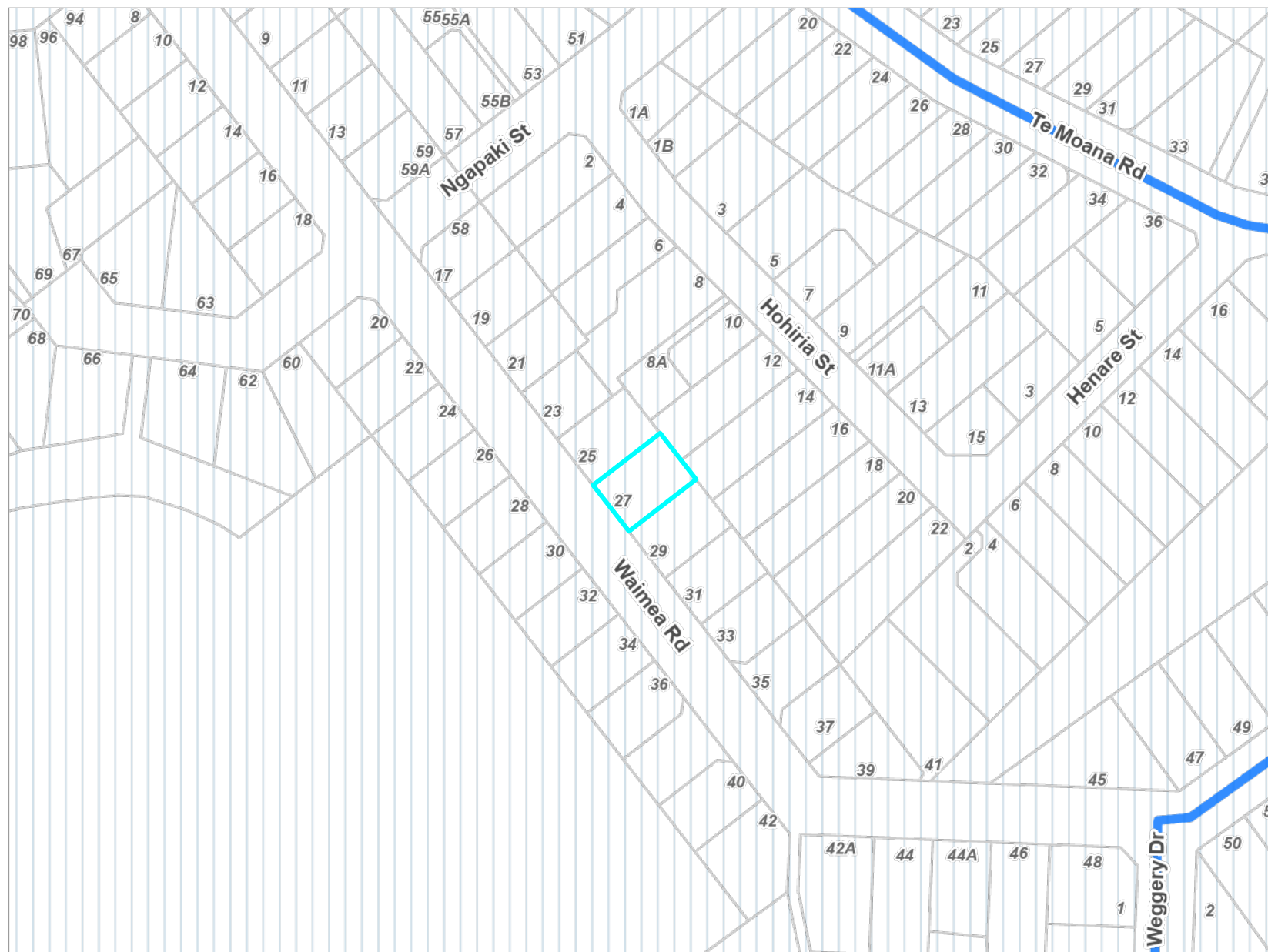
Scale @ A4 - 1:1,000

Date Printed: July 17, 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.

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

27 Waimea Road, Waikanae (LOT 44 DP 7203)



Key to map symbols

- Local 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
Scale @ A4 - 1:2,000

Date Printed: July 17, 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.

Operative District Plan 2021 - Designations & Miscellaneous Features

27 Waimea Road, Waikanae (LOT 44 DP 7203)



Key to map symbols

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



0 40 80 Metres

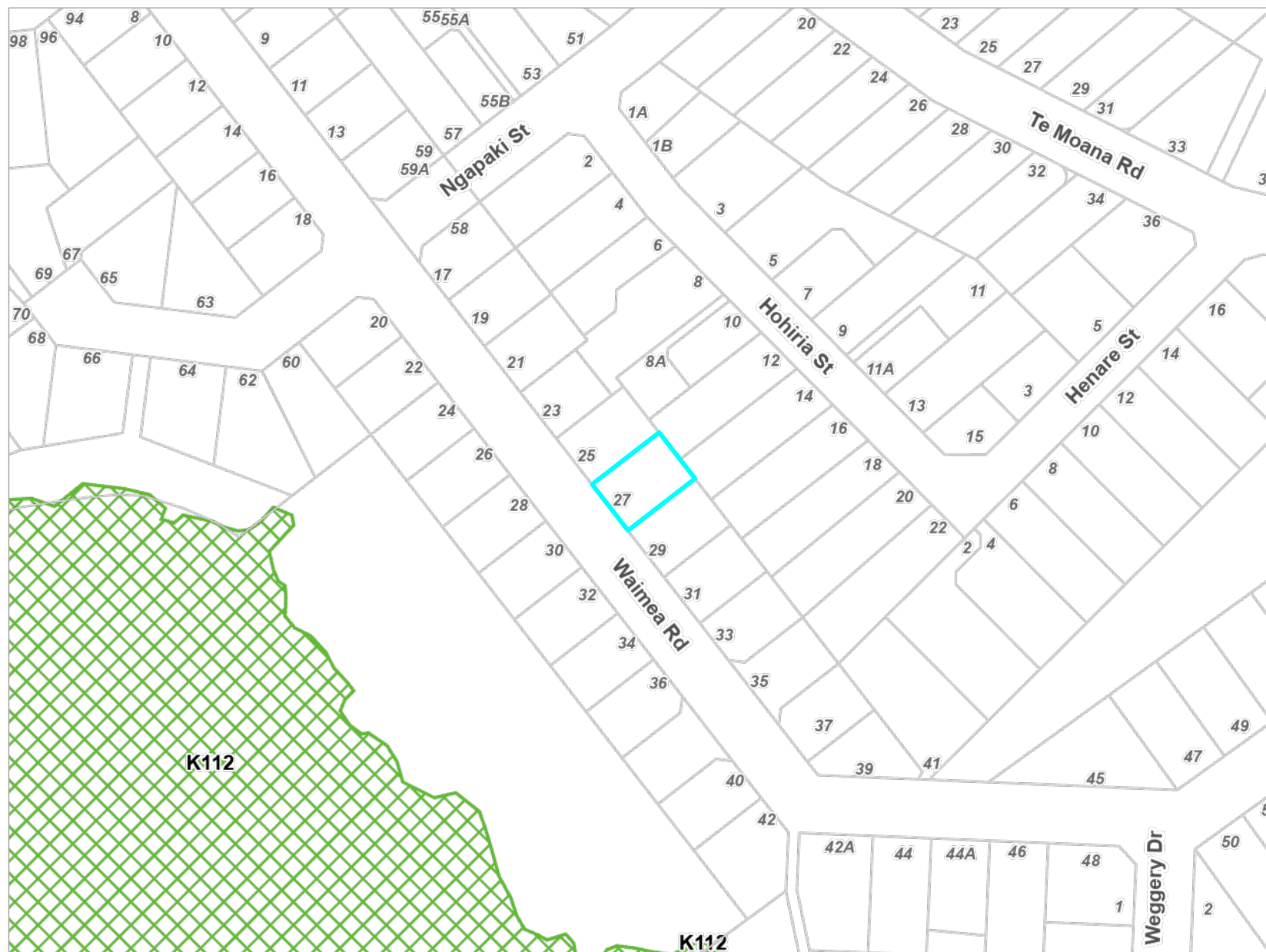
Scale @ A4 - 1:2,000

Date Printed: July 17, 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.

Operative District Plan 2021 - Natural Features

27 Waimea Road, Waikanae (LOT 44 DP 7203)



Key to map symbols

 Ecological Sites

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

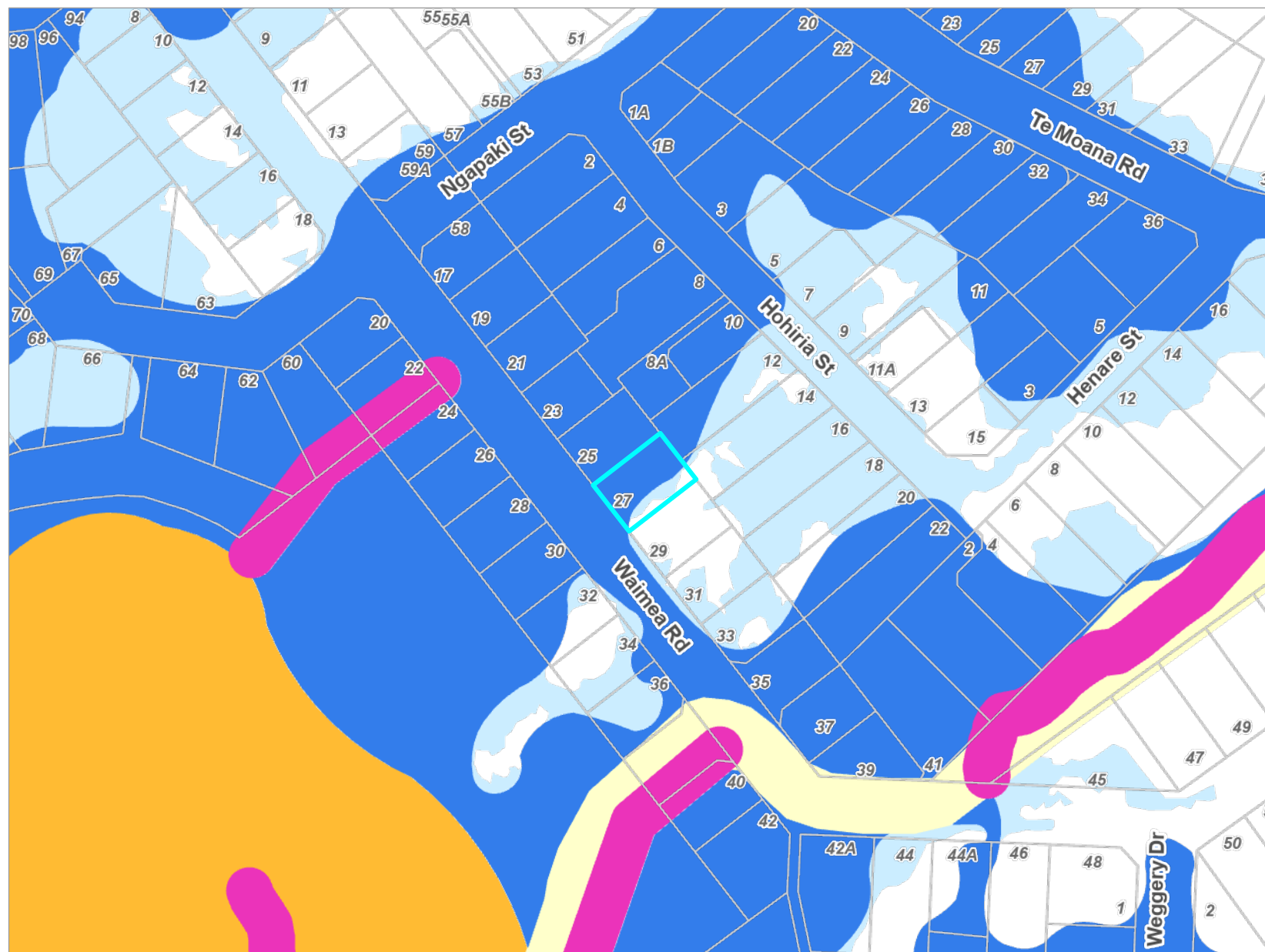
Scale @ A4 - 1:2,000

Date Printed: July 17, 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.

Operative District Plan 2021 - Natural Hazards

27 Waimea Road, Waikanae (LOT 44 DP 7203)



Key to map symbols

- Stream Corridor
- Residual Overflow Path
- Flood Storage Area
- 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

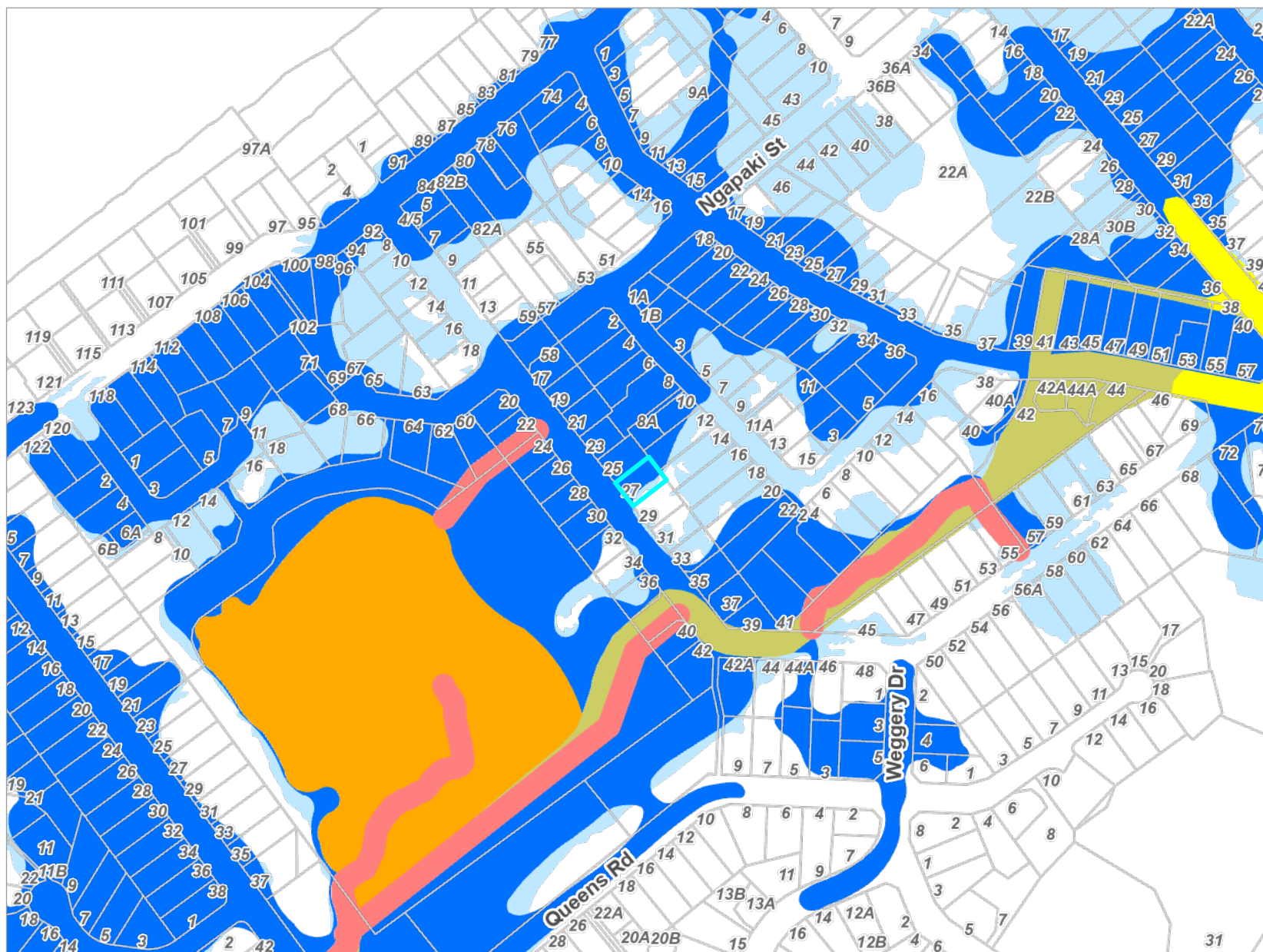
Scale @ A4 - 1:2,000

Date Printed: July 17, 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.

Latest Flood Hazards

27 Waimea Road, Waikanae (LOT 44 DP 7203)



Key to map symbols

- Stream Corridor
- Overflow Path
- Residual Overflow
- Storage
- 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

Date Printed: July 17, 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.

Resource Consents Map

27 Waimea Road, Waikanae (LOT 44 DP 7203)



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

Date Printed: July 17, 2025

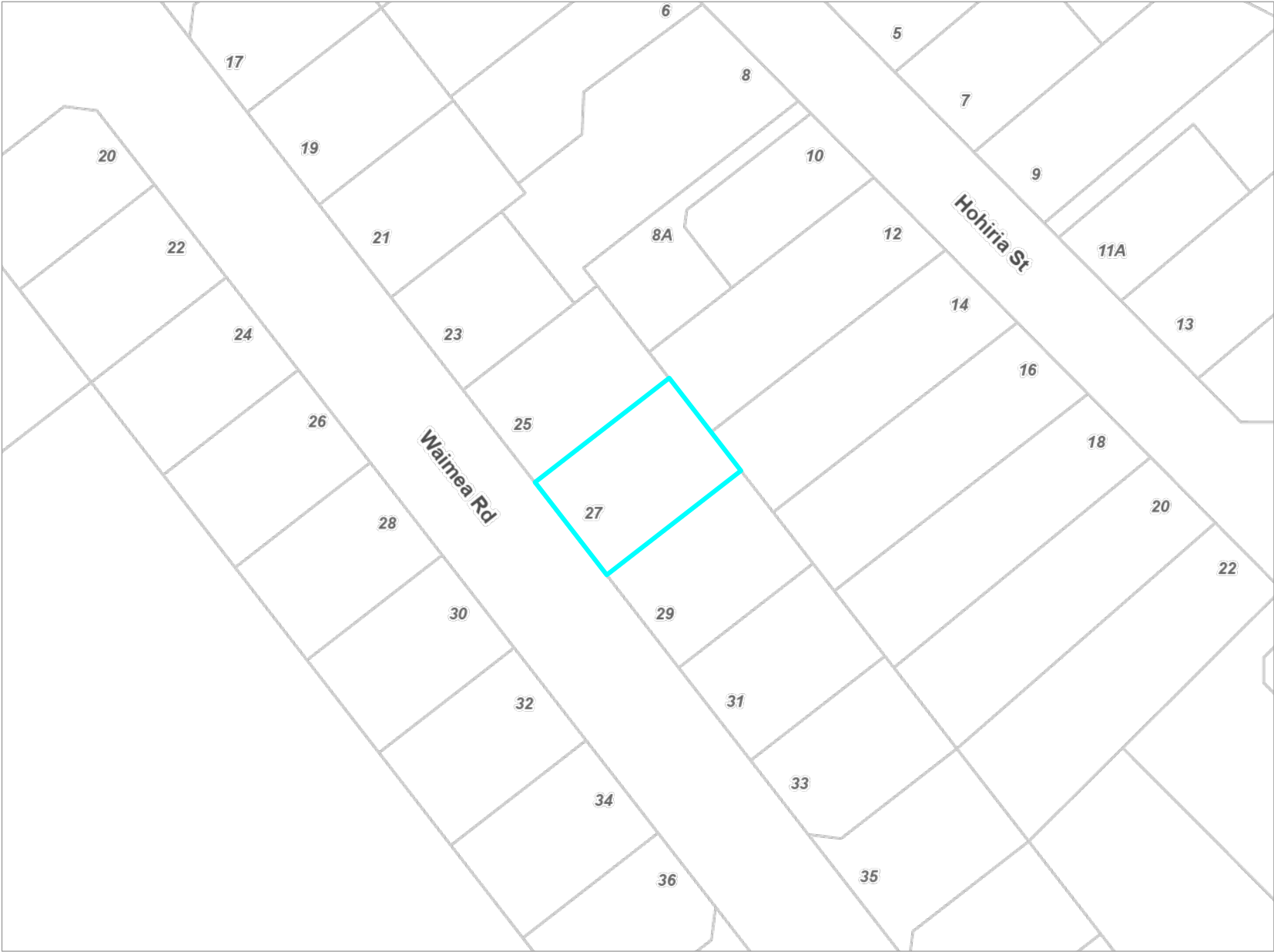
Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council.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

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
020062	6 Hohiria Street, Waikanae	1492002200	LOT 18 DP 14131	SN	BOUNDARY ADJUSTMENT AT 6 AND 8 HOHIRIA ST AND 23 WAIMEA RD	N	N	s.224 Issued	19/2/2003	21/3/2002
000105	19 Waimea Road, Waikanae	1492002600	LOT 48 DP 7203 CT 742/65	LD	ADDITIONS TO HOUSE ENCROACHING REAR YARD	N	N	Decision Issued	14/4/2000	28/3/2000
040173	21 Waimea Road, Waikanae	1492002700	LOT 47 DP 7203	LD	To construct a double garage encroaching within	N	N	Decision Issued	2/9/2004	28/7/2004
140043	27 Waimea Road, Waikanae	1492003000	LOT 44 DP 7203	LD	To construct a new garage which will encroach the 4.5 metre	N	N	Decision Issued	27/3/2014	13/3/2014
990013	19 Waimea Road, Waikanae	1492002600	LOT 48 DP 7203 CT 742/65	LD	EXCEEDING ACCESSORY BUILDING METERAGE AND ENCROACHING	N	N	Decision Issued	27/1/1999	14/1/1999
PB190048	20 Hohiria Street, Waikanae	1492001500	LOT 2 DP 42161 CT 13C/618	PB	To construct additions to existing dwelling which encroach	N	N	Decision Issued	11/11/2019	4/11/2019

Health and Alcohol Licenses

27 Waimea Road, Waikanae (LOT 44 DP 7203)



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.



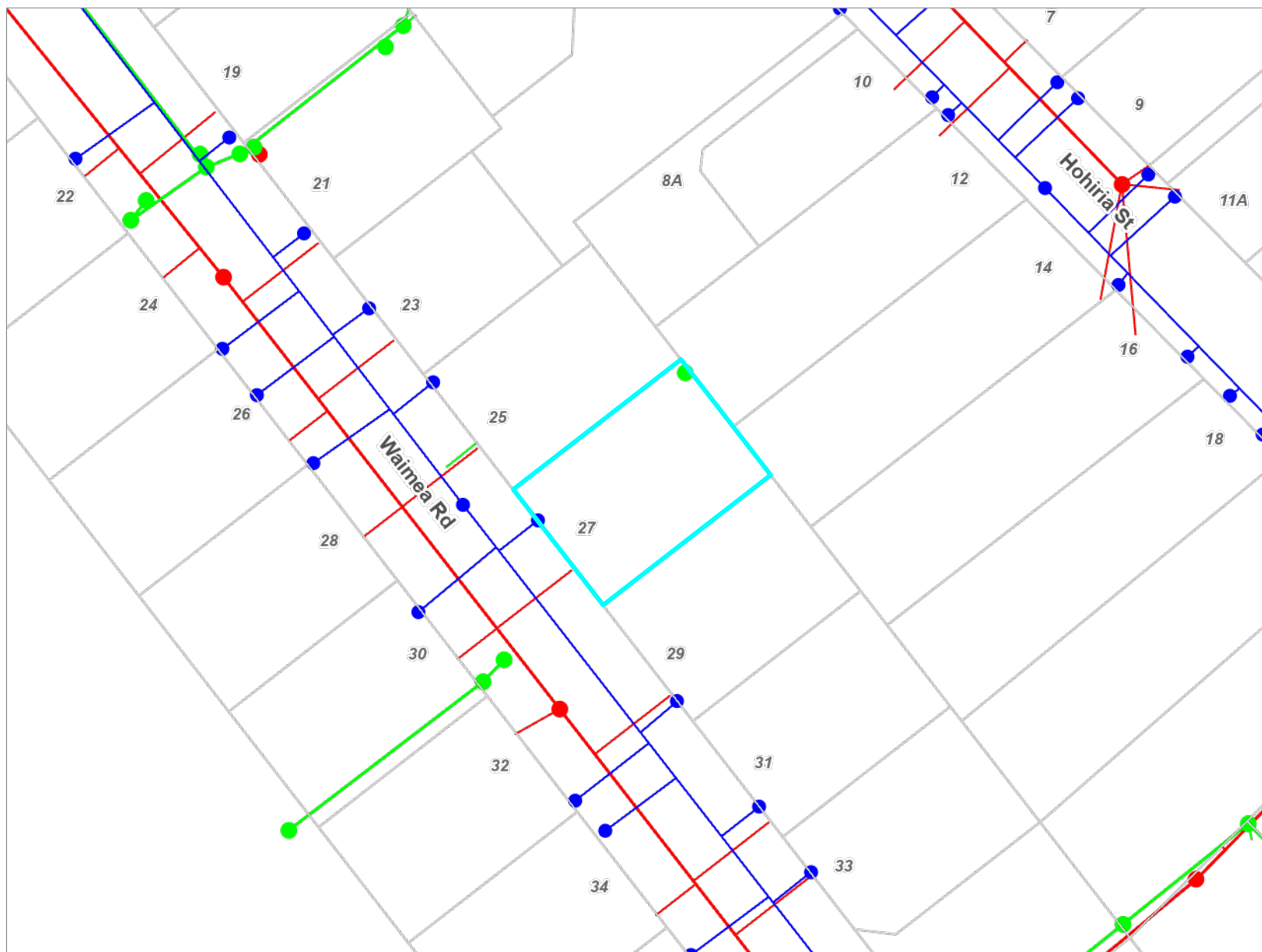
0 20 40 Metres
Scale @ A4 - 1:1,000

Date Printed: July 17, 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.

Services Network

27 Waimea Road, Waikanae (LOT 44 DP 7203)



Key to map symbols

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

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

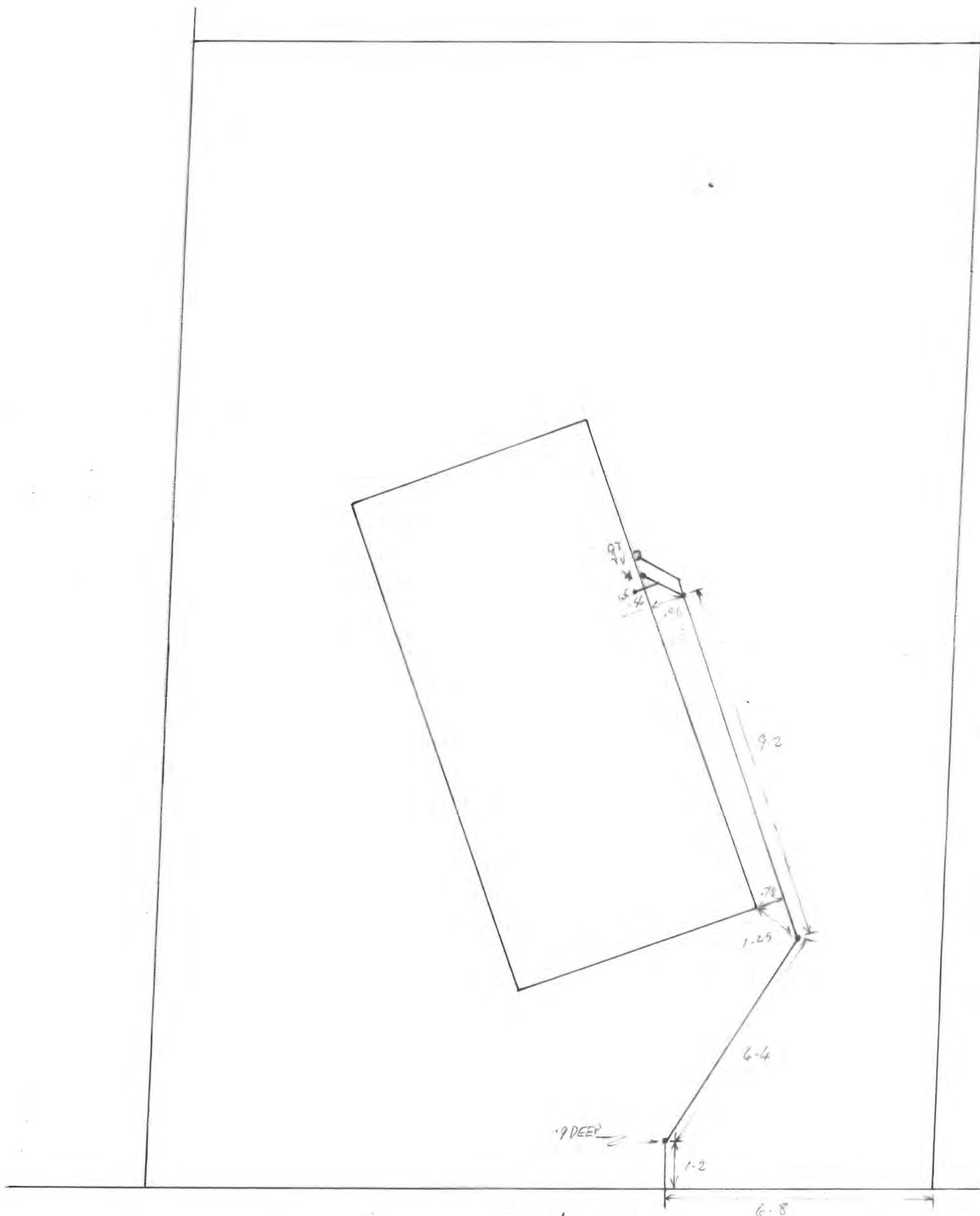


0 10 20 Metres

Scale @ A4 - 1:800

Date Printed: July 17, 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.



27 WAIMEA RD.

LOT 44

D.P. 7203

D/L JONES

DATE 25-10-84 WATERAL BELOW WATER.



LOT 44

D/L JONES

DATE 25-10-84 LATERAL BELOW WATER.

NORTH

- Sewer Pump
- Sewer Rising Main
- Sewer Pipe
- ⊙ Sewer Manhole
- Stormwater Pipe
- ⊙ Stormwater Soak Hole
- Stormwater Pump
- ⊙ Stormwater Manhole
- Stormwater Sump
- ◆ Stormwater Outlet
- Stormwater Rising Main
- ▲ Stormwater Inlet
- Water Hydrant
- ✚ Water Valve
- Water Pipe
- Water Toby

23

25

27

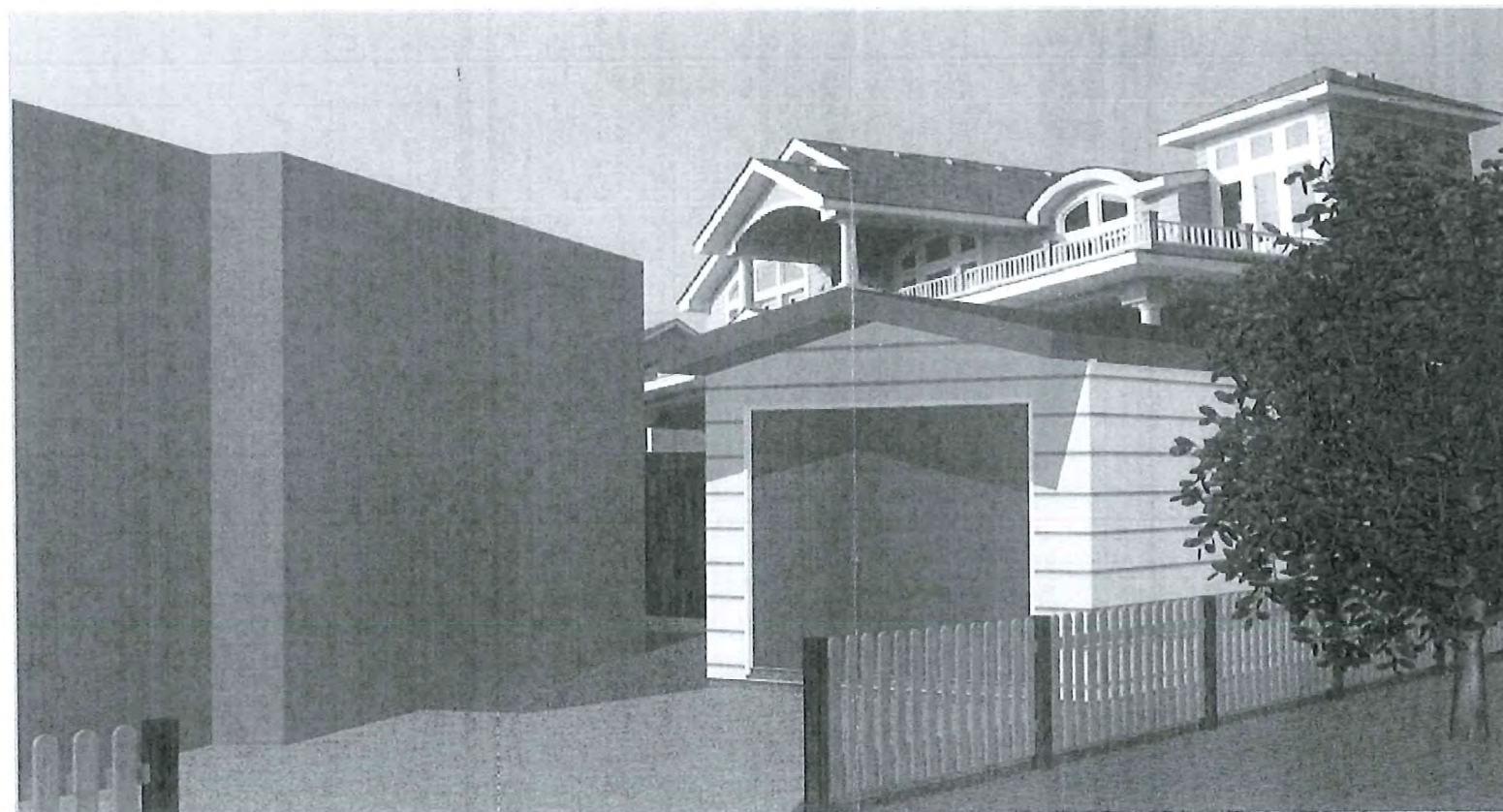
30

29

WAMEA ROAD

water
sewer *

PROPOSED GARAGE FOR HOWARD CROWTHER



artist's impressions only

RM 140043
FINAL APPROVED PLANS
27.3.2014

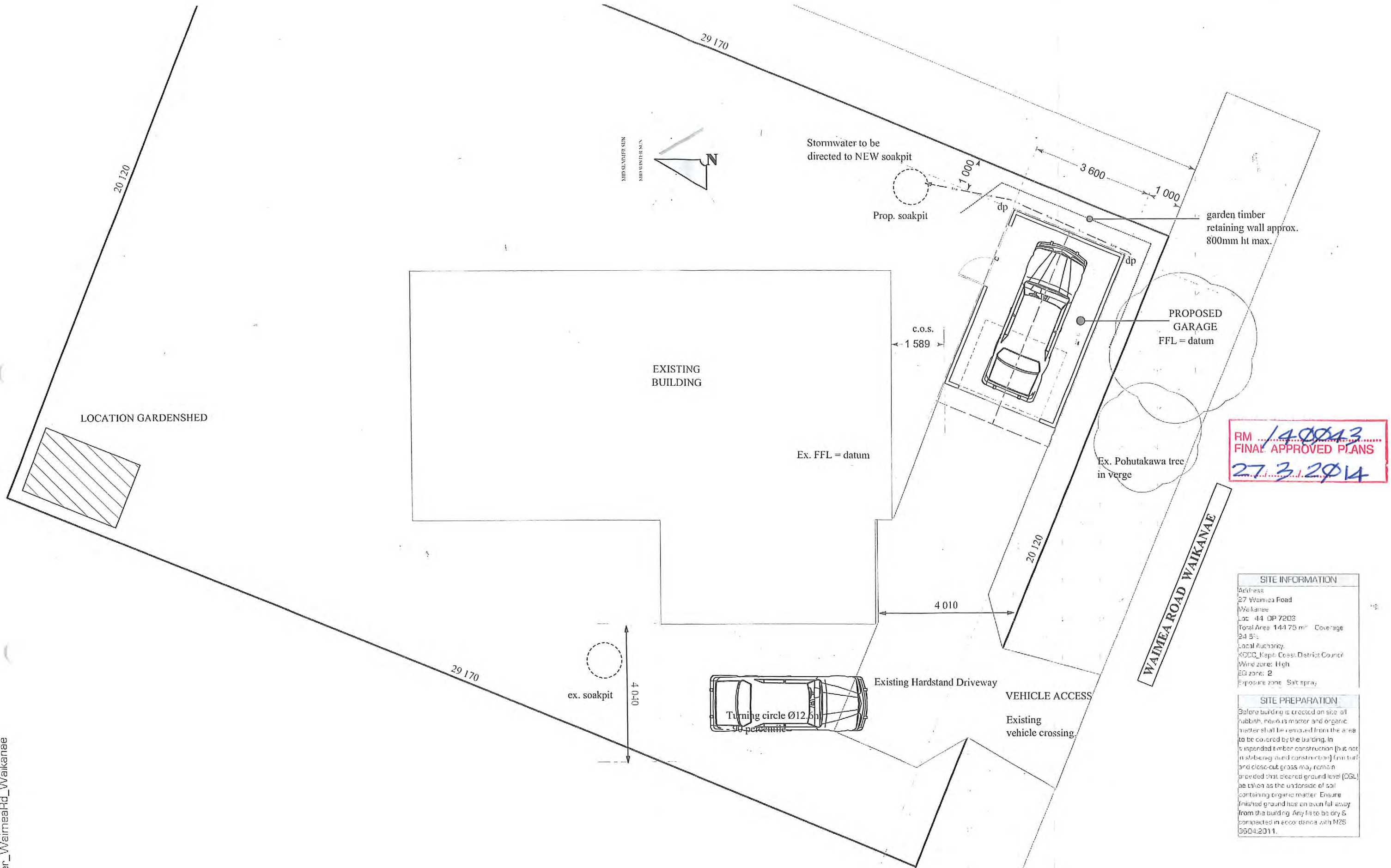
Layout ID	Layout Name	Published
1	3D / contents	(x)
2	location plan / site plan - set-out	(x)
3	floor plan 1 : 50	(x)
4	foundation plan / elevations	(x)
5	wall & roof framing / section	(x)
6	details	(x)

DEVELOPED DESIGN
09/03/2014

CONSENT PLANS

PKD - 1401_Crowther_WaimeaRd_Waikanae

Copyright vested with: Energy Efficient Homes PIET KEE DESIGN ARCHITECTURE ph 04 2394363 e pietkeedesign@gmail.com		Project Information Roof: approx. 12.5 pitch Corrugated Coloursteel Maxx Walls: JH-Watherbrs - Stria Scyon® Wind Zone: HIGH EQ zone: 3 Corrosion zone: Salt spray Snow Zone: n/a	Client : HOWARD CROWTHER Address : 27 WAIMEA ROAD WAIKANA E 5250	3D - VIEW CONTENTS	1401_Crowther_WaimeaRd_Waikanae Page No. <u>1</u> / <u>6</u> Drawn PKD First Issue Date 10/03/2014 Version V1.00 Scale: ISO A3 as shown PROJECT No. 1401
---	--	---	---	---------------------------	--



SITE INFORMATION	
Address:	27 Waimea Road
Waikanae	
Loc:	44 DP 7203
Total Area:	144.75 m ² Coverage
24.5%	
Local Authority:	KCCO Kapiti Coast District Council
Wind zone:	High
EQ zone:	2
Exposure zone:	Salt spray

SITE PREPARATION	
Before building is erected on site all rubbish, rocks, stumps and organic matter shall be removed from the area to be covered by the building. In-situ suspended timber construction (but not in-situ concrete construction) from turf and close-cut grass may remain provided that cleared ground level (DSL) be taken as the underside of soil containing organic matter. Ensure finished ground has an even fall away from the building. Any fill to be dry & compacted in accordance with NZS 3604:2011.	

Copyright vested with:
Energy Efficient Homes
 PIET KEE DESIGN ARCHITECTURE
 ph: 04 2394963
 e: piet@design.architect.com

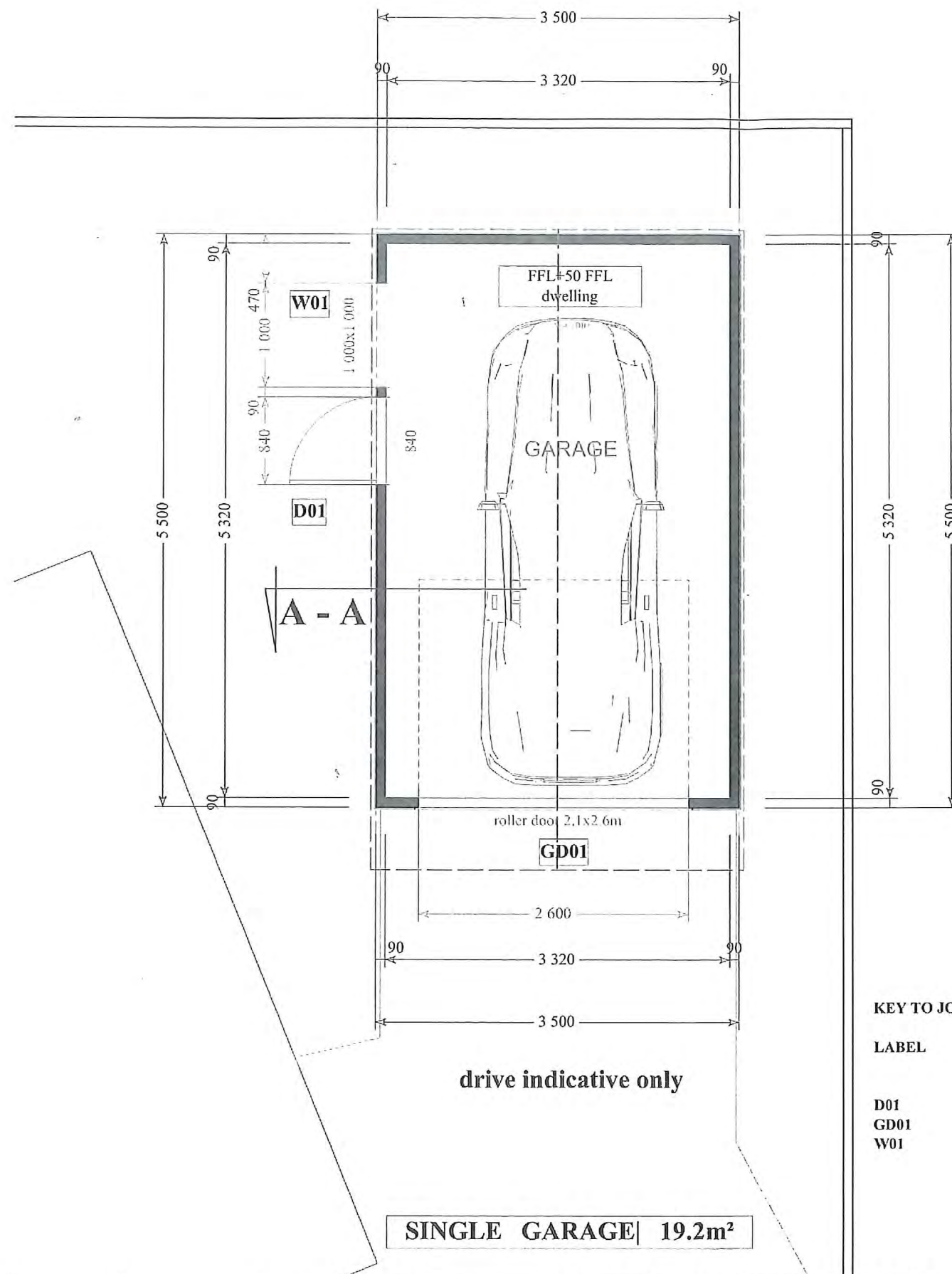


Project Information
 Roof: approx. 12.5 pitch
 Corrugated Coloursteel Maxx
 Walls: JH-Waltherbrads - Sina Scyon®
 Wind Zone: HIGH
 EQ zone: 3
 Corrosion zone: Salt spray
 Snow Zone: n/a

Client : HOWARD CROWTHER
 Address :
 27 WAIMEA ROAD
 WAIKANAe 5250

**LOCATION PROJECT-SITE PLAN
 DRAINAGE LAYOUT**
 - services connections
 - restrictions
 - levels
 scale 1 : 100

1401_Crowther_WaimeaRd_Waikanae			
Page No.	2/6	Drawn PKD	First Issue Date
Std. plan based on.	Plot Date	Version	
	10/03/2014	V1.00	
Scale 1:30 A3 as shown	PROJECT No.	1401	



WALL TYPE KEY	
	JH, Sma Scyon® weatherboards DF over ThermoKraft building wrap

NOTE |

* CAPENTRY / FRAMING:

- All frames to comply with NZBC E2/AS1, NZS3604, NZS3602, NZS4218 and local authorities bylaws & engineering's requirements. Verify all Beam, Stud, Rafter and other member sizes to confirm full compliance with NCBC B1/AS1, NZS3604. Provide copies of all warranties & producer statement(s) required to the local authority for Code of Compliance Certification (CCC) with the New Zealand Building Code (NZBC).

- Frames & Trusses Manufacturer (FTM) must supply certification with NZBC E2/AS1 & NZS3604, NZS3602 for all roof trusses. Supply certificate to Council, copy to designer itemising full compliance, job address & client's name prior to fabrication.

- General ALL framing to be 90x45 SG8 graded H1.2 KD (max. ht. 2.7m) @ 600cns with 2 rows of dwangs.

- LINTEL fixed to under studs and strapped as required, prop during construction.

GENERAL NOTATIONS:

- Do NOT scale from drawings.
- All building work must be strictly in accordance with NZS3604:11 & amendments made thereafter, the New Zealand Building Code (NZBC) including clauses B1, B2, C3, F2, G4, G6 & all relevant standards and codes for each trade.
- All fixings, materials & workmanship must comply with the requirements of clause B2 Durability NZBC'11

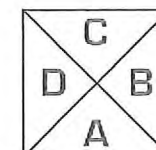
DISCLAIMER |

CONTRACTORS MUST:

- Verify all dimensions, boundary setbacks, service connection locations & levels on site before commencing work.
- Liaise with electrical, drainage & plumbing before placing beams / columns.
- All construction systems & products to be handled, stored and installed on site to Manufacturer's specifications.
- Any queries are to be directed to the designer or engineer before proceeding.
- No specified product change shall be made without informing the designer.

KEY TO JOINERY NOTATION:

LABEL	DESCRIPTION	ROUGH OPENING (HEIGHT/WIDTH)	LINTEL
D01	Colorsteel door	2020 x 860	90 x 90
GD01	Tilt garage door	2120 x 2620	240 x 90
W01	A	1015 x 1015	140 x 90



key to elevations

Copyright vested with:

Energy Efficient Homes

PIET KEE DESIGN ARCHITECTURE

ph 04 2384363

e piet@pietdesign.com



Project Information

Roof: approx. 12.5 pitch
Corrugated Coloursteel Maxx
Walls: JH/Wetherbuds - Sma Scyon®
Wind Zone: HIGH
EQ zone: 3
Corrosion zone: Salt spray
Snow Zone: n/a

Client : HOWARD CROWTHER

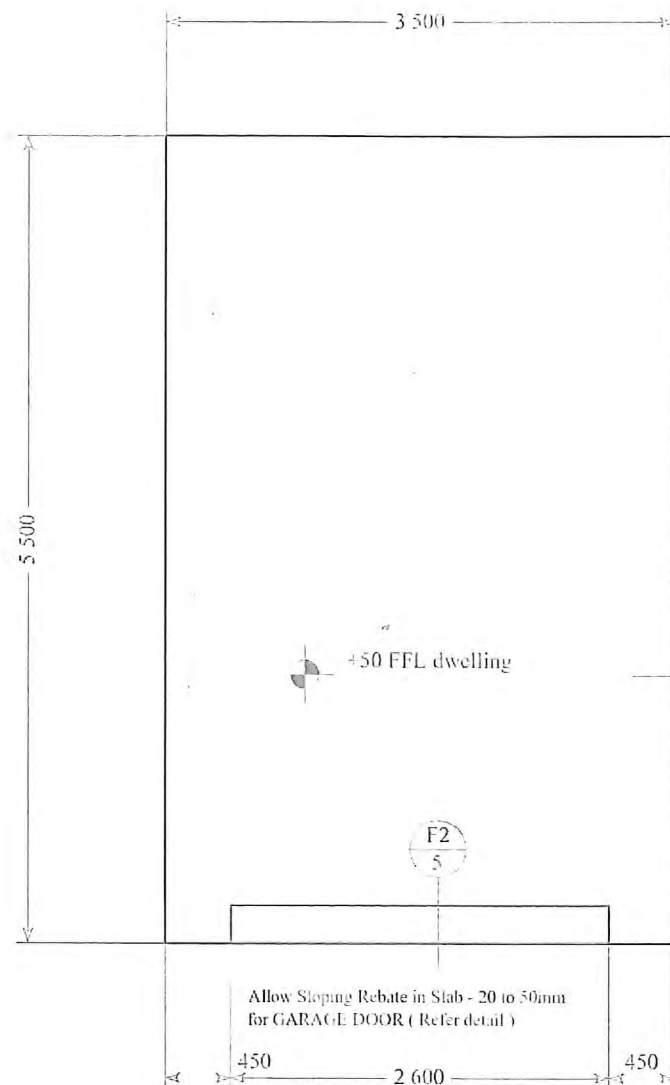
Address :

27 WAIMEA ROAD
WAIKANA E 5250

PROPOSED FLOOR PLAN

1401_Crowther_WaimeaRd_Waikanae

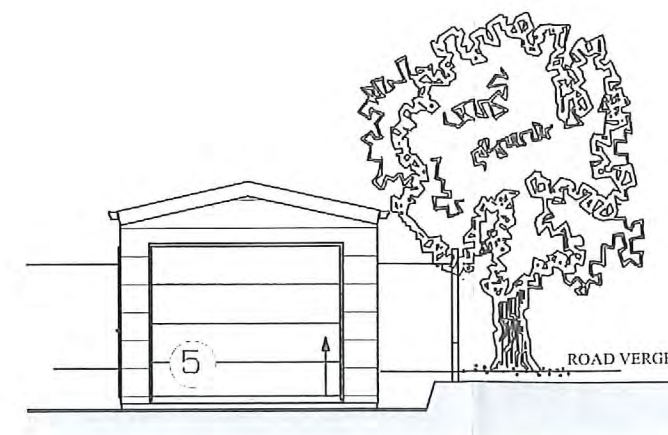
Page No. 3	Drawn PKD	First Issue Date
Std. plan based on.	Plot Date 10/03/2014	Version V1.00
Scale: ISO A3 as shown	PROJECT No. 1401_	



FOUNDATION PLAN
scale 1 : 50

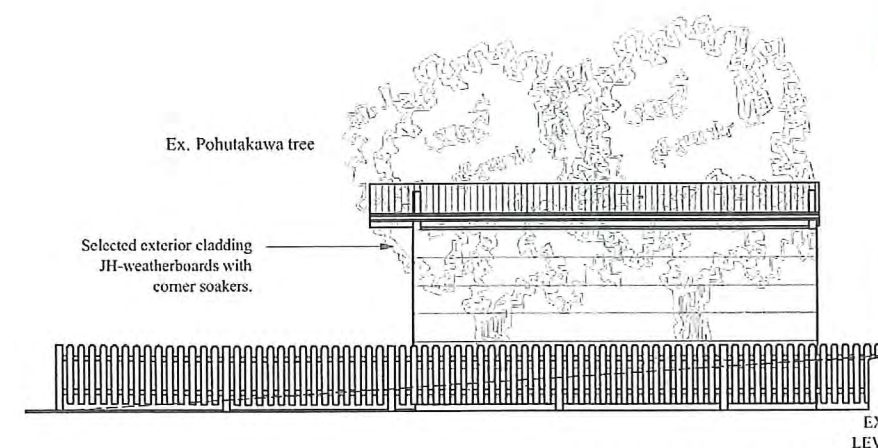
NOTE

- All proprietary products are to be selected and installed in strict accordance with the Manufacturer specifications. A registered surveyor shall be used to setout & certify the foundations and floor if required by the Territorial Authority.
- Remove all topsoil and organic matter from within the perimeter of the footings and slab work.
- Slab finished level either min. 225mm above anticipated FINISHED ground level or 150mm above PAVING.
- Slab-on-Grade 100mm thick - Concrete strength 25 Mpa min. at 28 days. Slab with ductile 500E mesh placed over compacted fill to suit. Edge beam / Thickening / Ground beam specifications refer to construction details supplied. All steelwork to ground shall have min. 75mm cover.
- Exterior Wall - Bottom plate Fixings:
- Drilled screw bolts 'Power' B1 G 10120 (or equivalent) - 15kN min. uplift @ 900 c/s (max. 150mm in from corners).
- All concrete must be mechanically compacted and float finished to level. All work in accordance with NZS 4203/4210/4230 and 3604
- = REFER TO CONSTRUCTION DETAILS SUPPLIED =

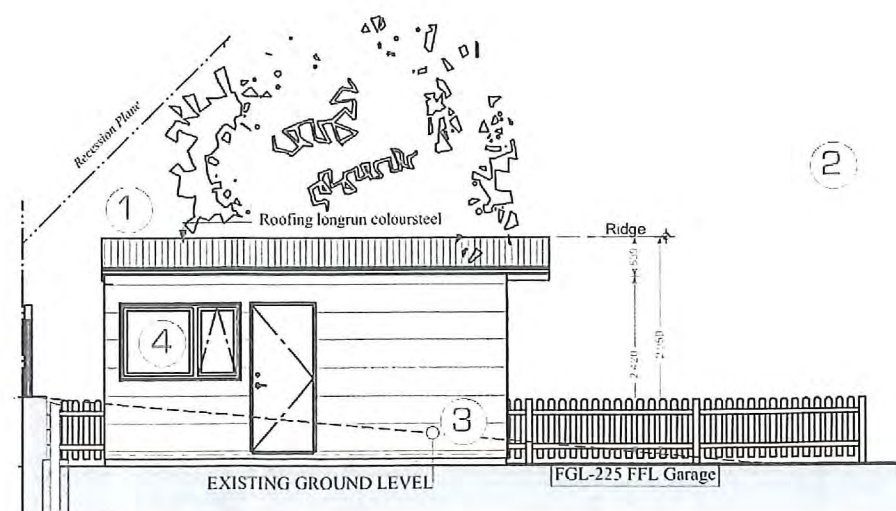


ELEVATION A

scale 1 : 100



ELEVATION B



ELEVATION C

scale 1 : 100

Schedule of Materials

- Longrun colorsteel® MAXX roofing
Profile: Corrugate
Finish with standard ridge and barge capping sections installed to manufacturers / supplier current printed details and specifications.
- Timber PP fascia and external uPVC Marley soffit & downpipes with Hardies® soffit linings to eaves
- Hardies Stria Scyon® BB WB to be pre-primed for paint finish
Install to supplier's specifications.
- Powder coated aluminium joistery with head and sill flashings to suit cladding system
Install to supplier's specifications
- Garage tilt door 2.6w x 2.1h
Model: Colorsteel® match dwelling

Copyright vested with:

Energy Efficient Homes

PIET KEE DESIGN ARCHITECTURE

ph 04 2384363

e pietkeedesign@gmail.com

Project Information

Roof: approx. 12.5 pitch
Corrugated Coloursteel Maxx
Walls: JH-Weatherboards - Stria Scyon®
Wind Zone: HIGH
EQ zone: 3
Corrosion zone: Salt spray
Snow Zone: n/a

Client : HOWARD CROWTHER

Address :

27 WAIMEA ROAD
WAIKANAЕ 5250

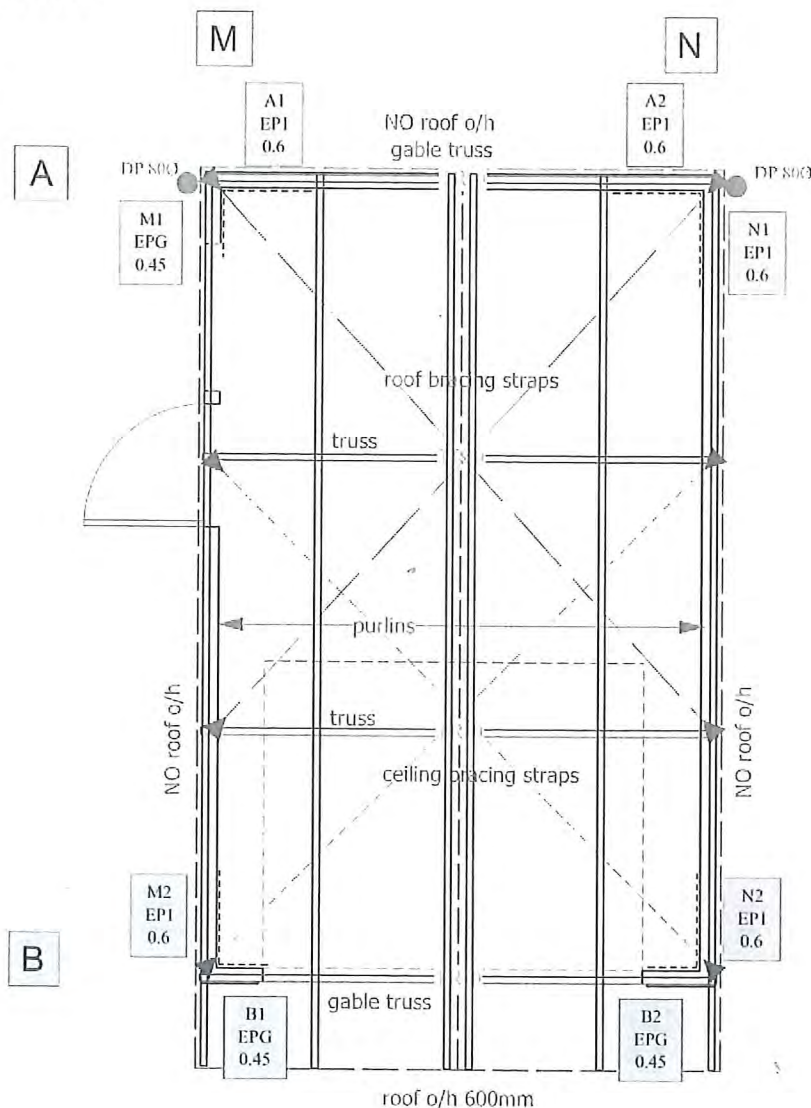
FOUNDATION PLAN ELEVATIONS - Specifications

1401_Crowther_WaimeaRd_Waikanae

Page No	4	6	Drawn PKD	First Issue Date
Std. plan based on.			Plot Date	Version
			10/03/2014	v1.00
Scale: ISO A3 as shown			PROJECT No.	1401_

BRACING

L
I
N
E
S



BRACING PLAN NOTES:

- Ceiling bracing straps 25x1mm fixed to trusses and wall
- EP1 min. 600mm and min. 7mm Ecoply 1 side
- EPG min. 400mm and min. 7mm Ecoply 1 side + 10mm GIB standard other side
- both ends braced panel with min. 6kN strapping
- Hold down bolts required for all Ecoply systems (SP).

A1	bracing line
EP1	type
0.60	length

* ROOF |

- Longrun Colorsteel® 0.4 BMT - MAXX grade colour finish
- Allow ThermoKraft 215 self supporting fire retardant underlay installed to manufacturer's/supplier's current printed details & specification. In particular fixings, flashings & minimum pitch to ensure compliance to NZS3604 & NZBC. Fixings 12 gauge screws + sealing washer comply with E2 clause 8.4.8 and 8.4.8.1 fig.39 and table 14.
- All roofing products are to be fixed as per 'The MRM Code of Practice.' - Sept. 2003 by NZ Metal Roofing Manufacturers IMC. Comply to Standards NZS4206, AS2049, NZS4217

* ROOF FRAMING:

- Specific Designed Trusses by FTM (licenced Frames and Trusses Manufacturer)
- Fixings for a roof truss at its support shall be as given by the truss manufacturer's design but shall be not less than 2/100x75 skewed nails & 2 wire dogs.

- SOFFITS:

Selected James Hardie lining to soffits. Unfinished fibre cement soffits must be painted to comply with NZBC durability requirements. Front edge of spouting to be 20mm below the top edge of the fascia.

- BRACING:

Roof plane bracing to NZS3604 - cl. 10.4.2 - 1 per 50m² - 25x8 mm strap with tensioners.

- SPOUTING & DOWNPIPES:

Selected continuous colorsteel® or uPVC external guttering to uPVC 800 downpipes as indicated (Refer also to Site & Drainage plan).

- ROOF PENETRATIONS:

All penetrations through the roof envelope are to comply with NZBC G12/AS1 (Refer detail).

- FLASHINGS:

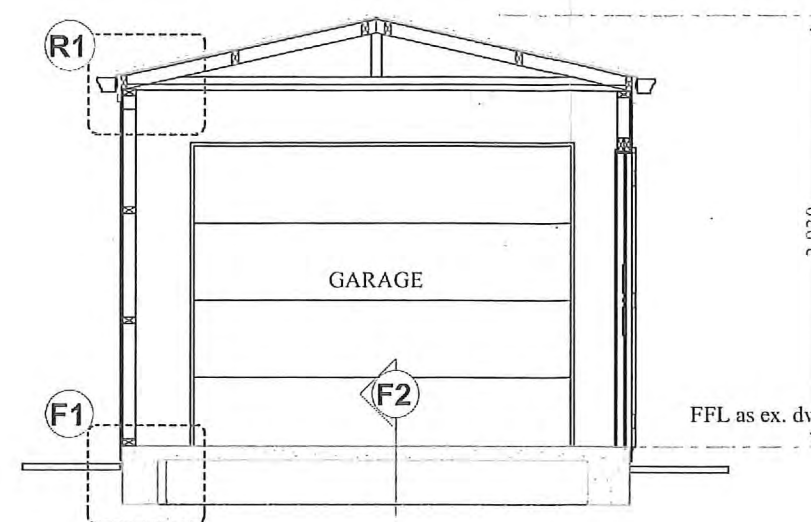
All flashings unless stated differently shall be 0.7mm aluminium. All hidden flashings shall have a durability of not less than 50 years. All exposed flashings to have a durability of not less than 15 years.

** THE CONTRACTOR is to allow for coordination of all sub-traders & specialist installations & provide for all additional work necessary to facilitate the intent of the project as defined by all the documents.



NOTE:

REFER TO BRACING CALCULATIONS SUPPLIED AS PER: GIB-EzyBraceT-2011-v6.113



SECTION a - a

scale @A3 1:50

BUILDING ENVELOPE ||

FOUNDATION |

- * Slab-on-Grade 100mm thick with mesh - Concrete strength 25 MPa at 28 days
- * Allow 150mm max. dry compacted imported granular hardfill on solid ground in accordance with NZS3604
- * Ground specs.
- * Bottom plate fixings as per Construction Details.

WALLS |

- * Refer to framing notations on framing layout
- * EXTERIOR CLADDING-
- COVER-UP building wrap
- JH-BB WB Stria Scyon® WB - corners with galv. soakers

ROOF SPECIFICATIONS |

- * Roof pitch match existing (approx. 12.5d) - longrun colorsteel® roofing METALCRAFT® - Profile: "Corrugate" .040 BMT - Finish grade "MAXX" matching roof Dwelling.
- NOTE: - ALL installed acc. the latest printed Manufacturer's Specifications.
- * Roof framing as per Frames & Trusses Manufacturer's (FTM) Specs and Construction Details supplied.
- * Purlins over Roofing underlay SS - 'ThermoKraft 215'
- FASCIA: - ex 200x25 PP f/g grooved fascia, paint finish. "MARLEY" uPVC spouting & downpipe system.
- SOFFIT: - Hardiflex JH-Soffit Lining 4.5 and joiners on 90x45 soffit bearers & wall runner, 25x19 soffit mould.

- Allow approved Selected Exterior Paint System Finish - matching Dwelling

ROOF CLADDING

Roofing - 0.4 BMT corrugated profile roofing with minimum profile depth of 16.5mm MAXX coating F1 with min. 12 gauge screws with neoprene washers through crests to penetrate purlins by 30mm min. For fixing patterns refer manufacturers specifications or NZS3604/AS12011 Table 14. Roofing shall have turn ups to the top ends of cladding profile.

Flashing - 0.55 BMT flashings with coating to match roof reference should be made to the NZS3604/AS12011 and the New Zealand Roof and Wall Cladding Code of Practice.

SPOUTING & DOWNPIPES

Spouting - Colorsteel spouting system

Downpipe - Marley PVC 800mm - plan area served by downpipe = 85m² max. Divert stormwater into soakpit on site

ROOFING UNDERLAY

10° roof pitch or more. Lay self supporting kraft underlay vertically or horizontally over purlins. Provide a minimum lap of 150mm to all side and end laps. Lay to achieve the minimum amount of laps as possible.

SOFFIT LINING

4.5mm hardiflex soffit lining with PVC joiners fixed to manufacturers specifications.

STRUCTURAL ROOF NOTES:

- THIS STRUCTURAL ROOF LAYOUT MUST BE READ IN CONJUNCTION WITH THE MANUFACTURER'S FRAMES AND TRUSSES LAYOUT. THIS MANUFACTURER'S LAYOUT IS MANDATORY AND MUST BE FOLLOWED.

- Provide copies of relevant warranty information for roofing and membrane systems to the building Owners and to the Council for Code of Compliance.

ROOF & BRACING PLAN

scale 1:50

Copyright vested with:

Energy Efficient Homes

PIET KEE DESIGN ARCHITECTURE

ph 04 2994383

e piet@pietdesign.com



Project Information

Roof: approx. 12.5 pitch
Corrugated Coloursteel Maxx
Walls: JH-Wtherbrds - Stria Scyon®
Wind Zone: HIGH
EQ zone: 3
Corrosion zone: Salt spray
Snow Zone: n/a

Client: HOWARD CROWTHER

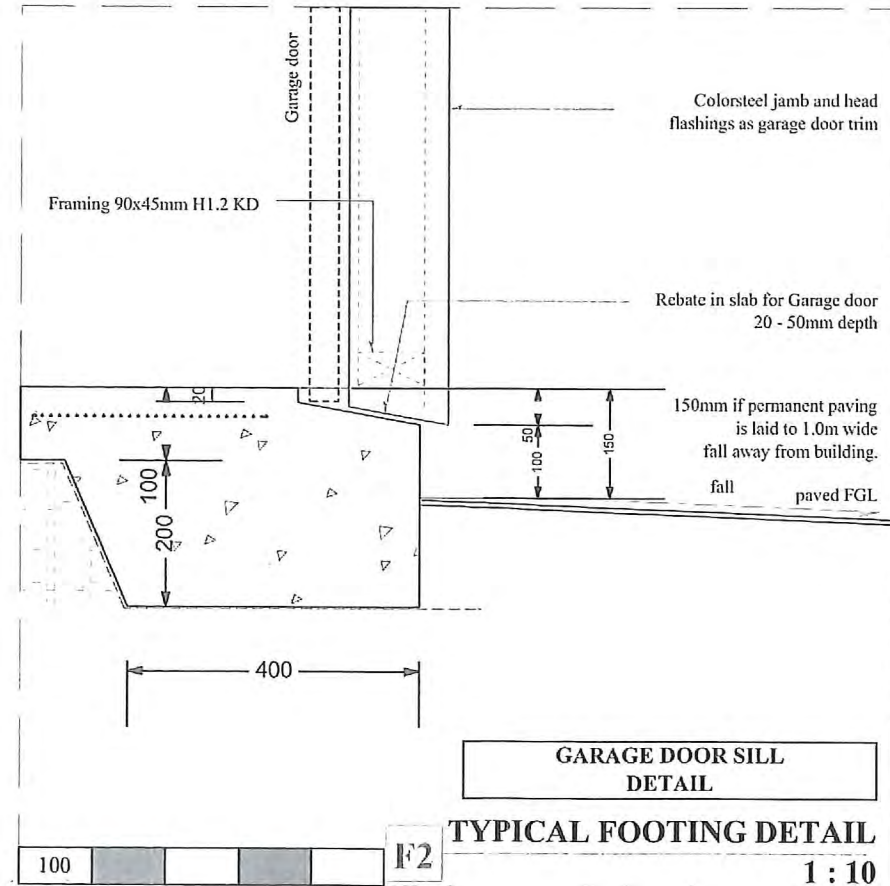
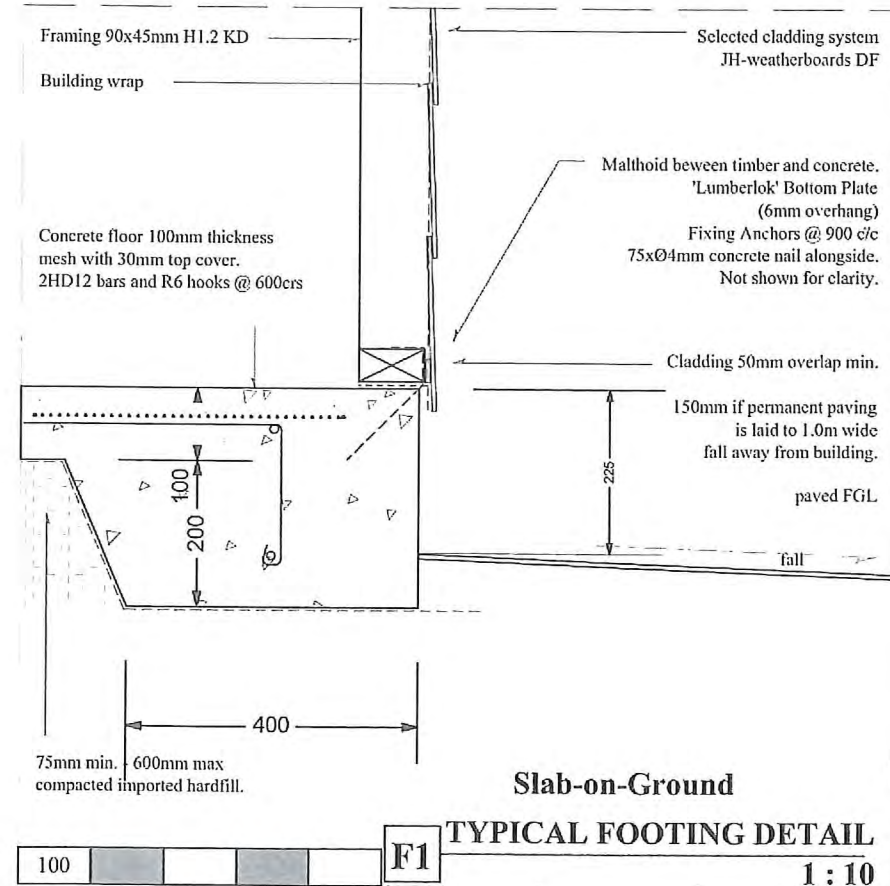
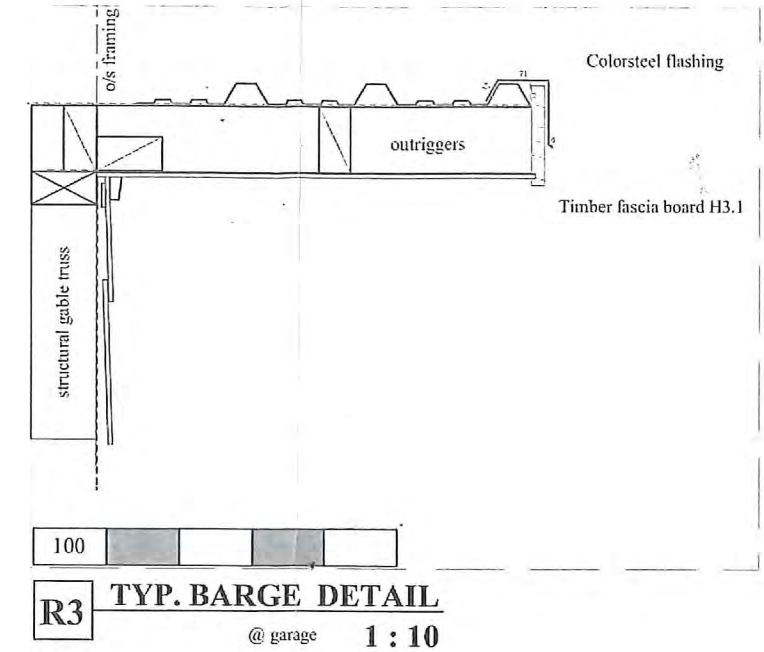
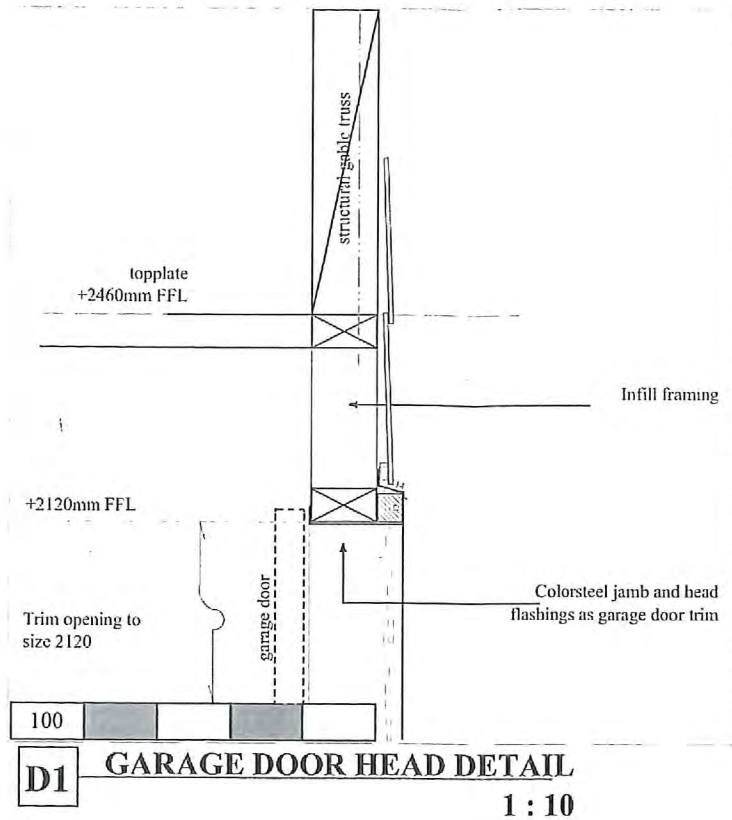
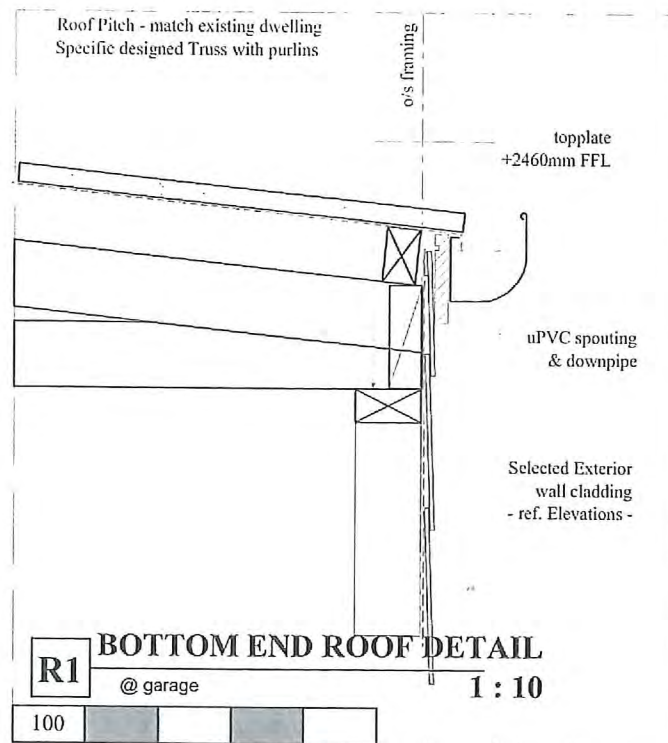
Address:

27 WAIMEA ROAD
WAIKANAEE 5250

ROOF PLAN SECTION - Specifications

1401_Crowther_WaimeaRd_Waikanae

Page No. 5	Drawn PKD	First Issue Date
Std plan based on.	Plot Date 10/03/2014	Version V1.00
Scale 1:50 A3 as shown	PROJECT No. 1401	



RM 140043
FINAL APPROVED PLANS
27.3.2014

PKD - 1401_Crowther_WaimeaRd_Waikanae

Copyright vested with: Energy Efficient Homes PIET KEE DESIGN ARCHITECTURE ph 04 2984369 e piet@design.igmea.com		Project Information Roof: approx. 12.5 pitch Corrugated Coloursteel Maxx Walls: JH-Weatherboards - Stria Scyon® Wind Zone: HIGH EQ zone: 3 Corrosion zone: Salt spray Snow Zone: n/a	Client : HOWARD CROWTHER Address : 27 WAIMEA ROAD WAIKANAЕ 5250	CONSTRUCTION DETAILS	1401_Crowther_WaimeaRd_Waikanae Page No. 6 / 6 Drawn PKD First Issue Date Std plan based on. Plot Date 10/03/2014 Version V1.00 Scale 1:50 A3 as shown PROJECT No. 1401_
---	--	---	--	-----------------------------	--

27 March 2014

John Howard Crowther
PO Box 510
Waikanae 5250

Dear John Howard Crowther

RM140043: TO CONSTRUCT A NEW GARAGE WHICH WILL ENCROACH THE 4.5 METRE FRONT YARD REQUIREMENT AT 27 WAIMEA ROAD, WAIKANAЕ.

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

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

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

There is no deposit for an objection. However, a fee of \$228.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

Please note also that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964849.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely



Janice Lee
Resource Consents Projects Officer

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM140043**

APPLICANT:	John Howard Crowther
LOCATION OF ACTIVITY:	27 Waimea Road, Waikanae
DESCRIPTION OF ACTIVITY:	To construct a new garage which will encroach the 4.5 metre front yard requirement

DECISION:

Granted subject to conditions on 27 March 2014.

The following conditions were imposed under Section 108 of the Resource Management Act 1991:

Conditions:

Monitoring and Review

1. The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to justinegurr@kapiticoast.govt.nz or paul.busing@kapiticoast.govt.nz, or by fax to (04) 2964-830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
2. The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

General

3. The proposed activity shall be undertaken in accordance with the plans prepared by Piet Kee Design Architecture and titled 'Client Howard Crowther, 27 Waimea Road, Waikanae 5250' date stamped 'Final Approved Plans' on 27 March 2014 and information held on Council's file RM140043.

Reasons for Conditions:

- The reason for Conditions 1 and 2 is to ensure that compliance with the conditions of this resource consent is conducted effectively and without cost to the Council.
- The reason for Condition 3 is to ensure that the activity does not go beyond the scope of the application.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- Pursuant to section 72 of the Building Act 2004 a notice may be placed on the Certificate of Title to note that the site is subject to a natural hazard at the time of processing and subsequent issuing of the building consent.

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991 the actual and potential effects associated with the proposed activity have been assessed and are outlined in the report. It is considered that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

A handwritten signature in black ink, appearing to read 'Janice Lee', with a stylized, cursive script.

Janice Lee
Resource Consents Projects Officer

**POST OR FAX THIS COMPLETED PAGE WITHIN 48 HOURS
BEFORE CONSTRUCTION TAKES PLACE**

The Compliance Officer
Resource Consents
Kapiti Coast District Council
Private Bag 60601
PARAPARAUMU
Fax: (04) 2964830

Application No: RM140043

Site Address: 27 Waimea Road, Waikanae
LOT 44 DP 7203

Proposal: To construct a new garage which will encroach the 4.5
metre front yard requirement at 27 Waimea Road,
Waikanae.

Construction will take place on (date):

Owner's contact details

Name:

Telephone: **Mobile phone:**

Postal address:

Contractor's contact details (e.g. house relocation contractors)

Name:

Telephone: **Mobile phone:**

Signed:

Name:.....**Date:**.....

KAPITI COAST DISTRICT COUNCIL

27 March 2014

NOTIFICATION & SECTION 104 DECISION REPORT

Applicant:	John Howard Crowther
Site Address:	27 Waimea Road, Waikanae
Legal Description:	LOT 44 DP 7203
Site Area:	587m²
Proposal:	To construct a new garage which will encroach the 4.5 metre front yard requirement at 27 Waimea Road, Waikanae
Land Owner:	Crowther James Andrew
Zone:	Residential
Activity Status:	Discretionary

Report prepared by: Janice Lee, Projects Officer Resource Consents
Report peer reviewed by: Monique Robertson, Planner Resource Consents

1. PREAMBLE

This report provides an analysis of the resource management issues relating to notification status and the Council's Section 104 decision for the activity proposed under resource consent application RM140043

2. SITE AND SURROUNDING ENVIRONMENT

2.1 Site Description

The application site is zoned Residential, comprising an area of 587m² and is legally described as Lot 44 DP 7203.

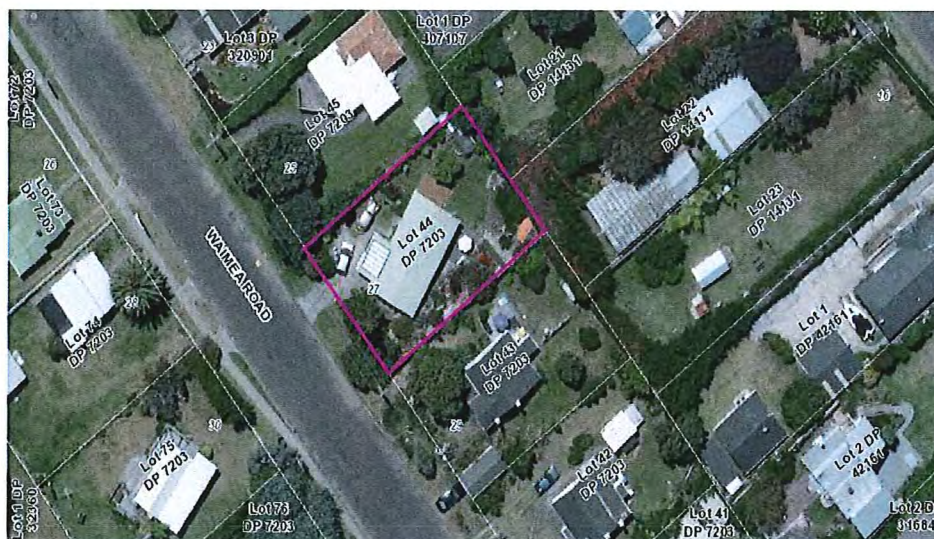


Figure 1 – Aerial photograph of the subject site



Figure 2 – View looking north east towards the subject site from Waimea Road

The site is located on the northeast side of Waimea Road, is rectangular in shape, and is fully fenced. The topography is flat and comprises areas of lawn, which are bordered by low timber retaining walls, raised garden beds, concrete footpaths and associated patio areas.

There is a significant variety of established trees and vegetation in various stages of maturity throughout the property as can be seen in the photographs below. A dense macracarpa hedge borders the rear northeast boundary.

The property contains an existing single storey dwelling which is located towards the centre of the site, which was originally constructed in 1984. Council records show that a new garage was subsequently added to the southwest wall of the dwelling in 2001.

In addition to the above buildings, there is a small garden shed (approximately 6m² in total floor area) which is located within the northeast corner of the property.

As can be seen in the above photograph (Figure 2), there is an existing kerb crossing in place which is approximately level with the road carriageway, and provides direct vehicular access to the property from Waimea Road.

Council's Geographic Information System (GIS) shows the property is partially located within a ponding and residual ponding area (relative to a 100 year return period flood event).



Figures 3 and 4 - Views looking towards the northwest and southeast side boundaries of the property.



Figures 5 and 6 – Views looking towards the front (southwest) boundary and the rear (northeast) boundary of the property.

2.2 Immediate Environment

The adjoining properties and immediate environment have all been developed in a residential manner, and primarily consist of dwellings, garages/accessory buildings, and a variety of mature trees and vegetation. The property adjoining the south east (side) boundary of the site (29 Waimea Road) contains a modest beach cottage which is located within the centre of the property, and a single storey garage which has been constructed within the southern corner of the property adjoining the front boundary. This property has a slightly higher ground level than the application site by approximately 0.5 of a metre.

2.3 Surrounding Environment

The property lies in a well-established area of Waikanae Beach and is characterised by residential properties including modest 'beach bach' style cottages and properties which have been renovated and redeveloped to a larger degree.

Overall there is an extensive variety of trees and vegetation throughout the surrounding area, many of which are associated with, and typical of a coastal environment.

There is a Conservation Zone and Open Space Zone located immediately to the south west of the subject site which incorporates the Waimea Domain and Ecological Site K112 (Victor Gregory Reserve).

Kapiti Island and the beach foreshore lie immediately to the north / northwest of the property and are prominent features of the area.

2.4 Written Approvals

The following people have provided written approval to the activity:

Name of owner/occupier	Address
Bridget Bridgeman (sole owner)	29 Waimea Road, Waikanae
Donald Francis Torrington (co- owner)	30 Waimea Road, Waikanae
Fiona Kirsten Torrington (co- owner)	30 Waimea Road, Waikanae

2.5 Consent History

The following historical Building Permit and Building Consents have been granted by Council and relate to the site:

Building Consent 011732	New garage attached to dwelling
Building Consent 000962	Alterations to dwelling (Code of Compliance Certificate issued 9/01/01)
Building Permit 102274	Dwelling (stage 1 of 2)

There are no previous resource consent applications that relate to this property.

3. THE PROPOSAL

3.1 Description of Proposal

The applicant proposes to construct a new single garage within the southern corner of the site, which will be located 1 metre from the front (southwest) boundary and 1 metre from the southeast side boundary between numbers 27 and 29 Waimea Road.

The application plans show the proposed garage will be located approximately 1.6 metres from the existing dwelling on the site, at its closest point.

The proposed garage will be 5.5 metres long and 3.5 metres wide comprising a total floor area of 19.25² metres, and will have a maximum height to the apex of the roof of approximately 3.0 metres.

The exterior claddings will consist of selected James Hardie weatherboards with corner soakers and long run Coloursteel roofing. As noted in the application the choice of roofing materials will match that of the existing dwelling. The proposed garage will also be painted the same colour of the dwelling, thus maintaining a sense of compatibility between the buildings within the site.

With respect to the associated ponding hazards on the property, the applicant has advised that whilst the rear of the property has experienced minimal flooding during prolonged rainfall, the front of the property has remained flood free. The floor slab of the proposed garage will be raised 50mm above the floor level slab of the existing dwelling.

Stormwater drainage from the proposed garage will be run to a new soak pit, in addition to the installation of a water storage barrel which is expected to collect the majority of the roof water leaving any excess water to enter the soakpit.

The applicant explains that the primary purpose for the new garage is to provide storage and protection for the applicant's vintage car, which is currently parked outside. However, this practise is beginning to have a detrimental effect on the car which is now showing signs of corrosion damage as a result of being permanently parked outside and exposed to the salt air.

The applicant has also advised that the choice of location for the proposed garage is considered to be the most practical, as it will accommodate the configuration of the existing dwelling and associated garden areas which have already been established within property.



Figure 7 - View showing applicant's vintage car and current parking space

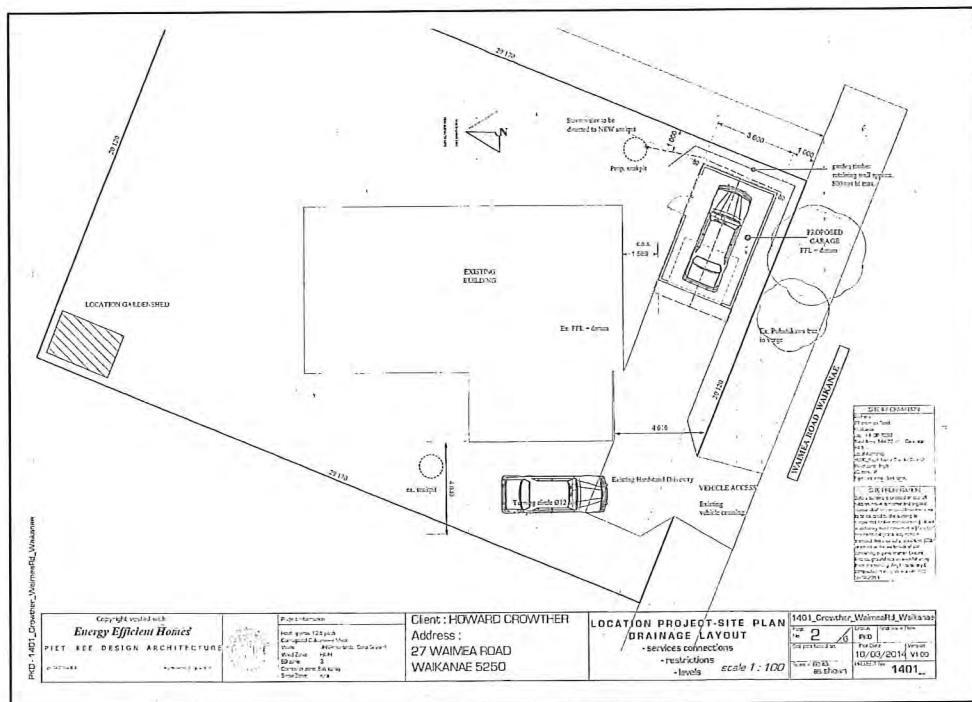


Figure 8 - Site plan showing location of proposed garage

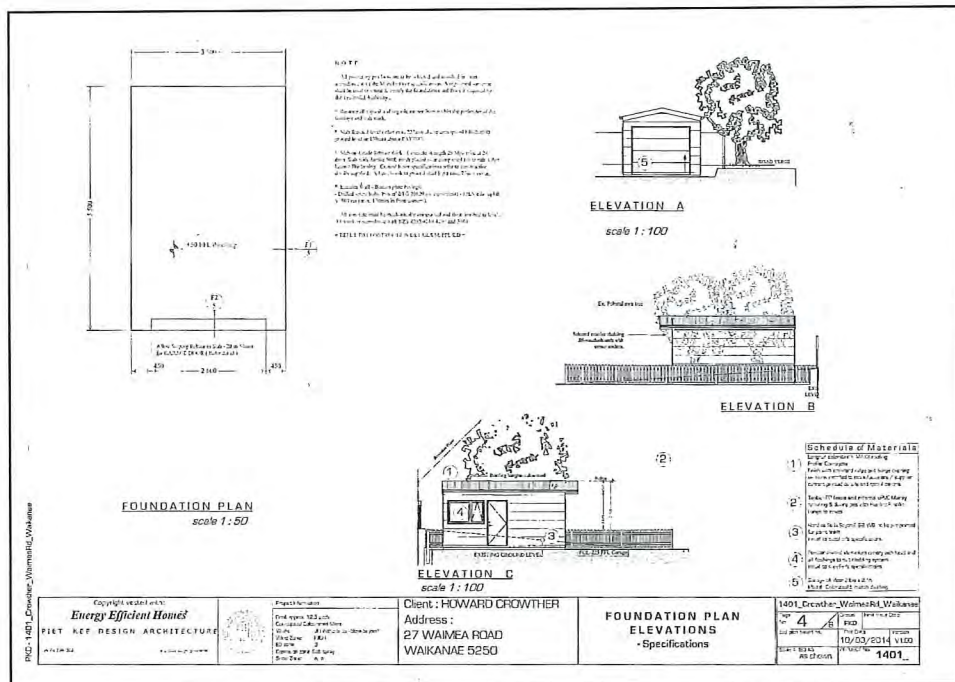
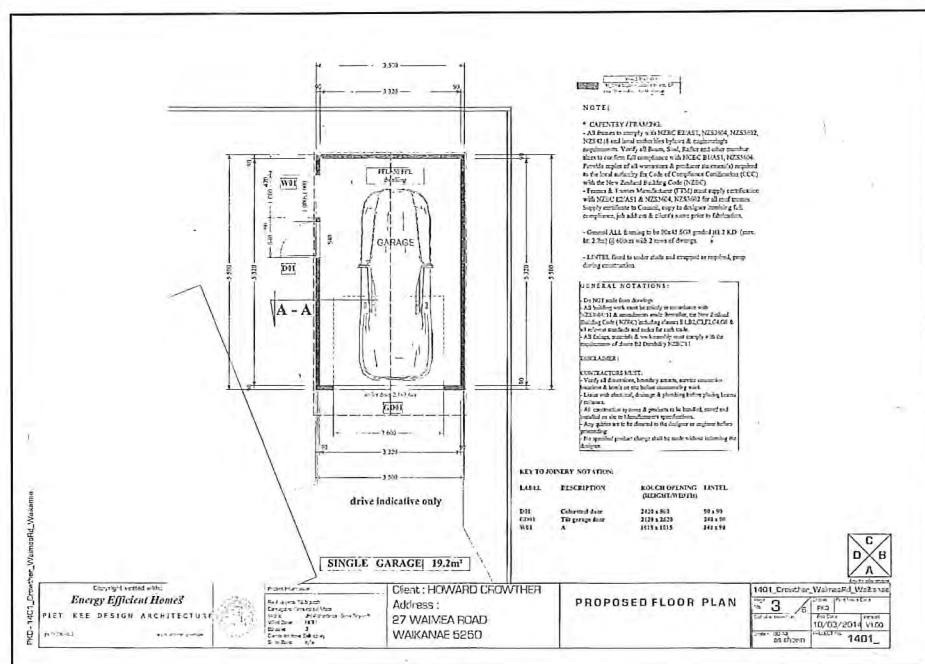


Figure 9 -Plans showing elevations of proposed garage



3.2 Applicant's Assessment of Effects

The applicant has provided an assessment of effects of the activity on the environment (**AEE**). The AEE is not supported by any technical reports. The AEE concludes that the effects on the environment will be no more than minor.

4. DISTRICT PLAN PROVISIONS

4.1 Kapiti Coast District Plan

The Kapiti Coast District Plan sets out the status of the activity within rules, that is whether they are permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited. The Objectives and Policies contained in the District Plan are also important in decision making as they are to be taken into account in the evaluation of the activities.

4.2 Zoning and Overlays

The property is zoned Residential under the Kapiti Coast District Plan.

Council's Geographic Information System (GIS) shows the property is subject to Ponding and Residual Ponding in the updated flood hazard maps.

The recommended building floor levels relative to a 1 in 100 year return period flood event range from RL 3.0 metres above mean sea level (Wellington Datum 1953) within the subject site.

In accordance with the District Plan the detached garage (being an accessory building) is not required to comply with the above finished floor levels.

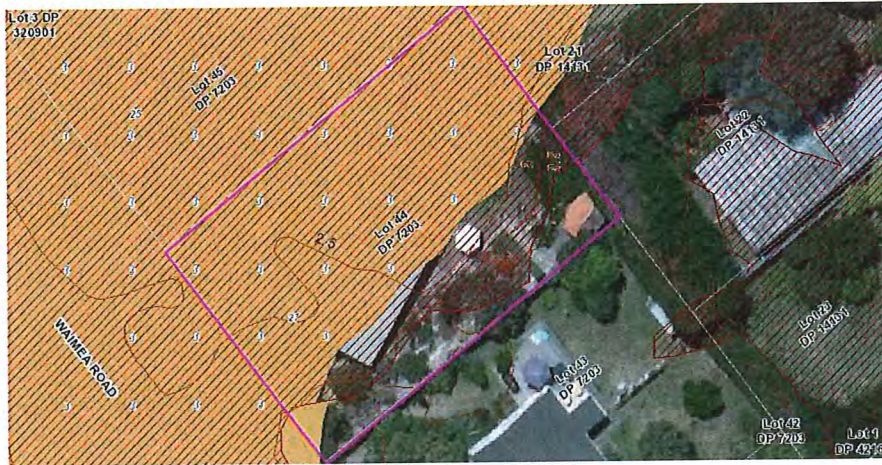


Figure 11 - GIS Map showing existing contours and extent of flooding area (shaded brown) within the subject site

4.3 Relevant Rules and Standards

The Rules and Standards that apply to this application are:

D.1.1 Residential Zone Rules

D.1.1.3 (B) Discretionary Activities

All activities which are not listed as Non-Complying or Prohibited and all other activities which do not comply with one or more of the permitted activity or controlled activity standards.

D.1.2.1 Permitted Activity Standards

- Yards (4.5 metre front yard)

For the full text of the above Rules and Standards, please see the Operative District Plan.

4.4 Activity Status

The activity is a discretionary activity under Rule D.1.1.3 (B) (i). It has this status because the proposed garage is unable to comply with the permitted activity standard relating to the minimum 4.5 metre front yard setback for a Residentially Zoned sites.

4.5 Relevant Objectives and Policies

The following Objectives and Policies apply to this application:

C.1.1 Residential Zone Objectives and Policies

Objective 1.0 – General

Policy 1 – Amenity Values

Policy 2 – Natural Environment

For the full text of the above Objectives and Policies, please see the Operative District Plan.

5. PROPOSED DISTRICT PLAN PROVISIONS

5.1 'The 'Proposed Plan'

On 29 November 2012, the Council publicly notified the Proposed District Plan 2012 (the proposed Plan"). The proposed Plan includes a full review of the operative Plan provisions, and marks a major shift in the Council's approach to resource management in the District.

The proposed Plan has now moved through the public notification stages with the submissions period now closed.

The proposed District Plan is currently under an independent review, and although the relevant proposed rules and standards of the proposed plan have no legal effect at present, the objectives and policies are a consideration for this application.

5.2 Zoning and Overlays

The property is zoned Residential (Map06) under the Proposed District Plan and is shown to be subject to the following features:

- Archaeological Alert
- Coastal Environment
- Waikanae Plains – Landscape Character Area
- Salt Zone – Ecological Domain
- Ponding and Residual Ponding – Natural Hazards

5.3 Relevant Rules and Standards

No rules in the proposed plan currently have legal effect except for those listed on pages 3-4 of chapter 1 in the Proposed Plan. This application is not subject to those rules.

5.4 Relevant Objectives and Policies

The following Objectives and Policies of the proposed Plan are relevant to this application:

Objective 2.11 Character and Amenity
Objective 2.19 Urban Design

Chapter 5: Living Environment Policies 5.4, 5.5, 5.7, 5.11, 5.13, 5.15, 5.16.

6. RELEVANT NATIONAL ENVIRONMENTAL STANDARDS

There are no National Environment Standards that apply to this application.

7. RELEVANT NATIONAL POLICY STATEMENTS

There are no National Policy Statements of relevance to this application.

8. RELEVANT STATUTORY PROVISIONS

In considering whether or not notification is required, Sections 95A to 95F of the Resource Management Act 1991 must be considered. Sections 95A to 95F are referenced below:

95A Public Notification of consent application at consent authority's discretion

95B Limited notification of consent application

95C Public notification of consent application after request for further information or report

95D Consent authority decides if adverse effects likely to be more than minor

95E Consent authority decides if person is affected person

95F Consent authority decides if person is affected order holder

In considering the merits of an application, Section 104 of the Resource Management Act 1991 must be considered. Section 104 is set out below:

104 Consideration of applications

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*
 - (a) *any actual and potential effects on the environment of allowing the activity; and*
 - (b) *any relevant provisions of—*
 - (i) *a national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
 - (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
- (2) *When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.*
- (2A) *When considering an application affected by section 124, the consent authority must have regard to the value of the investment of the existing consent holder.*

- (3) A consent authority must not,—
 - (a) when considering an application, have regard to—
 - (i) trade competition or the effects of trade competition; or
 - (ii) any effect on a person who has given written approval to the application:
 - (c) grant a resource consent contrary to—
 - (i) section 107, 107A, 107E, or 217:
 - (ii) an Order in Council in force under section 152:
 - (iii) any regulations:
 - (iv) a Gazette notice referred to in section 26(1), (2), and (5) of the Foreshore and Seabed Act 2004:
 - (d) grant a resource consent if the application should have been notified and was not.
- (4) A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.
- (5) A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.
- (6) A consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.
- (7) In making an assessment on the adequacy of the information, the consent authority must have regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.

Sections 104A-104D set out particular restrictions on determining applications for controlled, restricted discretionary, discretionary, or non-complying activities. The relevant provisions are summarised below:

104B Determination of applications for discretionary or non-complying activities

Section 104B states that after considering an application for a resource consent for a discretionary or non-complying activity, a consent authority-

- (a) May grant or refuse the application; and
- (b) if it grants the application, may impose conditions under section 108.

9. SECTION 104 ASSESSMENT

9.1 Adequacy of information

Section 104(6) allows the consent authority to decline a consent application if it has inadequate information to determine the application.

Adequate information was provided with the application in order for a decision to be made.

9.2 Actual or potential effects on the environment

Sections 95A-95F & 104(1)(a) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any actual and potential effects on the environment of allowing the activity.

Methods of analysis to determine the actual or potential environmental effects of the activity have focused on a site visit, further conversations with the applicant, and studies of Council held data and an analysis of the information supporting the application.

Character

The immediate environment is characterised by well established residential dwellings, associated accessory buildings and an extensive variety of trees and vegetation, many of which are typical of a coastal environment.

The beach foreshore is located approximately 350metres from the application site and this proximity is reflected in the character of some of the original beach baches/cottages currently located within the area. Other properties have undergone significant re-development resulting in larger dwellings over time.

In this respect the proposed development will be residential in nature and is also intended to be sympathetic with the existing dwelling on site, and as such, will be compatible with many sites located within the immediate area and beyond.

Further observation of both the immediate and surrounding neighbourhood also revealed a number of older garages and accessory buildings (including some dwellings) which have previously been constructed within the 4.5 metre front yard requirement. In this respect it is considered that the garage will not be out of character in the wider residential area as such.

Streetscape / Vehicle movements

The character of the existing streetscape and surrounds is quiet in general with minimal volumes of traffic observed during a recent site visit to the property.

As can be seen in the photographs below the total width of the adjacent road carriageway and adjacent grass berms is approximately 20 metres, thus providing significant separation between the subject site and the property boundaries which are located on the opposite side of Waimea Road

The existing 'lines of sight' looking east and west along Waimea Road from the property entrance appear to be clear, therefore providing good visibility for vehicles when accessing or departing from the application site (refer to Figures 12 & 13)



Figures 12 & 13 - Views showing existing 'lines of sight' from the site looking right and left along Waimea Road

A key function of the front yard requirement is to ensure that buildings do not dominate the adjacent section of roadway. In addition the practise of reversing from a residential site onto an adjoining road carriageway is discouraged. Further, the front yard setback provides adequate space for vehicles to park in front of a building without encroaching onto the legal road.

In respect to the above factors, it is important to note that access to the proposed garage will be obtained via the existing kerb crossing and driveway which currently service both the existing dwelling and garage within the site. It is envisaged that the proposed development will still allow sufficient space for vehicles to park and manoeuvre within the property, and continue to enable vehicles to leave the property in a forward gear.

The applicant has also advised that as the vintage car is not the occupants main form of transport, any additional vehicular movements associated with the proposal are anticipated to be minimal.

During the processing of this resource consent application I have consulted with Councils Transport Planner, who has confirmed that he does not have any objections or conditions relating to both the parking and traffic movements which could arise from the proposed activity.

Amenity

Construction of the proposed garage will encroach the front (northwest) boundary of the property and therefore has the potential to dominate the adjacent section of road carriageway. However, in this respect there is a generous sized grass berm between the nearest edge of the property boundary and the edge of the road carriageway. This setback distance provides a suitable separation distance and will mitigate any visual effects of the garage when view form the road.

The properties on the opposite side of Waimea Road are separated by the proposed garage by over 20 metres. In addition, there is an existing mature pohutukawa tree located on the grass berm immediately adjacent to the proposed construction site, which will provide substantial screening of the proposed garage when viewed from the road and properties opposite the site.

In terms of visual amenity, potential overlooking, shading etc. the topography of the adjacent property at 29 Waimea Road is (approximately 0.5 of a metre) higher than the application site. In this respect the varying ground levels together with the existing 1.8 metre high boundary fence will result in only a minor part of the apex of the garage roof being higher than that of the existing fence line.



Figure 14 – View from adjacent property at 29 Waimea Road looking northwest towards location of proposed garage



Figure 15 – View of subject site as seen from 30 Waimea Road

In this regard, the applicant has obtained the written approval of the above potentially affected party at 29 Waimea Road, and as such any actual and potential effects on this property must be disregarded in accordance with s95e of the Resource Management Act. In addition to the above approval, the applicant has also submitted a written approval form from the owners/occupiers of the property located opposite the application site at 30 Waimea Road.

There are no other properties considered to be affected by the proposed activity as the garage complies with all other setback requirements, including height in relation to boundary, maximum height and site coverage.

Proposed District Plan

The objectives and policies of the Proposed District Plan have legal effect, and therefore must be considered as part of this evaluation, where relevant.

Accordingly, my overall evaluation of the relevant provisions highlighted in part 5 of this report is that the proposed activity will be in general accordance with the Objectives and Policies listed and will not create a detrimental effect on the existing residential amenity of both the immediate and surrounding environment.

Positive Effects

The primary use of the garage will provide much needed storage for the applicant's vintage car which is currently parked outside and is now showing signs of deterioration.

The additional garage space will also provide general storage facilities for the occupants of the property, therefore resulting in better use of the residential property overall.

The strategic location of the proposed garage within the site and existing vegetation will ensure that the building is effectively screened from both the neighbouring properties and the adjacent streetscape to avoid any detrimental visual effects.

Overall I consider that the proposal will have no more than minor effect on the current amenity of the streetscape and will not detrimentally affect the character of the surrounding residential area.

9.3 Relevant NES, regulations, policy statements, plans or proposed plans

Section 104(1)(b) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any relevant provisions of—

- (i) a national environmental standard;
- (ii) other regulations;
- (iii) a national policy statement;
- (iv) a New Zealand coastal policy statement;
- (v) a regional policy statement or proposed regional policy statement;
- (vi) a plan or proposed plan.

The relevant provisions of the Operative District Plan and Proposed District Plan were taken into consideration during the assessment of effects of this proposal.

9.4 Other relevant matters

Section 104(1)(c) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

There are no other matters that require consideration.

10. NOTIFICATION DECISION

NB: Please refer to Section 8.2 'Actual or Potential Effects on the Environment' for the assessment upon which the notification decision is based.

10.1 Public Notification Decision

Council staff acting under authority delegated by the Council, decided under Sections 95A and 95D of the Resource Management Act 1991 that the application need not be publicly notified. The reasons for this decision were:

1. The applicant did not request that the application be publicly notified;
2. A rule or national environmental standard does not require public notification of the application;
3. The effects of the activity will be no more than minor, for the reasons discussed above under the heading "Actual or Potential Effects on the Environment";
4. Special circumstances do not exist in relation to the application that requires it to be notified; and
5. Council has not exercised its discretion to publicly notify the application.

Recommendation:

That the application **need not be publicly notified** in accordance with Sections 95A and 95D of the Resource Management Act 1991.

Reported and Recommended by:  Janice Lee / Projects Officer
Resource Consents

Decision:

"That the above recommendation be adopted."


Delegated Officer (Peer Reviewer):  Monique Robertson / Planner
Resource Consents

10.2 Limited Notification Decision

Council staff acting under authority delegated by the Council, decided under Sections 95B, 95E and 95F of the Resource Management Act 1991 that notice of the application need not be served on any person as the only potentially affected parties in relation to this proposal have provided their written approval.

Recommendation:

That the application be processed on a **non-notified** basis in accordance with Sections 95B, 95E and 95F of the Resource Management Act 1991.

Reported and Recommended by:  Janice Lee / Projects Officer
Resource Consents

Decision:

"That the above recommendation be adopted."

Delegated Officer (Peer Reviewer):  Monique Robertson / Planner
Resource Consents

11. PART 2 MATTERS

Any consideration under Section 104(1) is subject to Part 2 of the Act. Part 2 sets out the purpose and principles of the Act. In addition, Part 2 requires the Council to recognise and provide for matters of national importance (Section 6); have particular regard to other matters (Section 7); and to take into account the principles of the Treaty of Waitangi (Section 8).

11.1 Section 5-Purpose

Section 5(1) states that the purpose of the Act is to promote the sustainable management of natural and physical resources.

I consider that the proposal is consistent with the purposes of the Act as it will enable further development of a residential property without causing any adverse effects on the immediate or surrounding environment.

11.2 Section 6-Matters of National Importance

Section 6 establishes seven matters which must be recognised and provided for by all persons exercising functions and powers under the Act.

There are no matters of National Importance of relevance to this proposal.

11.3 Section 7-Other Matters

Section 7 establishes eleven matters which all persons exercising functions and powers under the Act shall have particular regard to.

Particular regard was given to sections 7 (b),(c), and (f) during the assessment of this proposal.

11.4 Section 8-Treaty of Waitangi

The proposal is considered to be in accordance with the principles of te Tiriti. O Waitangi

11.5 Conclusion on Part 2 matters

Overall, the proposal is consistent with Part 2 matters for the reasons set out above.

12. CONDITIONS

The applicant has not volunteered any conditions as part of the proposal.
The proposal does not trigger the requirement for a financial or development contribution.

13. CONCLUSION

The proposal to construct a new garage which will encroach the 4.5 metre front yard requirement has been assessed. It is considered that the actual and potential effects of this proposal will be no more than minor.

14. RECOMMENDATION/DECISION

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991 **grant consent to construct a new garage which will encroach the 4.5 metre front yard boundary requirement at 27 Waimea Road, Waikanae (Lot 44 DP 7203)** subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991

Conditions:

Monitoring and Review

1. The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to justinegurr@kapiticoast.govt.nz or paul.busing@kapiticoast.govt.nz, or by fax to (04) 2964-830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
2. The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

General

3. The proposed activity shall be undertaken in accordance with the plans prepared by Piet Kee Design Architecture and titled 'Client Howard Crowther, 27 Waimea Road, Waikanae 5250' date stamped 'Final Approved Plans' on 27 March 2014 and information held on Council's file RM140043.

Reasons for Conditions:

- The reason for Conditions 1 and 2 is to ensure that compliance with the conditions of this resource consent is conducted effectively and without cost to the Council.
- The reason for Condition 3 is to ensure that the activity does not go beyond the scope of the application.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.

- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- Pursuant to section 72 of the Building Act 2004 a notice may be placed on the Certificate of Title to note that the site is subject to a natural hazard at the time of processing and subsequent issuing of the building consent.

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above. I consider that the adverse effects of the proposed activity on the environment will be no more than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan.

"That the above recommendation be adopted under delegated authority"



Janice Lee / Projects Officer
Resource Consents

27 March 2014



Monique Robertson / Planner
Resource Consents

27 March 2014