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6 June 2025

Sara Enoka & Andrew Jenkins

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 137 Weggery Drive, Waikanae Beach.

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

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

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

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

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



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

137 Weggery Drive, Waikanae Beach

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

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

Application details

Applicant	Sara Enoka & Andrew Jenkins
LIM number	L250646
Application date	03/06/25
Issue date	06/06/25

Property details

Property address	137 Weggery Drive, Waikanae Beach
Legal description	LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-
Area (hectares)	0.1092

Valuation information

Valuation number	1492059830
Capital value	\$910,000
Land value	\$390,000
Improvements value	\$520,000

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

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- 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 2024 to 2025

Annual rates \$5,091.79

This includes Greater Wellington Regional Council rates

Next instalment date 06/06/25

Arrears for previous years \$0.00

Water rates \$666.52 last year (2023/24)

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

Water balance due \$0.00

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

24/08/16	BUILDING CONSENT 160621 : New two bedroom sleepout. : Code Compliance Certificate issued 24/01/17
21/12/10	BUILDING CONSENT 100527 : Addition & Alteration : Code Compliance Certificate issued 11/07/11
05/07/07	BUILDING CONSENT 070774 : Installation of Metro Eco Extreme Ped. : Code Compliance Certificate issued 16/07/07
10/05/91	Building Permit 18542 EXTENDING BASEMENT UNDER HOUSE 23-78 SQM
08/12/89	Building Permit 78437 NON-HABITABLE CONSERVATORY 8-4 SQ M
07/07/89	Building Permit 11819 LAUNDRY 4-6 SQ M
16/11/87	Building Permit 70613 DWELLING 177 SQ M

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

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

In this section: information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council has received no correspondence from the Ministry of Business, Innovation and Employment in relation to this property.

4. Land use and Conditions

In this section: information relating to the use to which that land may be put, and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area: General Residential

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended.

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website www.gw.govt.nz/.

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

District Plan Features and Overlays

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

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

This property was created via subdivision in 1987. Copies of the Deposited Plan (DP 60395) and Record of Title are provided with this LIM.

This property is shown to be subject to and/or appurtenant to a right of way, rights to drain water and sewage, convey gas, power, water and telephonic communications easements.

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

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

If you are interested in reading the full resource consent 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 Horizontal Surface 50m AMSL 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

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

Earthquakes

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

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 \(gw.govt.nz\)](http://Greater Wellington - Search Selected Land Use Register (gw.govt.nz)).

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.

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

The adjacent road carriageway (Weggery Drive) is shown to be subject to a flood hazard in the Operative District Plan (2021), and the latest Flood Hazard Maps.

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

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

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

The adjacent road carriageway (Weggery Drive) is shown to be subject to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

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

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. There is a Council sewer reticulation main within the property. The Council has access rights under the Local Government Act 1974.

Stormwater discharge should be confined to site, or discharged to the kerb and channel.

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. The water supply connection has multiple consumers using the one connection.

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://Development%20impact%20fees%20-%20K%C481piti%20Coast%20District%20Council%20(kapiticoast.govt.nz))

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

137 Weggery Drive, Waikanae Beach (LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: June 3, 2025

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy



R.W. Muir
Registrar-General
of Land

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

Identifier **WN31B/623**

Land Registration District **Wellington**

Date Issued 08 October 1987

Prior References

WN30A/269

Estate Fee Simple
Area 1092 square metres more or less
Legal Description Lot 42 Deposited Plan 60395

Original Registered Owners

John Hudson Smith and Enid Joan Smith

Interests

Land Covenants in Transfer 819943.1

Subject to a right (in gross) to drain sewage over part in favour of Horowhenua County Council created by Transfer 880042.3 - 8.10.1987 at 9.33 am

The easements created by Transfer 880042.3 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right of way and rights to drain water, convey gas, power, water & telephonic communications over part marked K and rights to convey power, gas & telephonic communications over part marked E & G on DP 60395 specified in Easement Certificate 880042.4 - 8.10.1987 at 9.33 am

Appurtenant hereto is a right of way and rights to drain water, convey gas, power, water & telephonic communications specified in Easement Certificate 880042.4 - 8.10.1987 at 9.33 am

The easements specified in Easement Certificate 880042.4 are subject to Section 309 (1) (a) Local Government Act 1974

Fencing Covenant in Transfer B021819.1 - 15.8.1989 at 2.40 pm

7263771.1 Transfer to Andrew John Jenkins, Sara Teremoana Enoka and Judith Ann Wadsworth - 2.4.2007 at 2:22 pm

7263771.2 Mortgage to ASB Bank Limited - 2.4.2007 at 2:22 pm

12551870.1 Transfer to Sara Teremoana Enoka and Andrew John Jenkins - 9.9.2022 at 2:14 pm

12717166.1 Application pursuant to Section 90 Land Transfer Act 2017 vesting 880042.3 in Kapiti Coast District Council - 7.7.2023 at 3:06 pm

References

Prior C/T 30A/269

Land and Deeds 69

Transfer No.
N/C. Order No. 880042.2

REGISTER

No. 31 B / 623

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 8th day of October one thousand nine hundred and eighty seven under the seal of the District Land Registrar of the Land Registration District of Wellington

WITNESSETH that ERIC RONALD WEGGERY of Waikanae, Farmer, CLIFFORD HICKS of Paraparaumu, Widower and THE PALMERSTON NORTH HOSPITAL RADIOTHERAPY AND ONCOLOGY TRUST of Palmerston North, are as tenants in common in equal shares

As seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1092 square metres more or less situate in the County of Horowhenua being Lot 42 on Deposited Plan 60395



Interests at Date of Issue:

The within land has the benefit of restrictive covenants contained in Transfer 819943.1

[Signature]
A.L.R.

Assistant Land Registrar

880042.3 Transfer granting a right to drain sewage in gross over part herein in favour of Horowhenua County Council - 8.10.1987 at 9.33 a.m. (Subject to Section 309(1)(a) Local Government Act 1974)

[Signature]
A.L.R.

No. 880042.4 Easement Certificate specifying intended easements on DP 60395

NATURE	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of way, right to drain water, rights to convey gas, power, water & telephonic communications	42 "K"	43

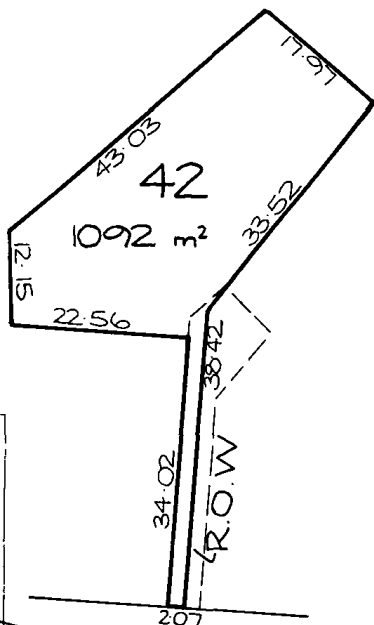
Right of way, right to drain water, rights to convey gas, power, water & telephonic communications	43 "J"	42
--	--------	----

Rights to convey power, gas & telephonic communications	42 "E" & "G"	43
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Rights to convey power, gas & telephonic communications	38 "F"	42
---	--------	----

- 8.10.1987 at 9.33 a.m.
(The above easements when created will be Subject to Section 309(1)(a) Local Government Act 1974)

[Signature]
A.L.R.



WEGGERY DRIVE WEST
Measurements are Metric

- OVER -

No. 31 B / 623

CERTIFICATE OF TITLE No. 31 B/ 623

~~B.009988.1 Transfer to John Hudson
Smith of Waikanae, Clerk and Enid
Joan Smith his wife - 22.6.1989 at
2.45 p.m.~~

A.L.R.

~~B.009988.1 Transfer containing
Fencing Covenant - 22.6.1989~~

A.L.R.

B.021819.1 Transfer to John Hudson Smith of
Waikanae, Clerk and Enid Joan Smith his
wife - 15.8.1989 at 2.40 p.m.

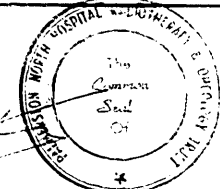
A.L.R.

B.021819.1 Transfer containing Fencing
Covenant - 15.8.1989

A.L.R.

58201A-50,000/7/86 MK





Approvals
Registered Owners

Pursuant to a resolution of the Horowhenua County Council passed on the day of December 1986 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates the common seal of the Horowhenua County Council was affixed here to in the presence of

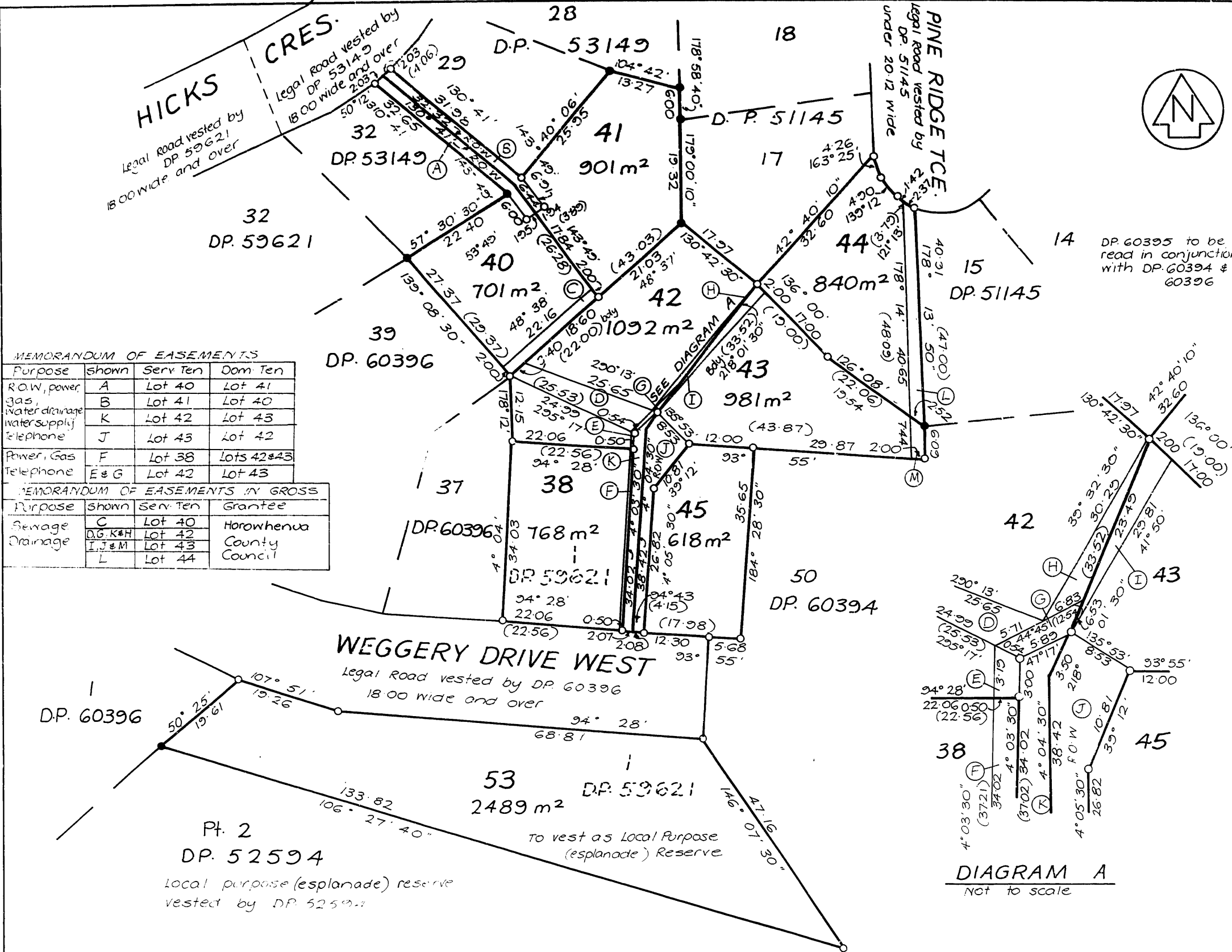
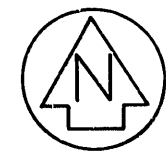
[Signature] Councillor
[Signature] Councillor
[Signature] County Clerk

Pursuant to Section 306 (1) (f) (i) of the Local Government Act 1974 I hereby certify that all the conditions shown on or referred to on the scheme plan of subdivision have been complied with to the satisfaction of the Horowhenua County Council.

Dated this day of 1986

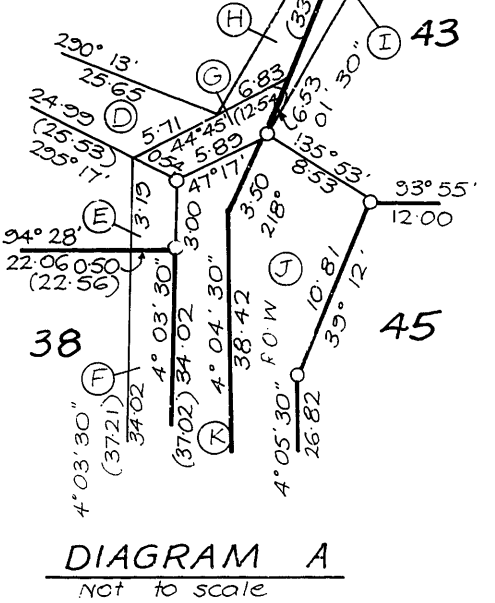
County Clerk

NS 421A Stage 2



MEMORANDUM OF EASEMENTS			
Purpose	Shown	Serv Ten	Dom Ten
ROW, power, gas, water drainage	A	Lot 40	Lot 41
water supply	B	Lot 41	Lot 40
Telephone	K	Lot 42	Lot 43
	J	Lot 43	Lot 42
Power, Gas	F	Lot 38	Lots 42 & 43
Telephone	E & G	Lot 42	Lot 43

MEMORANDUM OF EASEMENTS IN GROSS			
Purpose	Shown	Serv Ten	Grantee
Sewage	C	Lot 40	Horowhenua
Drainage	D, G, K & H	Lot 42	County
	I, J & M	Lot 43	Council
	L	Lot 44	



LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. IX KAITAWA
NZMS 261 SHT R26 RECORD MAP No 61,60-08
Waikanae 6

LOTS 38, 40-45 & 53, BEING SUBDIVISION OF
LOT 1 DP 59621

TERRITORIAL AUTHORITY HOROWHENUA COUNTY
Surveyed by PAYNE SEWELL LTD.
Scale 1:500 Date MAY 1986

Total Area 8390 m²
Comprised in CT 30A/269 (Pt)

I, Robert William Horper
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Palm North this 4th day of June 1986 Signature *[Signature]*

Field Book 5564 p.20-35 Traverse Book 428 p.14-18
Reference Plans DPs 51145, 53149 & 59621 & DPs 60394 & 60396
Examined *[Signature]* Correct

Approved as to Survey
9/3/87 Deputy Chief Surveyor *[Signature]*

Deposited this 8th day of October 1987
Asst District Land Registrar *[Signature]*

File 1404938
Received 26/6/86
Instructions

60395

L & S FORM N93

Operative District Plan 2021 - Zones and Precincts

137 Weggery Drive, Waikanae Beach (LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-)



Key to map symbols

General Residential Zone



0 20 40 Metres

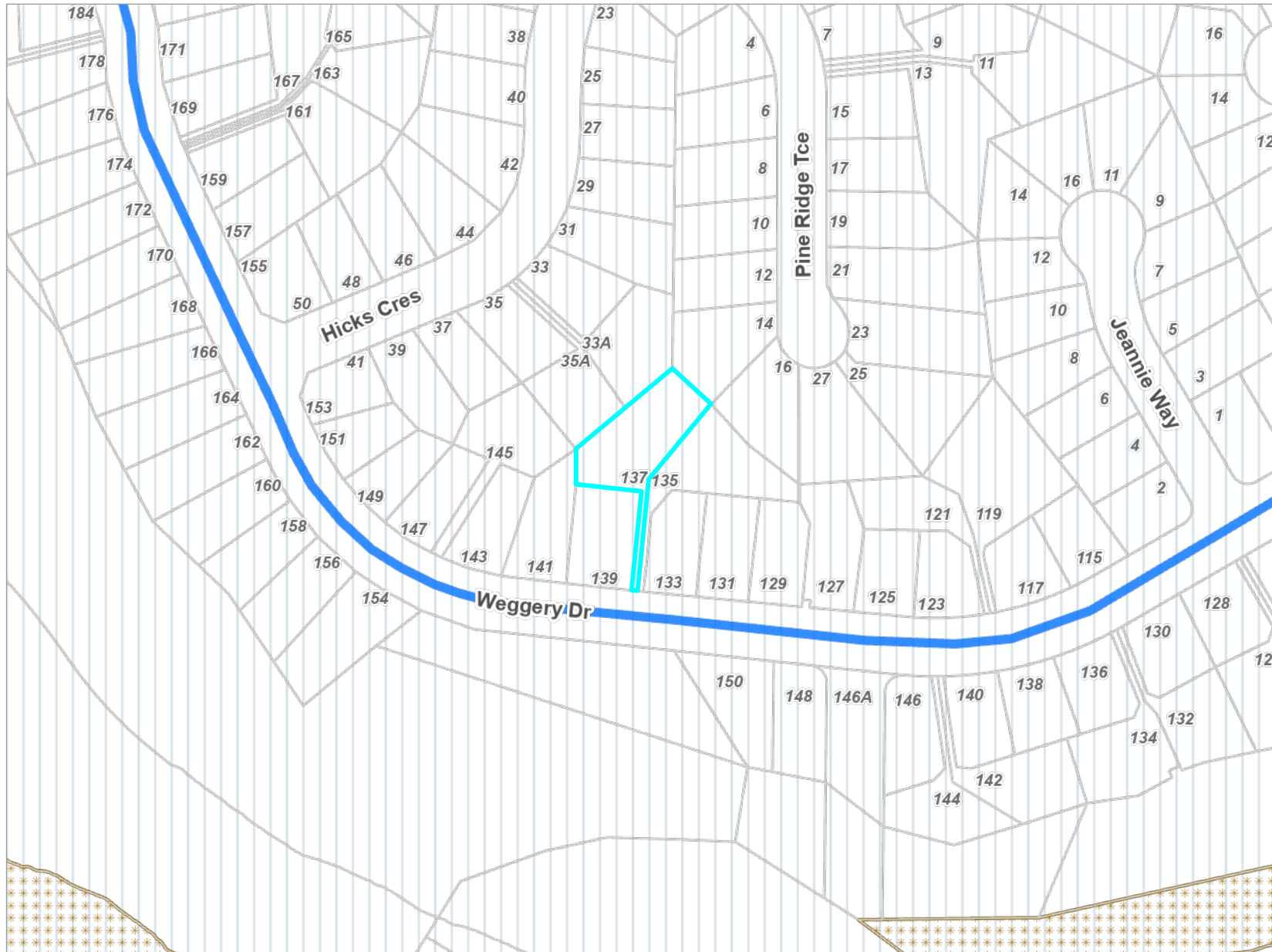
Scale @ A4 - 1:1,000

Date Printed: June 3, 2025




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

137 Weggery Drive, Waikanae Beach (LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-)



Key to map symbols

-  Local Community Connectors
-  Waahi Tapu
-  Coastal Environment

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



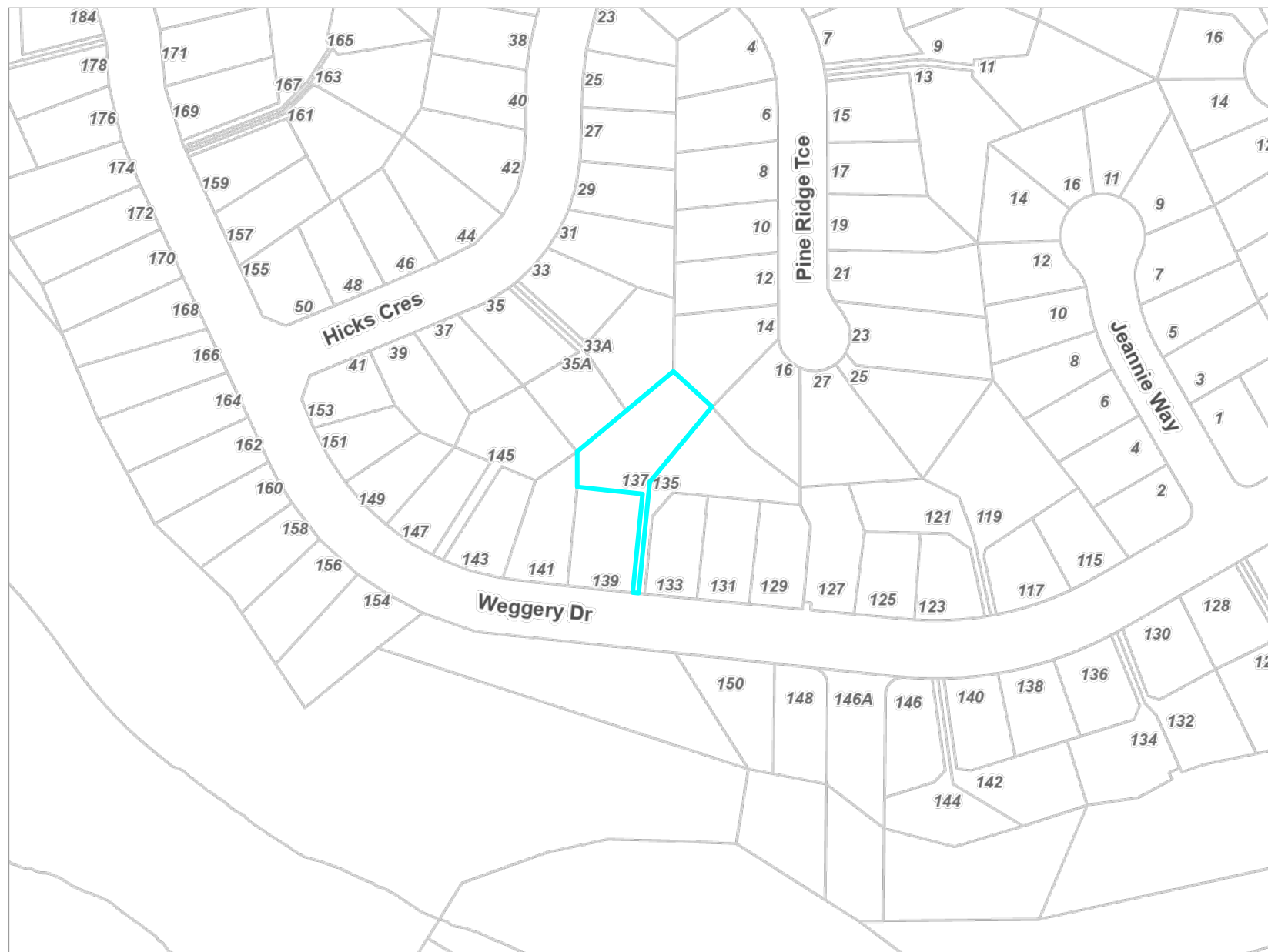
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Scale @ A4 - 1:2,000

Date Printed: June 3, 2025

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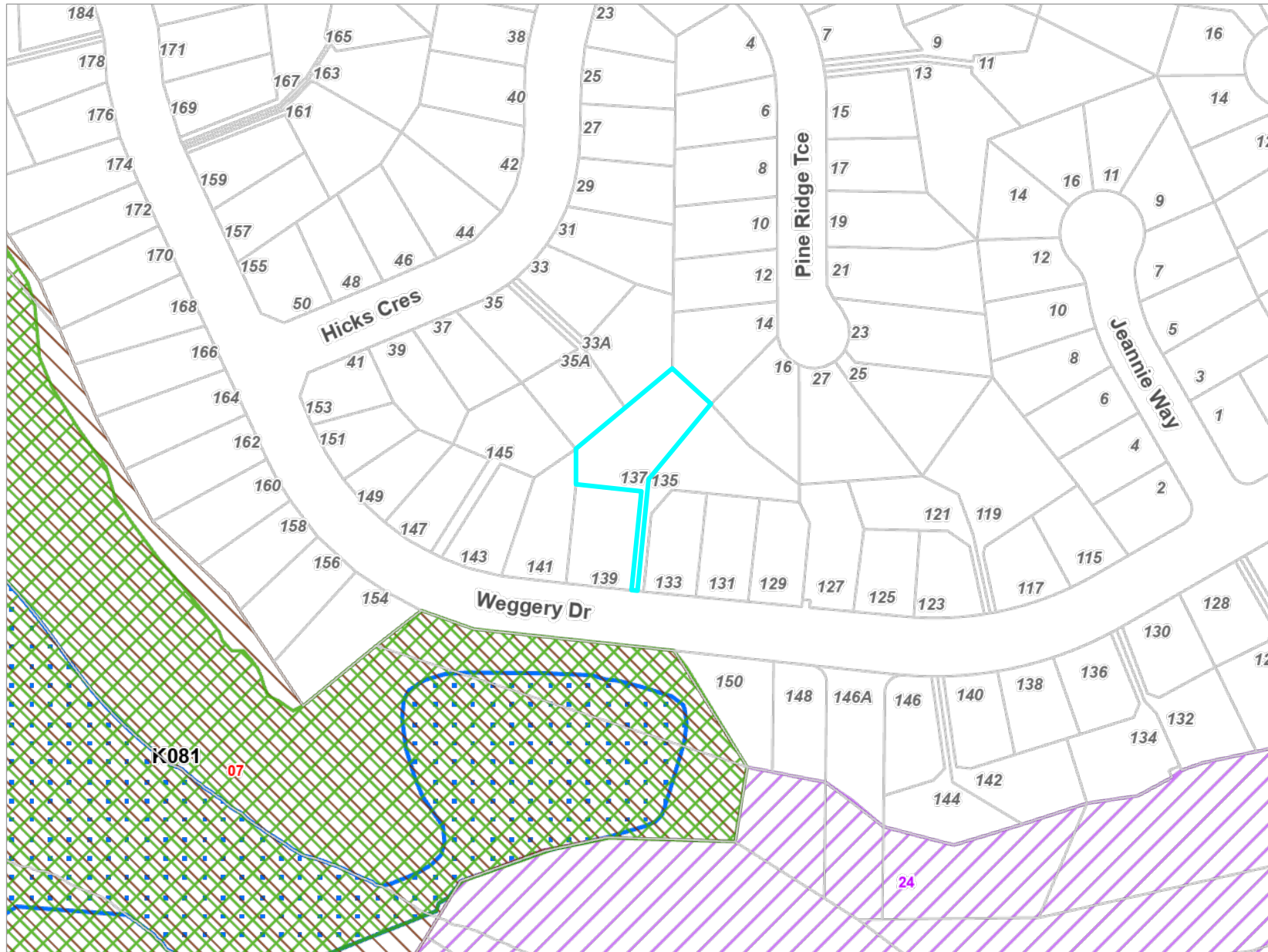
Operative District Plan 2021 - Designations & Miscellaneous Features

137 Weggery Drive, Waikanae Beach (LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-)



Operative District Plan 2021 - Natural Features

137 Weggery Drive, Waikanae Beach (LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-)



Key to map symbols

-  Ecological Sites
-  Outstanding Natural Features and Landscapes
-  Special Amenity Landscapes
-  Area of Outstanding Natural Character

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



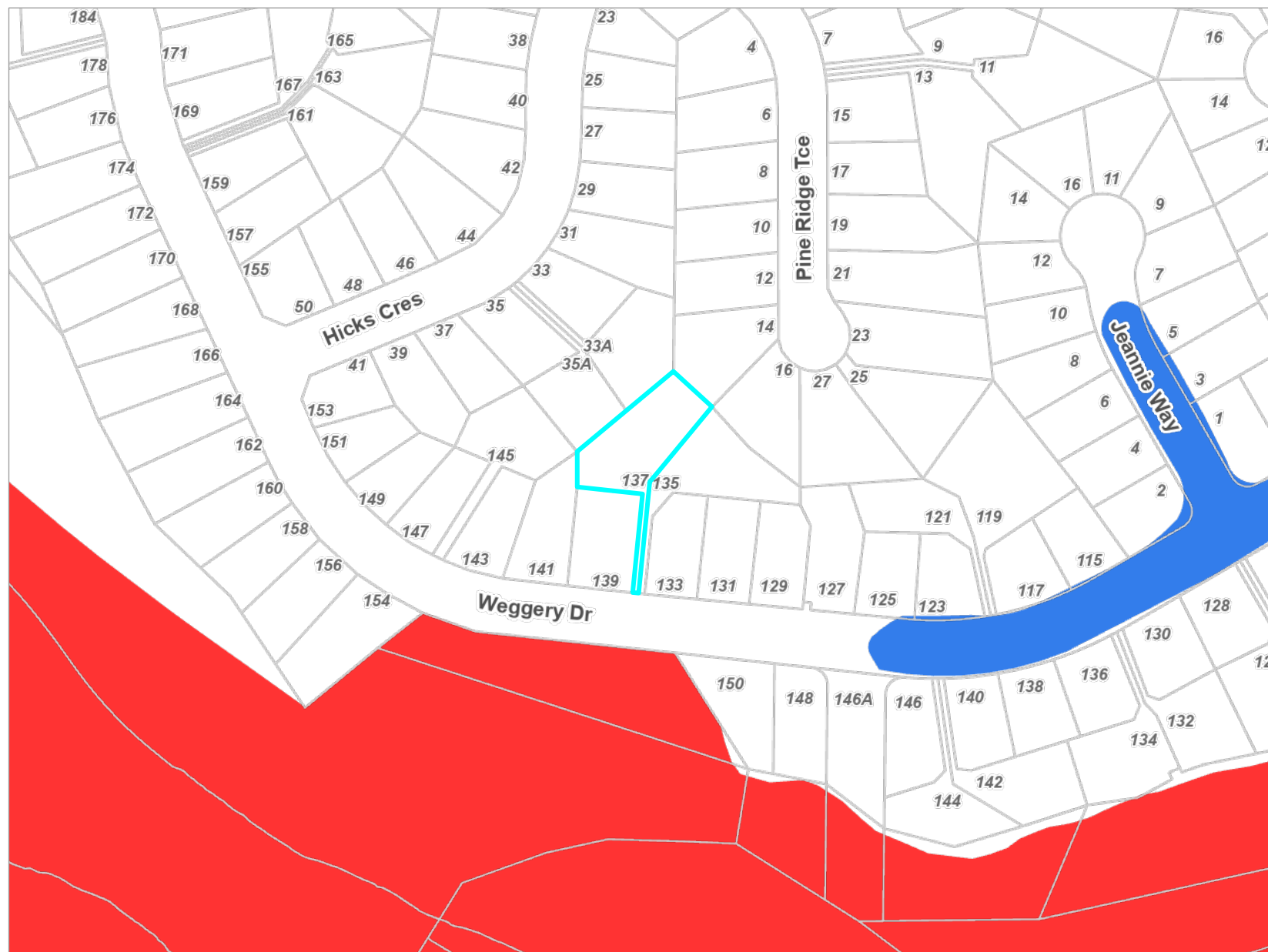
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Operative District Plan 2021 - Natural Hazards

137 Weggery Drive, Waikanae Beach (LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-)



Key to map symbols

- River Corridor
- 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.



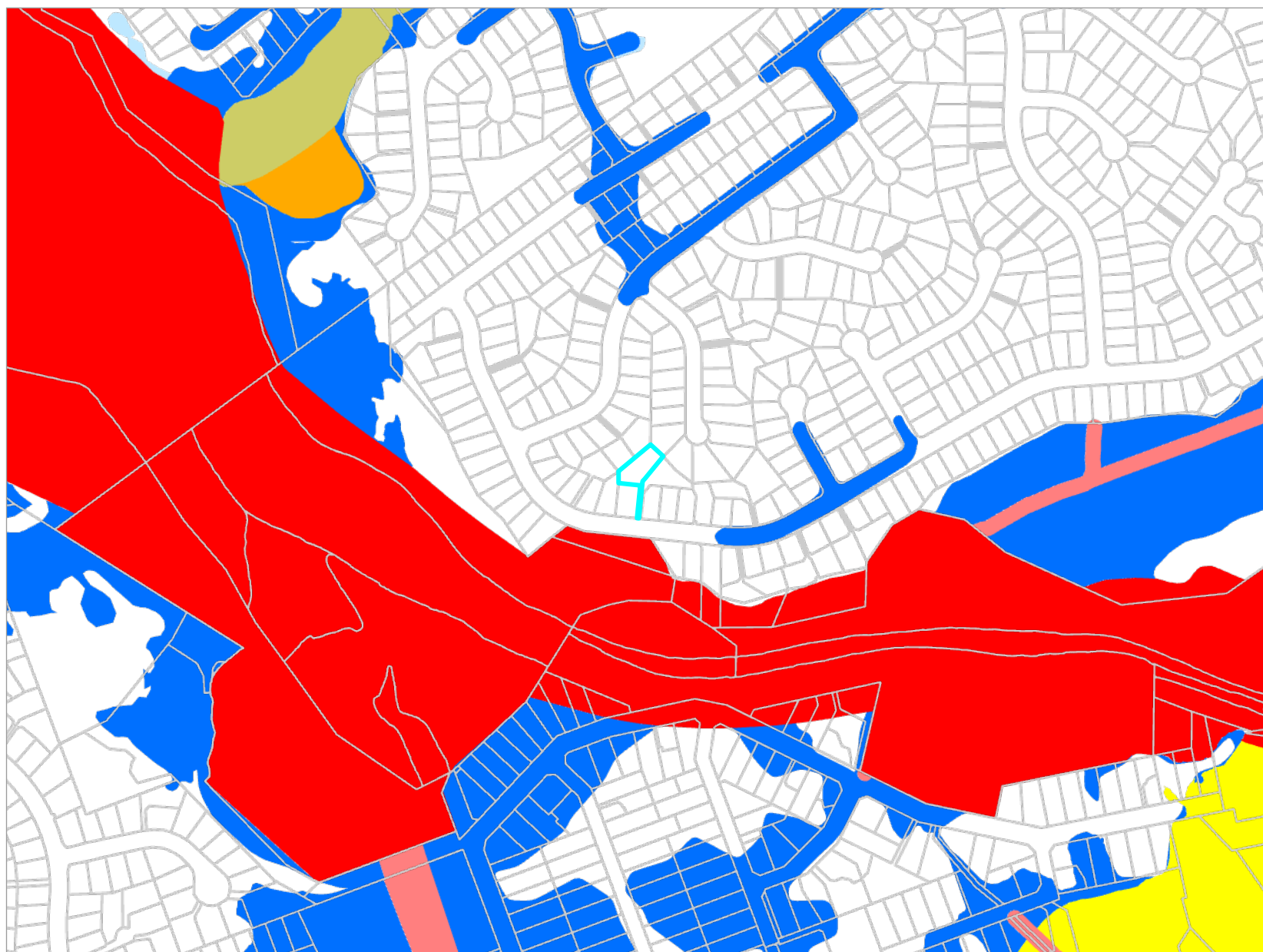
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Scale @ A4 - 1:2,000

Date Printed: June 3, 2025

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Latest Flood Hazards

137 Weggery Drive, Waikanae Beach (LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-)



Key to map symbols

- River Corridor
- 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.



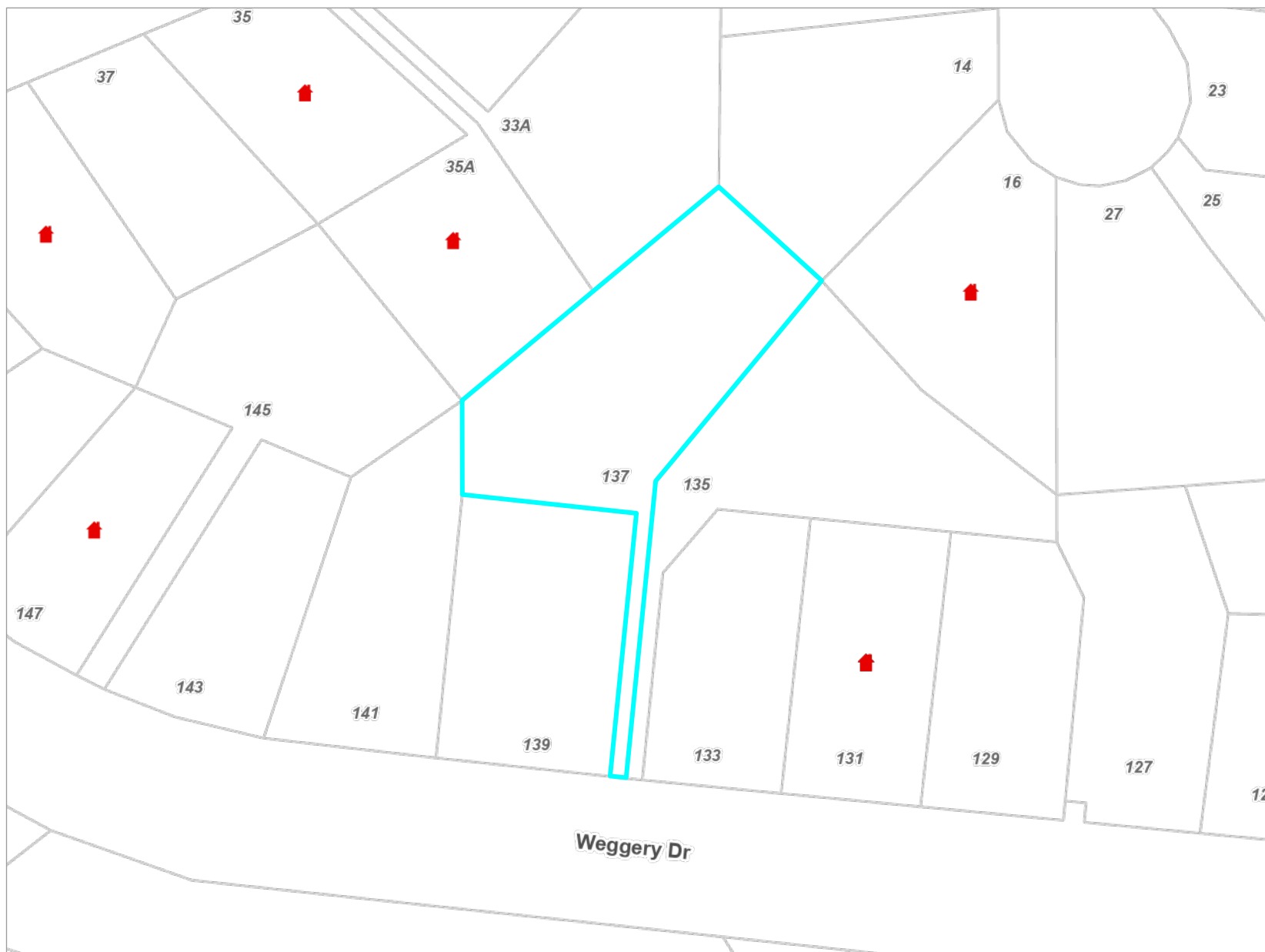
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Resource Consents Map

137 Weggery Drive, Waikanae Beach (LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-)



Key to map symbols

 Resource Consents

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



0 10 20 Metres

Scale @ A4 - 1:750

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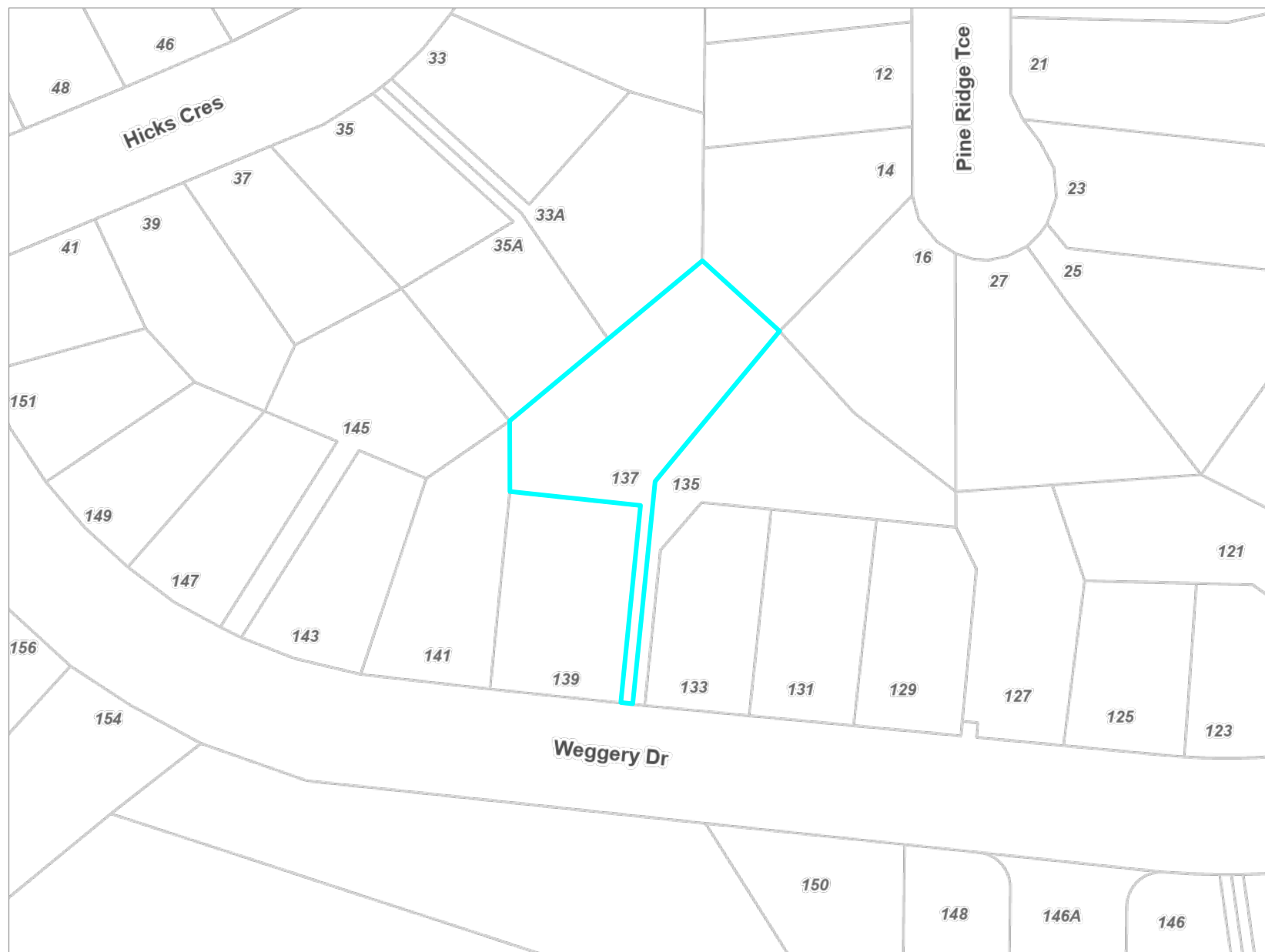
Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
010182	147 Weggery Drive, Waikanae Beach	1492059836	LOT 35 DP 60396	LD	PROPOSED DECK AND CARPORT ENCROACHING YARD	N	N	Decision Issued	1/8/2001	18/7/2001
000229	131 Weggery Drive, Waikanae Beach	1492059800	PT NGARARA WEST A15A A15B2 A16 A24A A24B	SC	SECTION 226 CERTIFICATE - SEPARATE TITLE FOR LOT	N	N	Decision Issued	15/8/2000	24/7/2000
000085	131 Weggery Drive, Waikanae Beach	1492059800	PT NGARARA WEST A15A A15B2 A16 A24A A24B	SC	SECTION 226 REQUEST FOR SEPARATE CERTIFICATE OF	N	N	Decision Issued	3/3/2000	17/3/2000
010146	35 Hicks Crescent, Waikanae	1492059700	LOT 32 DP 53149	LC	PROPOSED RELOCATION OF DWELLING OVER 30 YRS OLD TO SITE	N	N	Decision Issued	16/7/2001	11/6/2001
030354	35A Hicks Crescent, Waikanae	1492059828	LOT 40 DP 60395 -SUBJ TO and INT IN	LC	RELOCATE A DWELLING OF 61M2 FROM OWHANGO - NATION	N	N	Decision Issued	18/12/2003	24/11/2003
140083	39 Hicks Crescent, Waikanae	1492059824	LOT 31 DP 59621 CT 30A/292	LD	Construction of a new dwelling encroaching into the height	N	N	Decision Issued	26/8/2014	9/5/2014
230181	16 Pine Ridge Terrace, Waikanae	1492059832	LOT 44 DP 60395 CT 31B/625	LD	Undertake earthworks and construct a dwelling that do not	N	N	Decision Issued	13/8/2024	1/11/2023

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
900098	131 Weggery Drive, Waikanae Beach	1492059800	PT NGARARA WEST A15A A15B2 A16 A24A A24B	SC	RESIDENTIAL SUBDIVISION STAGE 23, LOTS 1-21	N	N	Decision Issued	28/6/1990	23/4/1990
900099	131 Weggery Drive, Waikanae Beach	1492059800	PT NGARARA WEST A15A A15B2 A16 A24A A24B	SC	PROPOSED SUBDIVISION AT CAMPION ROAD EXTENSION	N	N	Decision Issued	28/6/1990	24/4/1990
940259	131 Weggery Drive, Waikanae Beach	1492059800	PT NGARARA WEST A15A A15B2 A16 A24A A24B	LSN	USE OF LAND FOR LIFESTYLE DEVELOPMENT INVOLVING SUBD INTO 12	Y	Y	s.224 Issued	13/7/1995	15/11/1994
980403	131 Weggery Drive, Waikanae Beach	1492059800	PT NGARARA WEST A15A A15B2 A16 A24A A24B	SN	VARIATION TO CONSENT PA 173/RM940259 - SUBDIVISION OF FOUR	N	N	Decision Issued	17/12/1998	9/10/1998
990339	131 Weggery Drive, Waikanae Beach	1492059800	PT NGARARA WEST A15A A15B2 A16 A24A A24B	SC	STAGE 3 WEGGERY SUBDIVISION - 7 RESIDENTIAL LOTS, CREATION	N	N	s.224 Issued	11/10/1999	27/8/1999
990223	131 Weggery Drive, Waikanae Beach	1492059800	PT NGARARA WEST A15A A15B2 A16 A24A A24B	LC	CONSTRUCT BUILDING ON DESIGNATED SITE, AND WITHIN 5 METRES	N	N	Decision Issued	12/7/1999	18/6/1999

Health and Alcohol Licenses

137 Weggery Drive, Waikanae Beach (LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-)



Key to map symbols

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



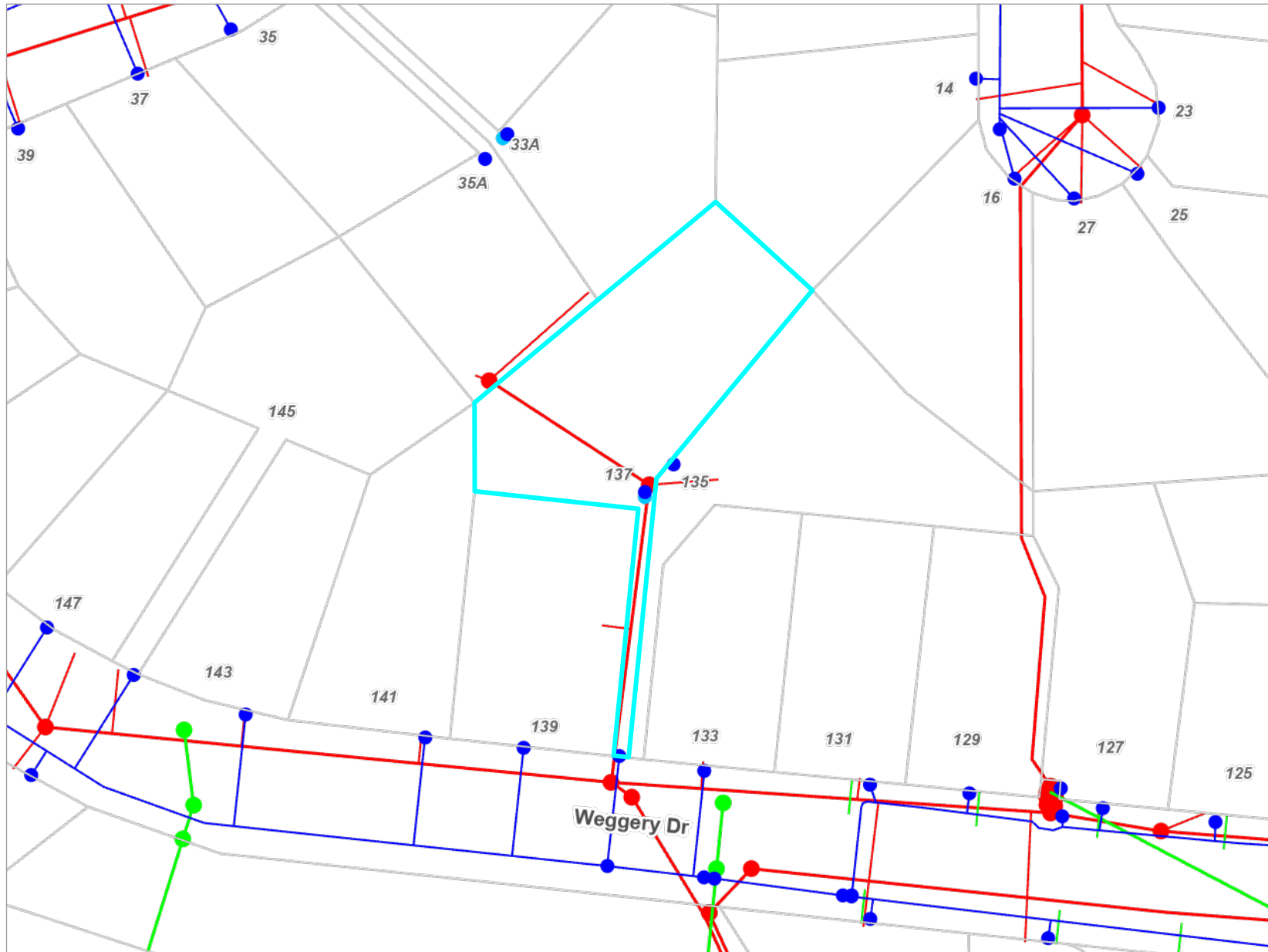
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Services Network

137 Weggery Drive, Waikanae Beach (LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-)



Key to map symbols

- WS Node
- Non-KCDC 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.

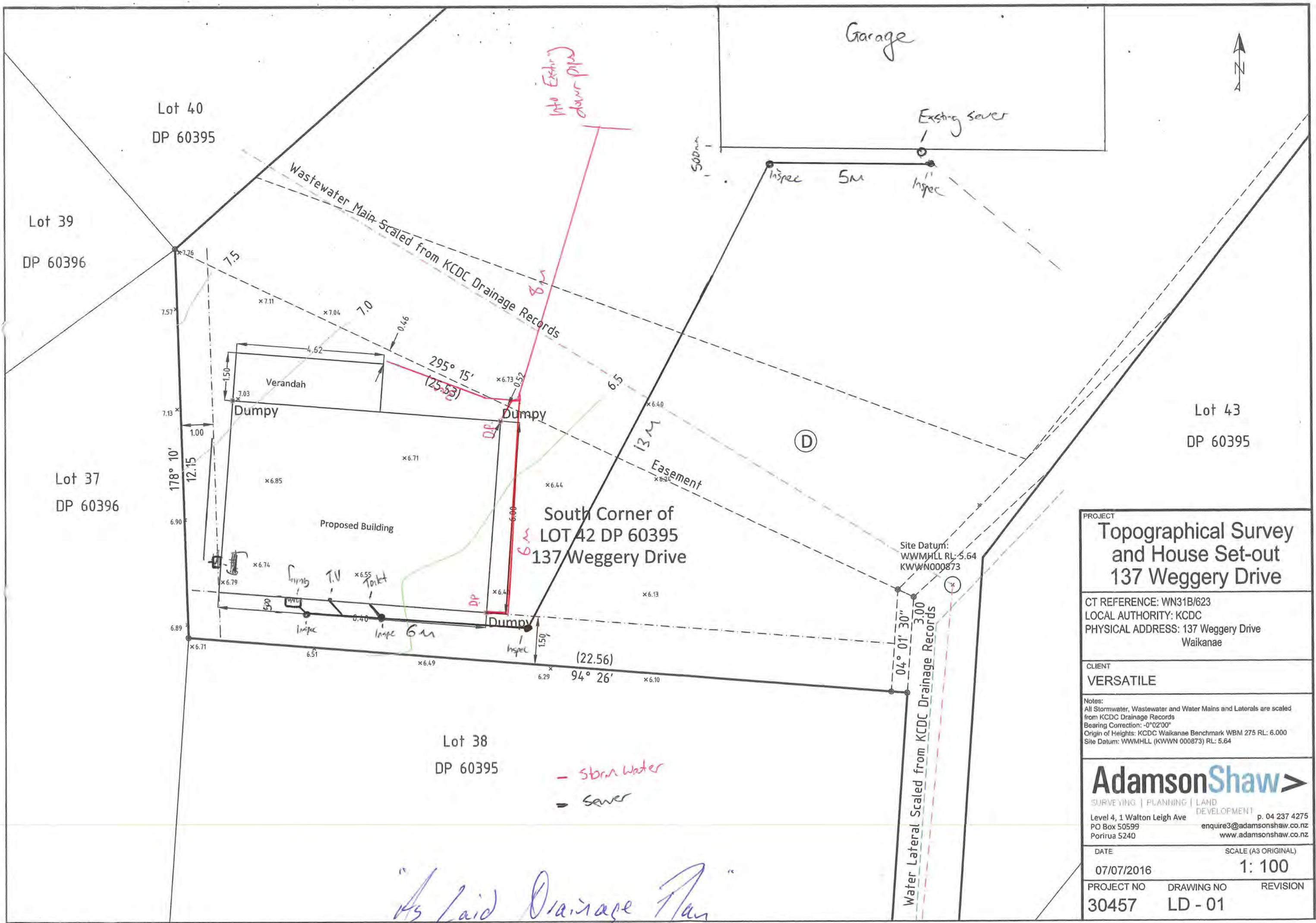


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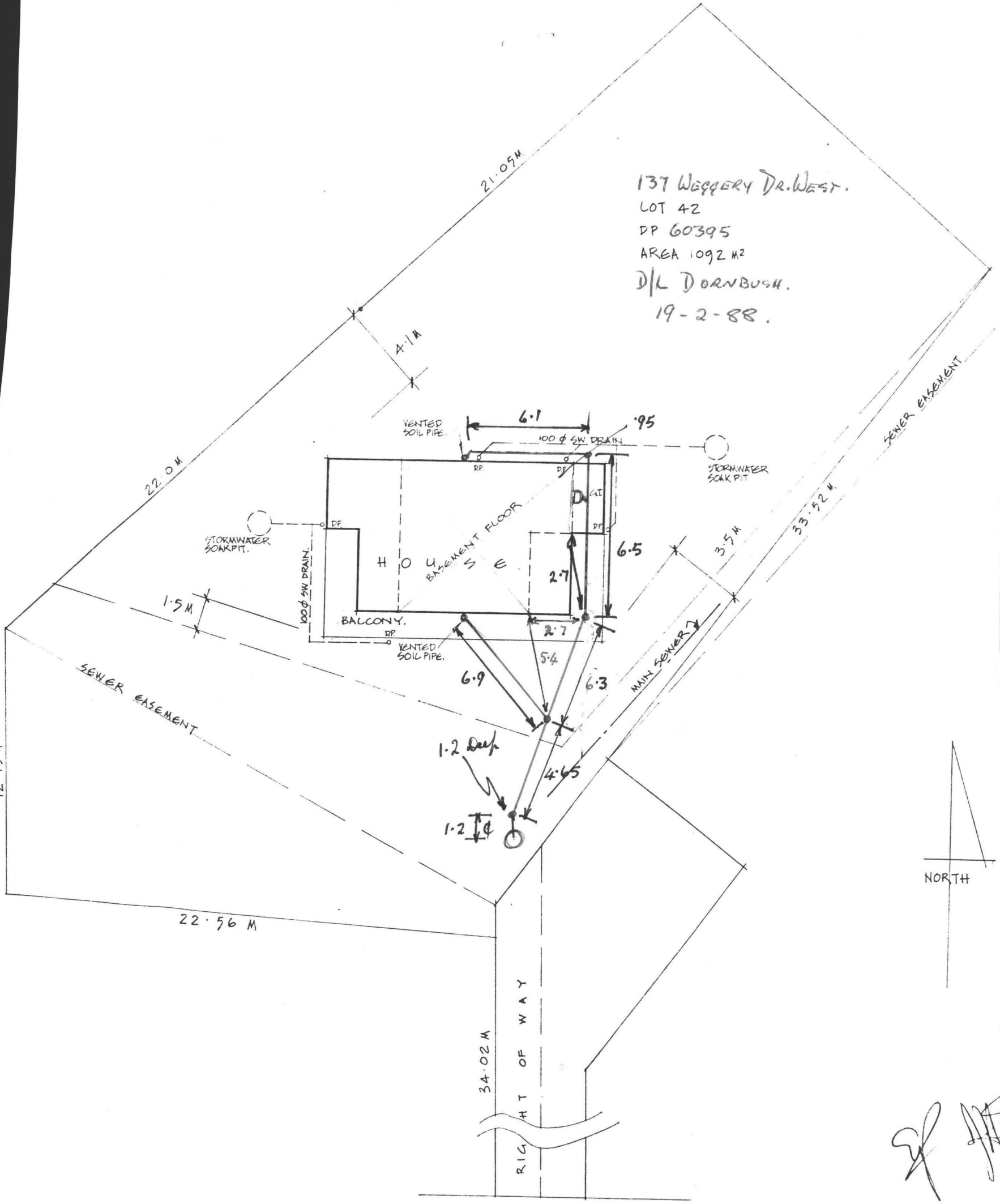
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PROJECT Topographical Survey and House Set-out 137 Weggery Drive		
CT REFERENCE: WN31B/623 LOCAL AUTHORITY: KCDC PHYSICAL ADDRESS: 137 Weggery Drive Waikanae		
CLIENT VERSATILE		
<small>Notes:</small> All Stormwater, Wastewater and Water Mains and Laterals are scaled from KCDC Drainage Records Bearing Correction: -0°02'00" Origin of Heights: KCDC Waikanae Benchmark WBM 275 RL: 6.000 Site Datum: WWMHLL (KWWN 000873) RL: 5.64		
AdamsonShaw <small>SURVEYING PLANNING LAND DEVELOPMENT</small> Level 4, 1 Walton Leigh Ave p. 04 237 4275 PO Box 50599 enquire3@adamsonshaw.co.nz Porirua 5240 www.adamsonshaw.co.nz		
DATE 07/07/2016		SCALE (A3 ORIGINAL) 1: 100
PROJECT NO 30457	DRAWING NO LD - 01	REVISION

137 WEGGERY DR. WEST.
 LOT 42
 DP 60395
 AREA 1092 M²
 D/L DORNBUSH.
 19-2-88.



WEGGERY DRIVE WEST

SITE & DRAINAGE PLAN