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1 October 2025

Julian Tovey

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 193B Tutere Street, 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:

193B Tutere Street, 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.

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

Application details

Applicant	Julian Tovey
LIM number	L251012
Application date	24/09/25
Issue date	01/10/25

Property details

Property address	193B Tutere Street, Waikanae Beach
Legal description	LOT 2 DP 464911 CT 618237
Area (hectares)	0.0484

Valuation information

Valuation number	1492041401
Capital value	\$860,000
Land value	\$370,000
Improvements value	\$490,000

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

Contents

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

Attachments

- Glossary of Terms and Maps
- Aerial Photograph
- Deposited Plan/Record of Title
- District Plan Zones
- District Plan Precincts and other overlays
- District Plan Features
- District Plan Natural Hazards – Active Faults
- District Plan Natural Hazards – Flooding
- Latest Flood Hazards
- Resource Consents - Maps and Summary Detail (if applicable)
- Health and Alcohol Licenses
- Services Network
- As Built Drainage Plan (if applicable)
- Resource Consent documents (if applicable)
- Earthquake-Prone Building documents (if applicable)

1. Rates

In this section: information relating to any rates owing in relation to the property.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Amounts stated are inclusive of GST.

Current rates year Current Rates Year 2025 to 2026

Annual rates The annual rates for 2025/26 rating year are \$5,590.37
This includes Greater Wellington Regional Council rates

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$395.77last year (2024/25)

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

Water balance due \$0.00

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

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

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

Building Consents

01/09/11 BUILDING CONSENT 110464: New Dwelling - Construction of single level weatherboard concrete foundation, from roof: Code Compliance Certificate issued 31/10/13

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 2014 under resource consent number RM130029. A copy of the Decision is provided with this LIM.

A Section 221 Consent Notice was imposed as part of this subdivision which requires certain conditions to be complied with on an on-going basis.

For detail refer to the attachments provided with this LIM.

This property is shown to be subject to and/or appurtenant to a right of way, rights to convey water, electricity, gas, telecommunications, telephone rights, and computer media, and a right to drain water and sewage easements.

Copies of the Deposited Plan (DP 464911) and Record of Title are provided with this LIM.

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 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 file then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

Note: some resource consent files may be archived offsite; however these can be retrieved for you.

Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

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

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

Climate Change

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

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](https://www.gw.govt.nz/selected-land-use-register).

Natural Hazards

A Natural hazard is defined as any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affects human life, property, or other aspects of the environment.

If this property has been the subject of a Resource Consent or Building Consent since 1 July 2020 a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions at that site including liquefaction, slope stability assessment as well as commentary on ground bearing capacity. All available Building Consent geotechnical assessments are located in attached building files. Where available Resource Consent geotechnical assessments are referenced in attached resource consent decision documents, for further information contact the Resource Consents Team on 0800 486 486.

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kapiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

Earthquakes

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

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

Fire

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

Liquefaction

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

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the 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 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.

Part of the property is shown to be subject to and adjacent 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.

Stormwater discharges are via the water re-use tank(s) installed in accordance with the Council District Plan Water Demand Management Solution. Overflow from water re-use tank(s) is confined to site in soak pit.

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 dual restricted metered water supply connection. Location of the Council service valve (manifold/toby) is shown on the services network plan provided with this LIM. One pipe goes to the dwelling; the second pipe is restricted and goes to top up the rainwater storage tank [600 litres/day].

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

193B Tutere Street, Waikanae Beach (LOT 2 DP 464911 CT 618237)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: September 24, 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 **618237**
Land Registration District **Wellington**
Date Issued 26 March 2014

Prior References
WN18A/503

Estate Fee Simple
Area 484 square metres more or less
Legal Description Lot 2 Deposited Plan 464911
Original Registered Owners
Angus Kiltie MacPherson and Theresa Margaret van Tienen

Interests

Subject to a right of way and rights to convey electric power, drain stormwater and sewage and to water and telephone rights over part marked B on DP 464911 specified in Easement Certificate 232786.2 - 7.9.1977 at 2.12 pm

Appurtenant hereto are rights of way and rights to convey electric power, drain stormwater and sewage and water and telephone rights specified in Easement Certificate 232786.2 - 7.9.1977 at 2.12 pm

The easements specified in Easement Certificate 232786.2 are subject to Section 351E (a) Municipal Corporations Act 1954

Land Covenant in Transfer 906725.3 - 3.3.1988 at 10.40 am

8786411.1 Mortgage to ANZ National Bank Limited - 24.6.2011 at 1:21 pm

9683696.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.3.2014 at 5:16 pm

Subject to a right (in gross) to convey and drain water over part marked B on DP 464911 in favour of Kapiti Coast District Council created by Easement Instrument 9683696.3 - 26.3.2014 at 5:16 pm

The easements created by Easement Instrument 9683696.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way, a right to convey water, electricity, gas, telecommunications and computer media and a right to drain water and sewage over part marked B on DP 464911 created by Easement Instrument 9683696.4 - 26.3.2014 at 5:16 pm

Appurtenant hereto is a right of way, a right to convey water, electricity, gas, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 9683696.4 - 26.3.2014 at 5:16 pm

The easements created by Easement Instrument 9683696.4 are subject to Section 243 (a) Resource Management Act 1991

9706516.1 Discharge of Mortgage 8786411.1 - 2.5.2014 at 3:24 pm

9706516.2 Transfer to Keith Richard Gully-Davies and Griffyn Gully-Davies - 2.5.2014 at 3:24 pm

9706516.3 Mortgage to ANZ Bank New Zealand Limited - 2.5.2014 at 3:24 pm

10344596.1 Discharge of Mortgage 9706516.3 - 24.3.2016 at 3:36 pm

10344596.2 Transfer to Christopher Ronald Turver and Elizabeth Mary Turver - 24.3.2016 at 3:36 pm

11932781.1 Mortgage to ANZ Bank New Zealand Limited - 20.11.2020 at 10:36 am

11918829.1 Discharge of Mortgage 11932781.1 - 25.11.2020 at 11:50 am

11918829.2 Transfer to Julian Tovey - 25.11.2020 at 11:50 am

11918829.3 Mortgage to ANZ Bank New Zealand Limited - 25.11.2020 at 11:50 am



Title Plan - DP 464911

Survey Number	DP 464911
Surveyor Reference	McPherson,A - Tutere Street, Waikanae
Surveyor	Roger Colin Truebridge
Survey Firm	Truebridge Associates Ltd (Levin)
Surveyor Declaration	I Roger Colin Truebridge, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 19 Aug 2013 11:44 AM

Survey Details

Dataset Description	Lots 1 and 2 being subdivision of Lot 89 DP 47126		
Status	Deposited		
Land District	Wellington	Survey Class	Class A
Submitted Date	19/08/2013	Survey Approval Date	21/08/2013
		Deposit Date	26/03/2014

Territorial Authorities

Kapiti Coast District

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 464911	Fee Simple Title	0.0585 Ha	618236
Lot 2 Deposited Plan 464911	Fee Simple Title	0.0484 Ha	618237
Area A Deposited Plan 464911	Easement		
Area B Deposited Plan 464911	Easement		
Total Area		0.1069 Ha	

Schedule / Memorandum

Territorial Authority	Kapiti Coast District Council	TA Reference	RM 130029
Survey Number	LT 464911	Survey Purpose	LT Subdivision
Surveyor Reference	TA- McPherson Tutere St Waikanae	Land District	Wellington
Surveyor	Roger Colin Truebridge		
Surveyor Firm	Truebridge Associates Ltd (Levin)		
Dataset Description	Lots 1 and 2 being a subdivision of Lot 89 DP 47126		
Memorandum Easements in Gross			
SHOWN	PURPOSE	SERVIENT LAND	GRANTEE
A	Right to convey water	Lot 1	Kapiti Coast District Council
B	Right to drain water	Lot 2	

Schedule / Memorandum

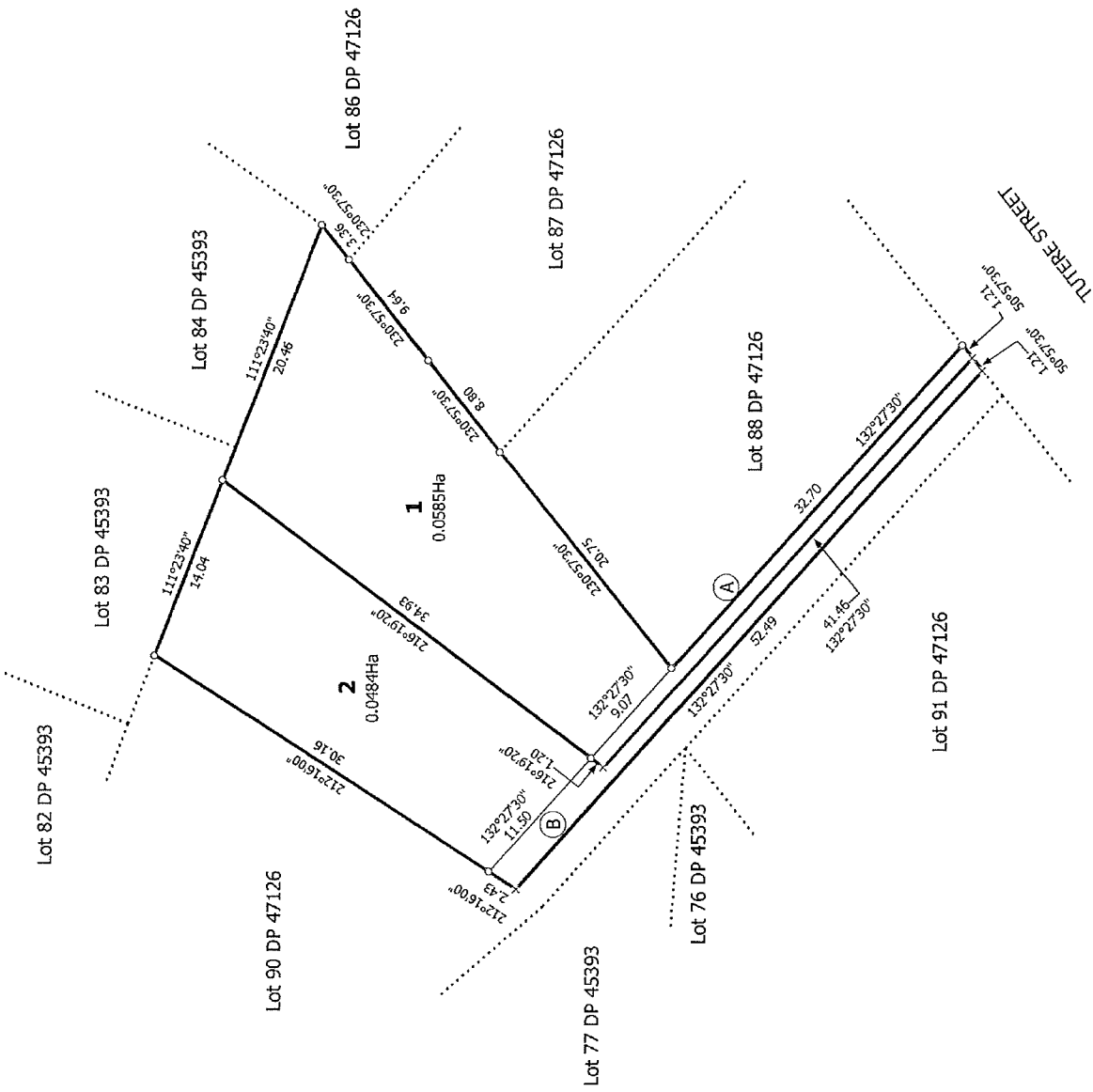
Territorial Authority	Kapiti Coast District Council	TA Reference	RM 130029
Survey Number	LT 464911	Survey Purpose	LT Subdivision
Surveyor Reference	TA- McPherson Tutere St Waikanae	Land District	Wellington
Surveyor	Roger Colin Truebridge		
Surveyor Firm	Truebridge Associates Ltd (Levin)		
Dataset Description	Lots 1 and 2 being a subdivision of Lot 89 DP 47126		

Memorandum of Easements (Pursuant to Section 243 of the Resource Management Act 1991)			
SHOWN	PURPOSE	SERVIENT LAND	DOMINANT LAND
A	Right of way Right to convey water Right to convey electricity	Lot 1	Lot 2
B	Right to convey telecommunications and computer media Right to convey gas Right to drain water Right to drain sewage	Lot 2	Lot 1

Schedule/Memorandum

Territorial Authority	Kapiti Coast District Council	TA Reference	RM 130029
Survey Number	DP 464911	Survey Purpose	LT Subdivision
Surveyor Reference	TA-McPherson Tutere St Waikanae	Land District	Wellington
Surveyor	Roger Colin Truebridge		
Surveyor Firm	Truebridge Associates Ltd (Levin)		
Dataset Description	Lots 1 and 2 being a subdivision of Lots 89 DP 47126		

Schedule of Existing Easement			
SHOWN	PURPOSE	SERVIENT LAND	CREATED BY / SPECIFIED IN
A	Right of Way Storm water sewage, power, telephone & water	Lot 1 DP 464911	Easement Certificate 232786.2
B	Right of Way Storm water sewage, power, telephone & water	Lot 2 DP 464911	Easement Certificate 232786.2



T 1/1

Land District: Wellington	Lots 1 and 2 being subdivision of Lot 89 DP 47126		Surveyor: Roger Colin Truebridge Firm: Truebridge Associates Ltd (Levin)	Title Plan DP 464911
Digitally Generated Plan Generated on: 10/04/2014 07:07am Page 5 of 5		Deposited on: 26/03/2014		

Operative District Plan 2021 - Zones and Precincts

193B Tutere Street, Waikanae Beach (LOT 2 DP 464911 CT 618237)



Key to map symbols

-  Coastal Qualifying Matter Precinct
-  General Residential Zone
-  Natural Open Space Zone



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: September 24, 2025

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

193B Tutere Street, Waikanae Beach (LOT 2 DP 464911 CT 618237)



Key to map symbols



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.



0 40 80 Metres

Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Designations & Miscellaneous Features

193B Tutere Street, Waikanae Beach (LOT 2 DP 464911 CT 618237)



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

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Operative District Plan 2021 - Natural Features

193B Tutere Street, Waikanae Beach (LOT 2 DP 464911 CT 618237)



Key to map symbols

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



0 40 80 Metres
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Hazards

193B Tutere Street, Waikanae Beach (LOT 2 DP 464911 CT 618237)



Key to map symbols

- River 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.



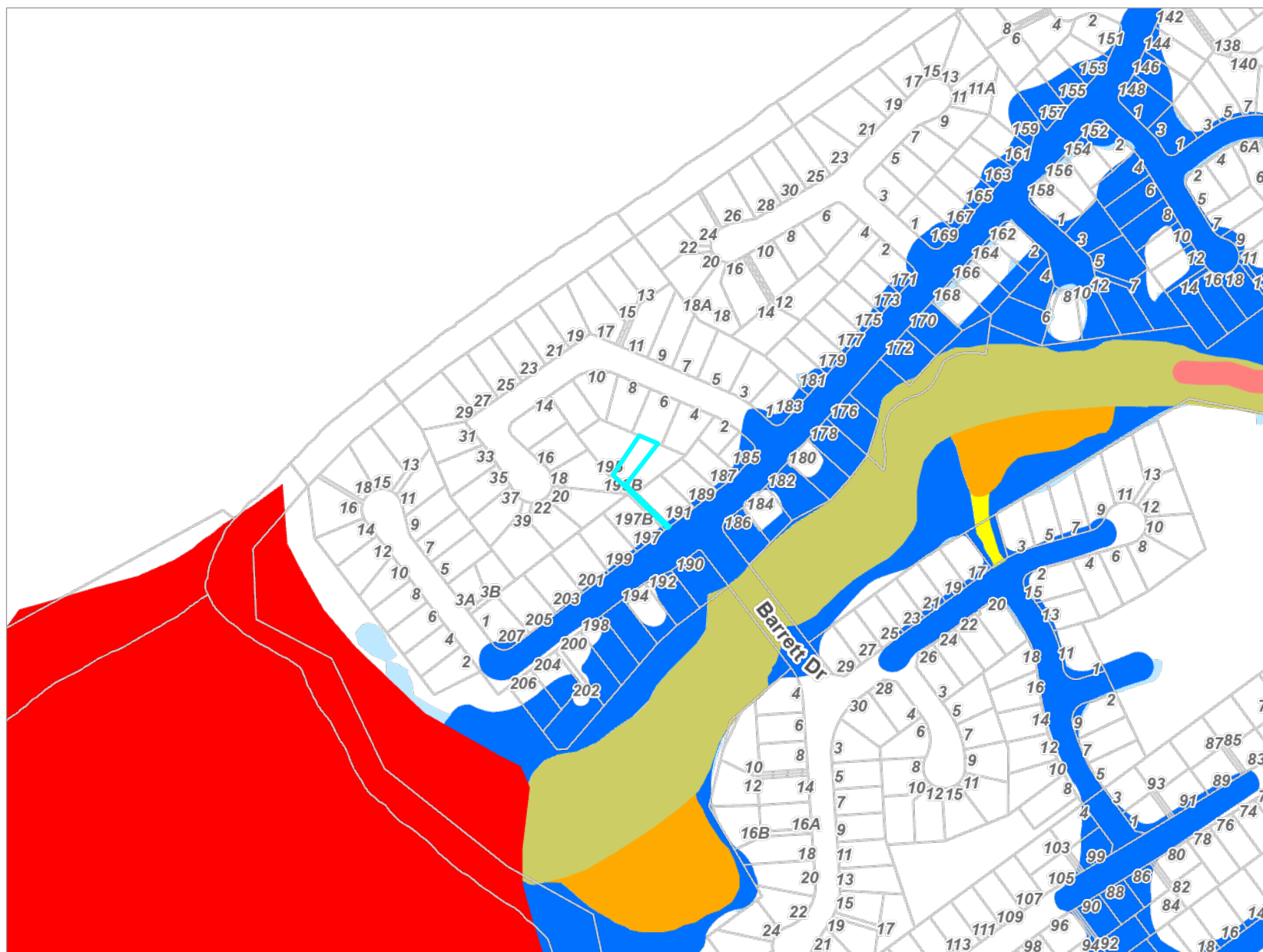
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Latest Flood Hazards

193B Tutere Street, Waikanae Beach (LOT 2 DP 464911 CT 618237)



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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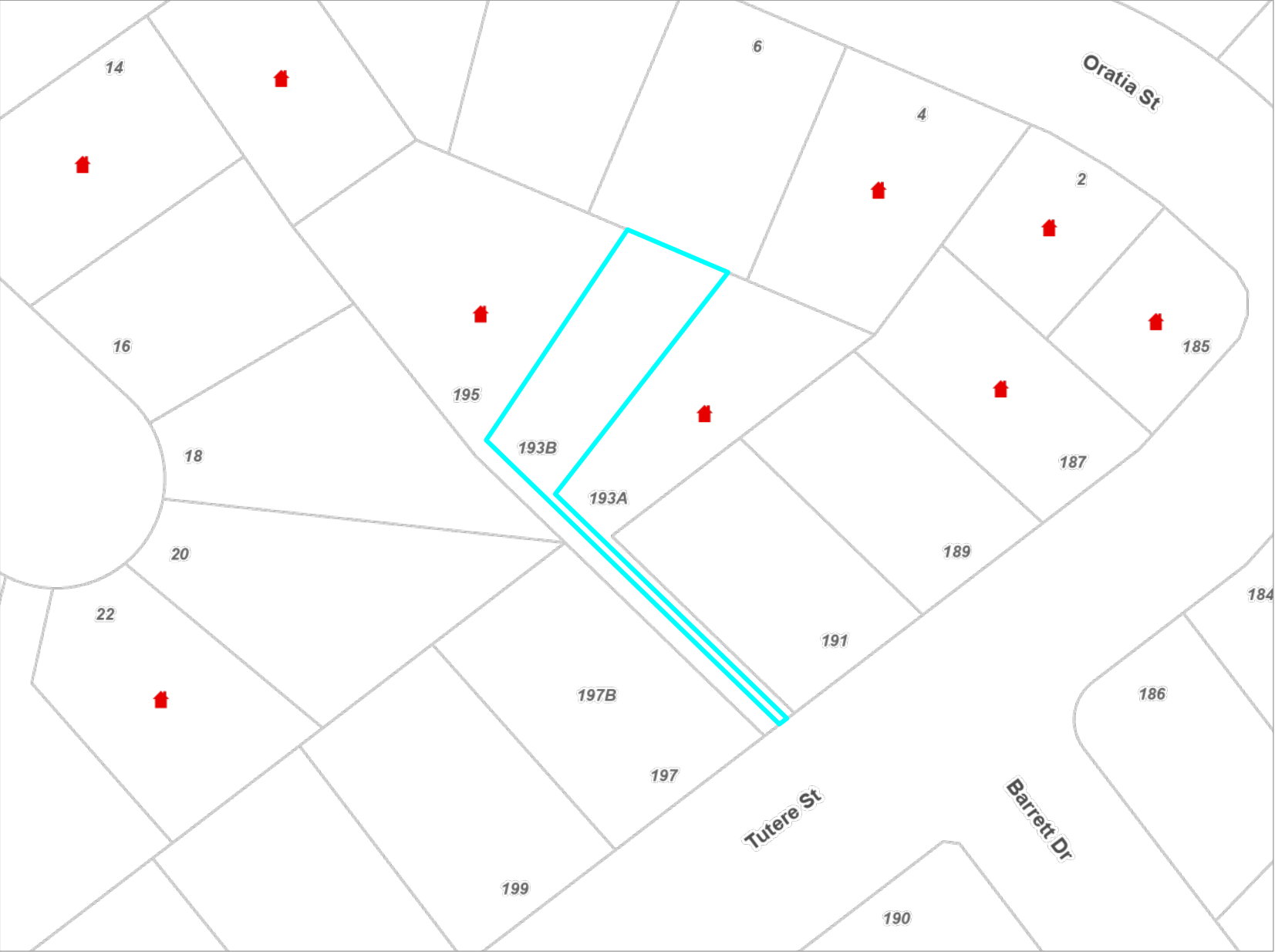
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Resource Consents Map

193B Tutere Street, Waikanae Beach (LOT 2 DP 464911 CT 618237)



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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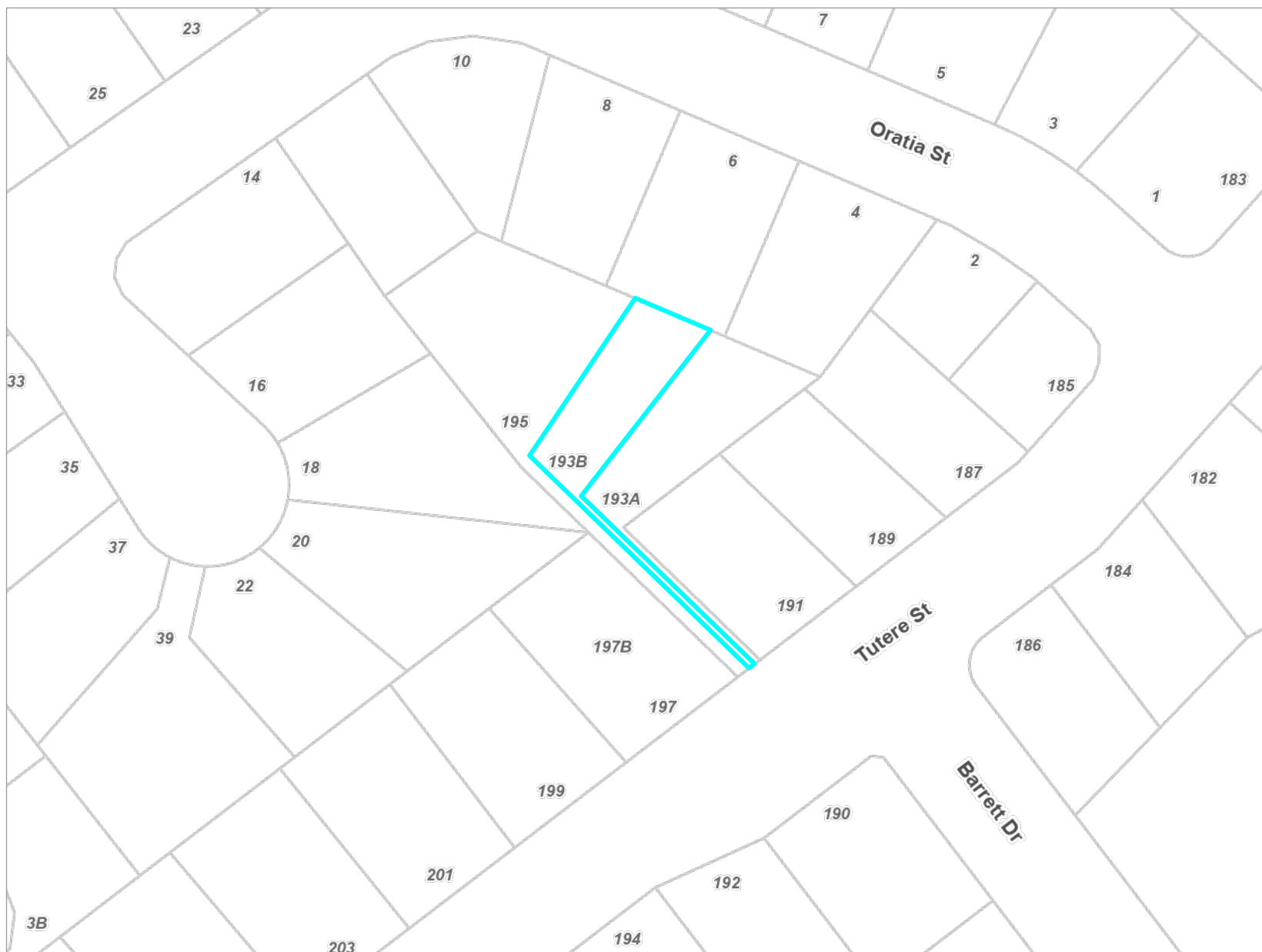
Resource Consents Report

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
000068	2 Oratia Street, Waikanae	1492041801	LOT 1 DP 71487 CT 39D/43	LD	PROPOSED GARAGE ENCROACHES FRONT YARD SETBACK	N	N	Decision Issued	23/3/2000	6/3/2000
130029	193A Tutere Street, Waikanae Beach	1492041400	LOT 89 DP 47126 C/T 18A/503	SD	Proposed 2 lot subdivision at 193 Tutere Street, Waikanae	N	N	s.224 Issued	22/3/2013	6/3/2013
160096	14 Oratia Street, Waikanae	1492042400	LOT 79 DP 45393	LD	Alterations to existing dwelling with front yard	N	N	Decision Issued	20/6/2016	24/5/2016
900114	185 Tutere Street, Waikanae Beach	1492041800	LOT 2 DP 71487 CT 39D/44	SC	PROPOSED SUBDIVISION, ONE ADDITIONAL LOT	N	N	Decision Issued	27/11/1990	20/11/1990
950244	4 Oratia Street, Waikanae	1492041900	LOT 84 DP 45393 CT 16D/1178	LC	MOVE HOME ONTO SITE	N	N	Decision Issued	29/9/1995	10/8/1995
980083	22 Oratia Street, Waikanae	1492042800	LOT 75 DP 45393	LD	TO BUILD A GARAGE EXCEEDING HEIGHT and DAYLIGHT PLANES	N	N	Decision Issued	17/3/1998	17/2/1998
980040	190 Tutere Street, Waikanae Beach	1492038100	LOT 125 DP 47126 18A/535	LD	CONSTRUCT A NEW DWELLING WHICH ENCROACHES FRONT YARD	N	N	Decision Issued	12/2/1998	12/1/1998
970244	195 Tutere Street, Waikanae Beach	1492041300	LOT 90 DP 47126	LD	RELOCATION OF DWELLING	N	N	Decision Issued	22/10/1997	30/7/1997

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
CE220015	187 Tutere Street, Waikanae Beach	1492041700	LOT 86 DP 47126	LD	Installation of a new in-ground swimming pool with	N	N	Decision Issued	13/7/2022	26/5/2022
990292	10-12 Oratia Street, Waikanae	1492042201	LOTS 80 81 DP 45393	LD	EARTHWORKS - USE SAND FILL TO GRADE DRIVE WAY, LEVEL	N	N	Decision Issued	26/8/1999	29/7/1999

Health and Alcohol Licenses

193B Tutere Street, Waikanae Beach (LOT 2 DP 464911 CT 618237)



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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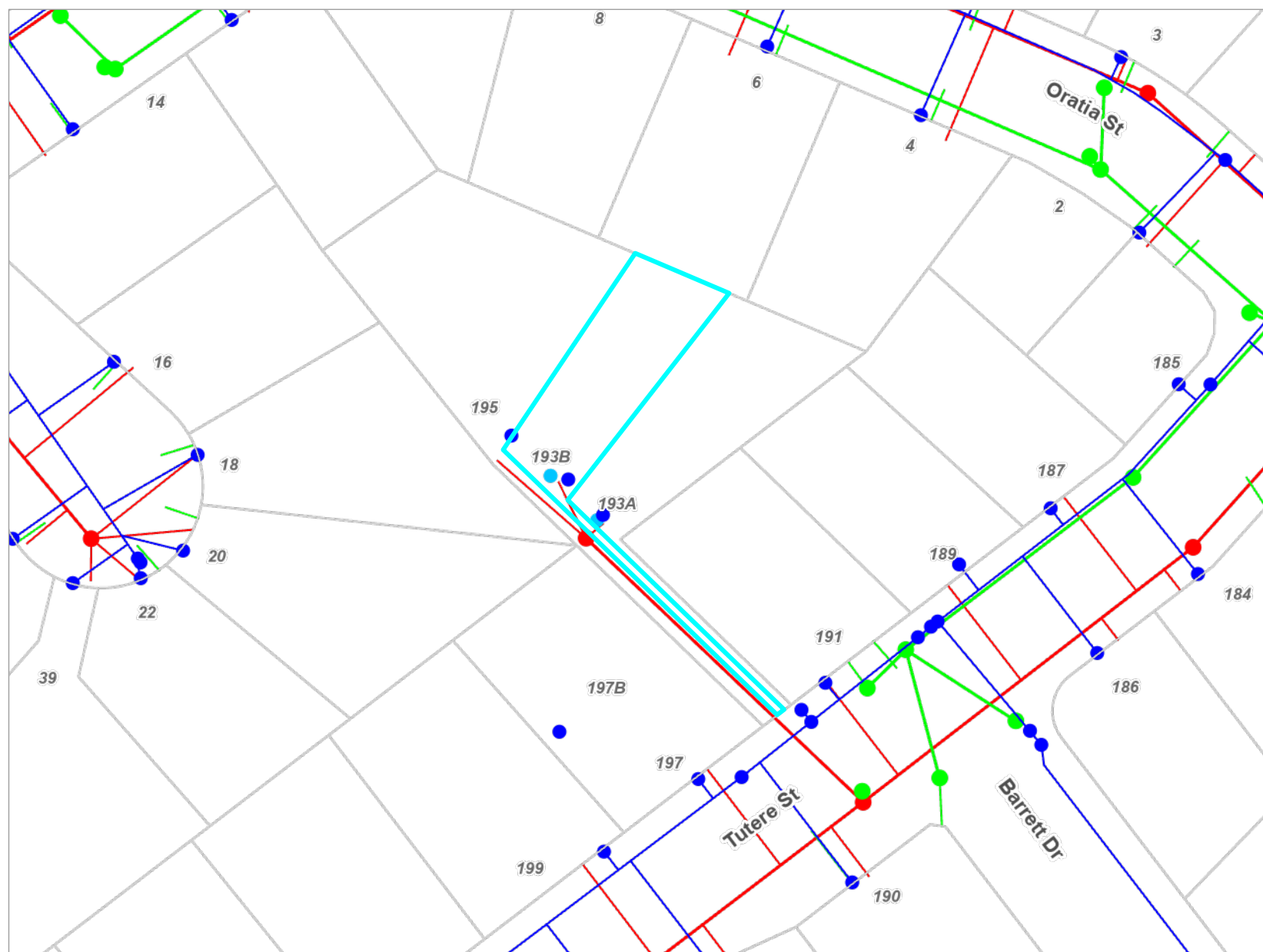
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Services Network

193B Tutere Street, Waikanae Beach (LOT 2 DP 464911 CT 618237)



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.



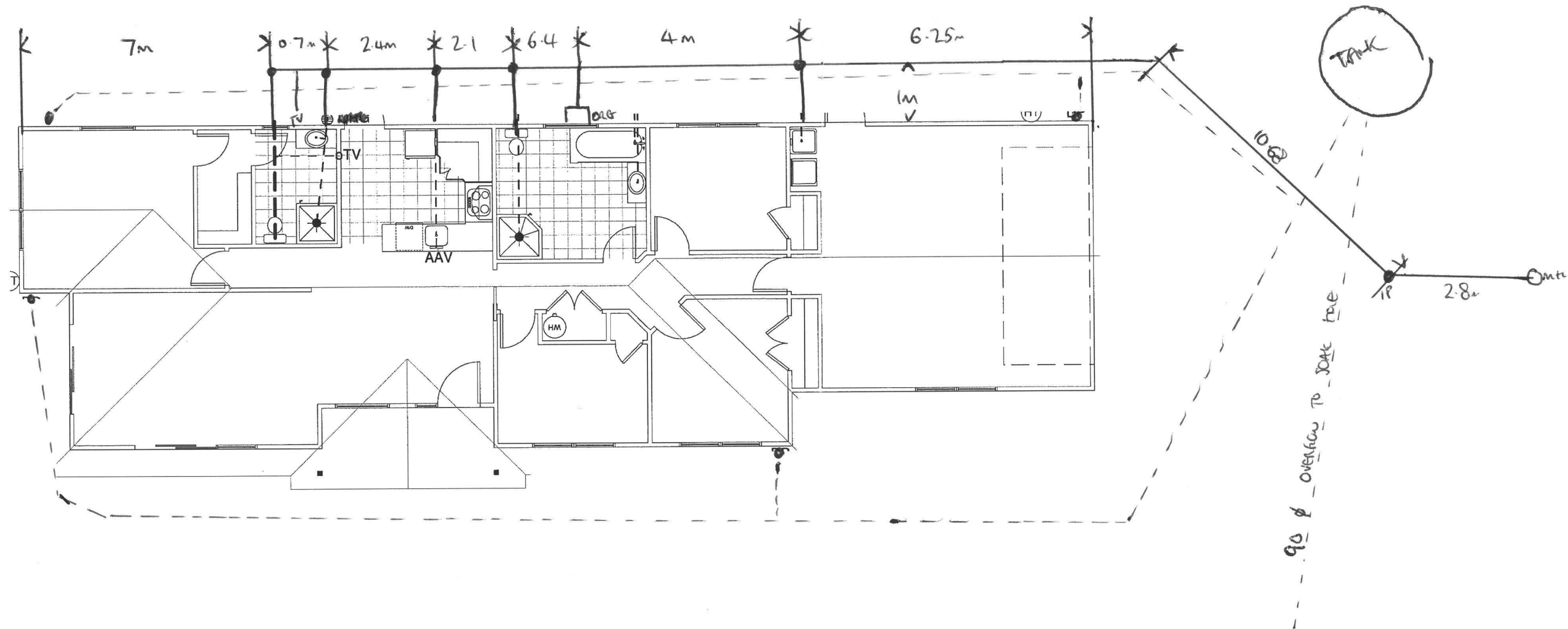
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Scale @ A4 - 1:800

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The drain layer is to fill out drainage producer statement form and draw a neat as laid drawing and return to Council. Please show all services including under slab drainage



All dimensions & underground service locations to be checked prior to commencement of all works. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT: All drawings remain the property of A1 Homes Ltd and are for use as described above and may not be used or re-produced in whole or part without written permission. Any site/construction works are not to commence until Building Consent becomes unconditional.

A1homes
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Client Details :
Justin MacPherson
Address:
193 Tutere Street,
Waikanae

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DRAINAGE PLAN

Plan :	Project No:	Sheet no :
EH153 all	NL732J	03 of 22
0800 A1homes 214663 www.A1homes.co.nz		

22 March, 2013

Angus MacPherson & Theresa van Tienen
C/- Truebridge Associates Ltd
522 Queen Street
Levin

Dear Angus MacPherson & Theresa van Tienen

RM130029: PROPOSED 2 LOT SUBDIVISION
AT 193 TUTERE STREET, WAIKANAE BEACH.

We are pleased to enclose your Resource Consent for the above 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 \$221.00 (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) 2964 782.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely



Wayne Gair
Senior Resource Consents Planner

RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991 CONSENT NO: RM130029

APPLICANT:	A K MacPherson and T M van Tienen
LOCATION OF ACTIVITY:	193 Tutere Street, Waikanae (Lot 89 DP 47126)
DESCRIPTION OF ACTIVITY:	Two Lot Subdivision

DECISION:

Granted subject to conditions on 22 March, 2013.

Officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991 hereby **grant** consent to a two lot subdivision at 193 Tutere Street, Waikanae Beach (Lot 89 DP 47126) subject to the following conditions, which were imposed under sections 108 and 220 of the Act.

Conditions:

1. The e-survey data set shall be in general accordance with the plan by Truebridge Associates Ltd drawing number 4259 scheme dated 21 February 2013 and stamped 'final approved plans' on 22 March 2013 and other information lodged with the application RM130029.
2. The consent holder shall pay Council Engineering Fees of \$1,216 GST inclusive (i.e. \$552 plus \$332 per lot) for consent compliance monitoring prior to the Section 224(c) certification of the subdivision. Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 01 July 2012.

Note: The current charge out rate is \$111.00 (GST inclusive) per hour.

3. The consent holder shall pay a reserve contribution of \$12,937.50 (GST inclusive) prior to the Section 224(c) certification for the one additional lot created.
4. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012.
5. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council prior to the commencement of work, but no later than one month from the date of issue of this Consent.

6. The carriageway within the right of way and the vehicle crossing shall be refurbished and resurfaced with new sealing to a minimum width of 3 metres.

Note: The consent holder shall seek and obtain consent of the owner of 195 Tutere Street (Lot 90 DP 47126) before the start of the works.

7. A report shall be provided to Council by a suitably qualified person on the condition and effectiveness of the existing on-site stormwater disposal on the right-of-way. If there are any adverse environmental effects which are more than minor found by the suitably qualified person during his inspections, the consent holder shall do necessary upgrading or remedial works in accordance with the recommendations of the suitably qualified person. The suitably qualified person will include in his report of any improvement or remedial work has been carried out.
8. Lot 1 and 2 shall be provided with separate electric power services and telecom services. The consent holder shall provide evidence from utility operators that Lots 1 and 2 have separated reticulation services.
9. The consent holder shall submit the as-built drawings of water supply, wastewater disposal and stormwater disposal services provided for the lots.

Note: The consent holder attention is drawn to the Council "Developer's Checklist for Submission of As-Built Drawing Form", a copy of which is available from the Subdivision Engineer.

10. Any stormwater disposal system that is shared between the two allotments shall be maintained and operated on an ongoing basis in such a way that no adverse environmental effects are created.

Note: The Council will issue a Consent Notice under Section 221 of the Resource Management Act to ensure ongoing compliance with this condition.

11. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. The Council may require other easements. The location of the stormwater disposal system referred to in condition 10 above shall be identified and appropriate easements created to cover the system.
Any Easement documents shall be prepared by solicitors at the consent holder's expense.

12. The consent holder shall supply a copy of the title plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

Advice Notes

- All costs arising from any of the above conditions shall be borne by the consent holder.
- 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.

- The services installed under building consents BC110463 and BC110464 must have a final inspection by the Council Building Control Team and be issued Code Compliance Certificate.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.

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 less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan.



Wayne Gair
Senior Resource Consents Planner

22 March, 2013.

22 March 2013

**KAPITI COAST DISTRICT COUNCIL
NOTIFICATION & SECTION 104 DECISION REPORT**

Applicant:	Angus MacPherson and Theresa van Tienen
Site Address:	193 Tutere Street, Waikanae Beach
Legal Description:	Lot 89 DP 47126
Site Area:	1070m²
Proposal:	Two Lot Subdivision
Land Owner:	Angus MacPherson and Theresa van Tienen
Zone:	Residential
Activity Status:	Discretionary

Report prepared by: Dean Raymond, Consultant Planner Cuttriss Consultants Ltd

Report peer reviewed by: Wayne Gair, Senior Resource Consents Planner

Date consent application received: 6 March 2013

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 RM130029.

2. SITE AND SURROUNDING ENVIRONMENT

2.1 Site Description

The site is a residential property in Waikanae Beach which has been developed with two separate dwellings. Both dwellings were established via building consents granted in 2011 (BC110463 and BC110464). The dwelling on proposed Lot 1 has been completed and is occupied. The dwelling on Lot 2 is nearing completion. At the time of site visit on 8 March 2013 the only items yet to be completed were internal decoration and flooring.

Both dwellings, which are similar in many respects, have outdoor space to the east and west of the buildings and are surrounded by fences on three sides. Both dwellings gain access off Tutere Street via a 50 metre unsealed driveway which is also shared with Lot 90 DP 47126 (195 Tutere Street). Both properties have no vegetation of any significance.

The site is surrounded by other residential properties typical of this part of Waikanae Beach.



Photo 1: Access to the site off Tutere Street

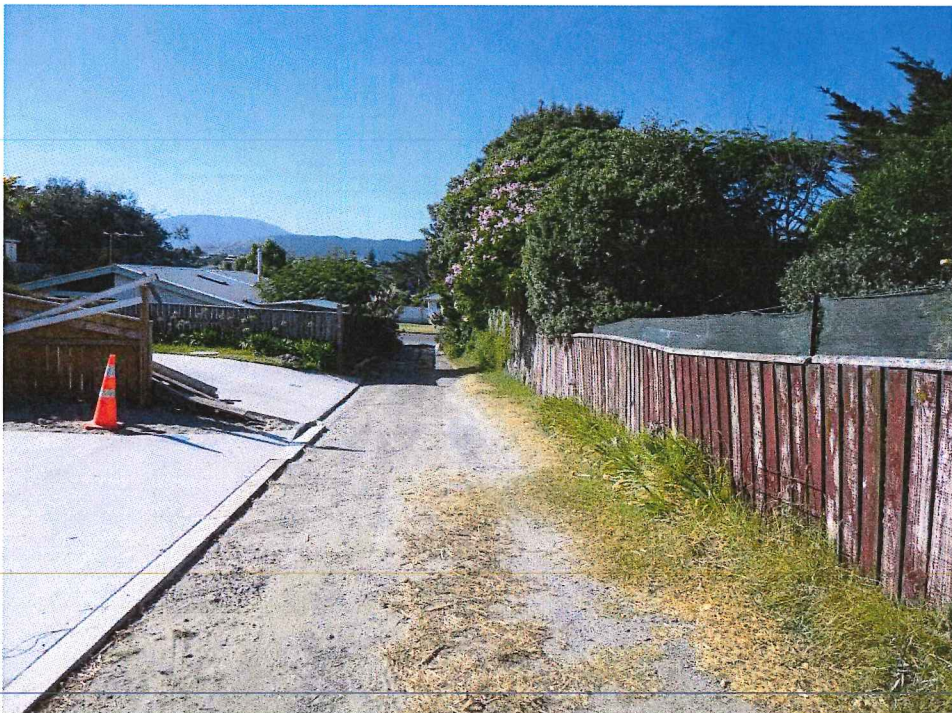


Photo 2: View of access towards street



Photo 3: Dwelling on proposed Lot 2



Photo 4: Dwelling on proposed Lot 1

2.2 Written Approvals

No written approvals have been received as part of the application.

2.3 Consent History

There are no resource consents recorded in Council's records in relation to this site.

3. THE PROPOSAL

3.1 Description of Proposal

This application is for a two lot fee simple subdivision. Both lots will be rear lots; Lot 1 will have a net area of 555m² (excluding access) and a gross area (inclusive of access) of 595m² and Lot 2 will have a net area of 426m² and gross area of 475m². Access will be via a right of way created over the existing shared driveway and shared with 195 Tutere Street. The proposed boundaries will follow the existing fencelines and areas of occupation.

The subdivision will create a new boundary between the two houses on the site with the house on Lot 1 being 2.8 metres from the boundary and the house on Lot 2 being 1.6 metres from the boundary.

The subdivision will create one area of non-compliance with the permitted activity standards for yards as one yard only of a rear site may be less than 3 metres with the written approval of the adjoining landowner. Both dwellings are already closer than 3 metres to two existing boundaries, therefore the new boundary between the dwellings at closer than 3 metres will create an area of non-compliance. The applicant is therefore seeking land use consent as a component of this subdivision application. The subdivision also creates an area of non-compliance in relation to outdoor living court on lot 2.

Plans showing the proposed subdivision and earthworks have been included with the application (reduced plan reproduced below).

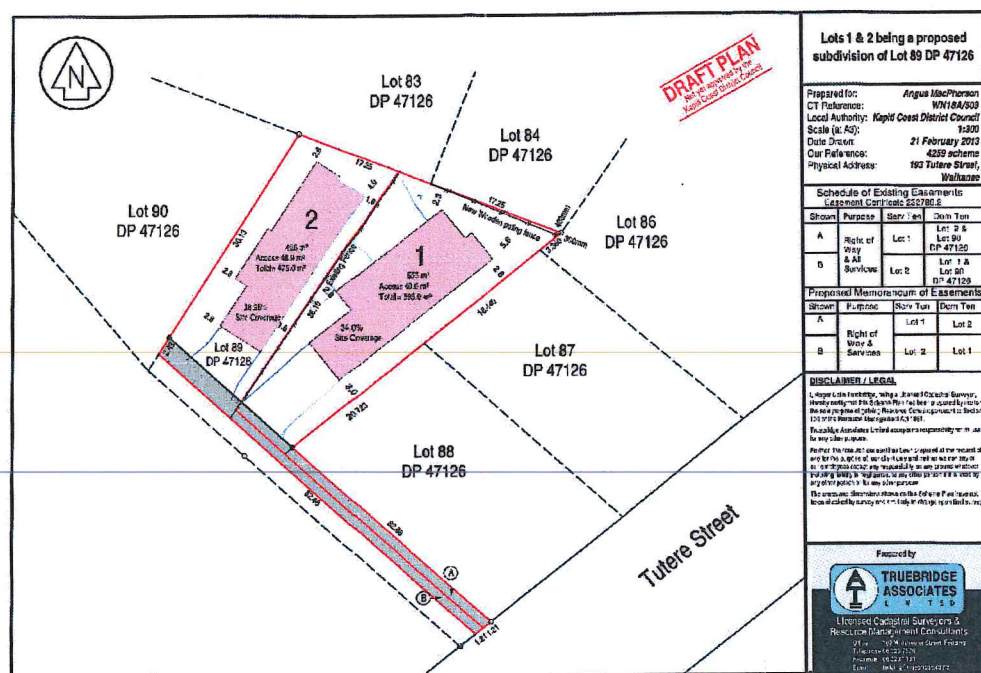


Figure 1: plan of proposed subdivision

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 less 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 Operative Kapiti Coast District Plan. There are no District Plan overlays or notations relating to the site.

In the maps for the Proposed District Plan the site is zoned Residential and has the following features shown on the District Plan maps:

- within the Coastal Environment
- within the Waikanae Plains landscape character area
- within the Salt Zone eco-domain
- identified as an area of 'Archaeological Alert'

4.3 Relevant Rules and Standards

The District Plan Rules and Standards that apply to this application are:

D.1.1.2 Controlled Activities (iv) Subdivision, where all the controlled activity standards for subdivision are complied with.

D.1.2.1 Permitted Activity Standards for yards

D.1.2.2 Controlled Activity Standards for subdivision

For the full text of the above rules and standards refer to the Kapiti Coast District Plan.

4.4 Activity Status

The proposed subdivision is a Discretionary Activity under Rule D.1.1.2 as it complies with all the controlled activity standards for subdivisions with the exception of the shape factor for Lot 2, which at 17 metres in width cannot contain an 18 metre diameter circle.

The subdivision will create one area of non-compliance with the permitted activity standards for yards as one yard only of a rear site may be less than 3 metres with the written approval of the adjoining landowner. Both dwellings are already closer than 3 metres to two existing boundaries, therefore the new boundary between the dwellings at closer than 3 metres will create an area of non-compliance. The applicant is therefore seeking land use consent as a component of this subdivision application. The dwelling on Lot 2 does not have a complying outdoor living court, and the applicant is therefore seeking land use consent as a component of this application.

The subdivision will not create any further breaches of the Permitted Activity Standards in terms of permeable surface area, parking, and site coverage.

4.5 Relevant Objectives and Policies

The following Objectives and Policies of the Operative District Plan apply to this application:

C.1.1 Objective 1 – General
Policy 1 – Amenity Values

C.7.1 Residential Subdivision Objective 1 – Density
Policy 1 – Low Density Character
Policy 4 – Infill Management General

C.7.4 Subdivision and Development Principles and Requirements Objective 1 - General
Policy 1 - Subdivision and Development Design

C.15 Natural Hazards Objective 1
Policies 1, 4 and 10

For the full text of the above objectives and policies, refer to The Kapiti Coast District Plan.

The following objectives and policies of the Proposed District Plan are relevant to this application:

Objective 2.3 Development management
Policy 5.4 Management of intensification
Policy 5.5 Residential densities
Policy 5.13 Amenity
Policy 5.16 Development and landforms
Policy 5.17 General residential subdivision

5. RELEVANT NATIONAL ENVIRONMENTAL STANDARDS and NATIONAL POLICY STATEMENTS

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

6. 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

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

95E Consent authority decides if person is affected person

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.

7. SECTION 104 ASSESSMENT

7.1 Adequacy of information

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

Sufficient information was supplied with the application to allow Council to determine the application.

7.2 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 site visits and studies of Council held data.

The proposed subdivision will enable separate ownership of the two dwellings currently established on the site. No additional development of the site is involved in this application and no additional development opportunities are created by the subdivision. The effects of the subdivision on the environment will be *de minimis*, although the sequence of the site development has possibly produced a different outcome from that which would have occurred had the subdivision preceded the erection of the dwellings on the parent allotment.

The subdivision will result in both dwellings being less than 3 metres from their common boundary. This is permitted under Rule D.1.2.1 as yards of less than 3 metres are permitted on one side only with adjoining landowners written consent. As both dwellings already breach rear site yard distances on more than one boundary the new boundary between the dwellings at closer than 3 metres to each dwelling will create an area of non-compliance. As the dwellings and the boundary fence already exist this non-compliance does not actually create any additional effects beyond those that already exist on the site.

Similarly the new boundary between the lots creates a further area of non-compliance with regard to Lot 2 not having a complying outdoor living court. The space between the two dwellings could have theoretically contained two complying outdoor living courts prior to subdivision, one for each of the dwellings. Again, as the dwellings and the boundary fence are now in existence this non-compliance does not actually create any additional effects beyond those that already exist on the site.

I have viewed the building files for both dwellings on the existing site and there is no record of any reserve contribution being paid for the second dwelling on the site, although development contributions under the Local Government Act have been paid. The

subdivision will therefore attract reserve contribution at the rate of 7.5% of the value of the allotments. A valuation of the proposed allotments has been received from Brian Whitaker, property valuer, and the two allotments have been valued at \$180,000 (Lot 1) and \$170,000 (Lot 2). In accordance with Council's currently policy, the value of lots for reserve contribution purposes has been capped at \$150,000, therefore a contribution of \$12,937.50, inclusive of GST (15%) will be payable for the one additional lot in the subdivision.

The proposal has been assessed against the assessment criteria contained in the District Plan and has been found to be compatible with these criteria.

I consider that overall the effects of the proposal on the environment will be less than minor.

7.3 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.

Regard was given to the provisions of the Kapiti Coast District Plan in the assessment of this proposal.

The provisions of the Proposed District Plan have also been considered in this assessment, although less weight has been given as the Proposed Plan does not yet have legal effect.

7.4 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.

I consider that there are no other matters relevant and reasonably necessary to determine the application.

7.5 Feedback from Other Council Officers

Subdivision Engineer Joey Narvasa has recommended certain conditions for this Resource Consent application to ensure compliance with Council's Subdivision and Development Principles and Requirements 2012.

8. NOTIFICATION DECISION

NB: Please refer to Section 7.2 'Actual or Potential Affects on the Environment' for the assessment upon which the notification decision is based.

8.1 Public Notification Decision

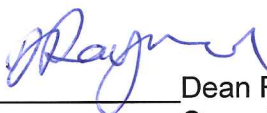
Council staff acting under authority delegated by the Council, decided under Sections 95A and 95D of the Resource Management Act 1991 that the application need not be publicly notified. The reasons for this decision were:

1. The applicant did not request that the application be publicly notified;
2. There is no rule or national environmental standard which requires public notification of the application;
3. The effects of the activity will be no more than minor, for the reasons discussed below under the heading "Assessment of Environmental Effects";
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: _____

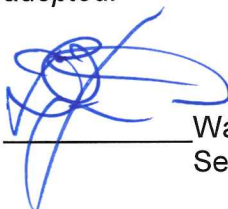


Dean Raymond
Consultant Planner

Decision:

"That the above recommendation be adopted."

Delegated Officer (Peer Reviewer): _____



Wayne Gair
Senior Resource Consents Planner

8.2 Limited Notification Decision

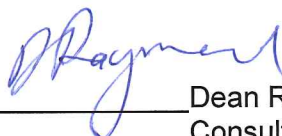
Council staff acting under authority delegated by the Council, decided under Sections 95B, 95E and 95F of the Resource Management Act 1991 that notice of the application need not be served on any person.

The reasons for this decision were that no persons have been identified as potentially adversely affected.

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: _____

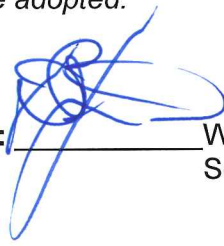


Dean Raymond
Consultant Planner

Decision:

"That the above recommendation be adopted."

Delegated Officer (Peer Reviewer):



Wayne Gair

Senior Resource Consents Planner

9. 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).

9.1 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 purpose of the Act as it will enable the development of a residential property without causing adverse effects on the environment.

9.2 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 application.

9.3 Section 7 - Other Matters

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

The most relevant matters are section (c) the maintenance and enhancement of amenity values, and section (f) the maintenance and enhancement of the quality of the environment. These matters have been addressed above in section 7.2 of this report. In my opinion the amenity values and the quality of the environment will all be maintained by this proposal.

9.4 Section 8 - Treaty of Waitangi

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

9.5 Conclusion on Part 2 matters

Overall, the proposal is consistent with Part 2 matters because the effects will be no more than minor and the proposal is an efficient use of this residential property.

10. SECTION 106 ASSESSMENT

Under section 106 a Territorial Authority may decline a subdivision consent if it considers that:

- The land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or
- Any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land or structure by any natural hazards listed above; or
- Insufficient provision has been made for legal and physical access to each lot

However, a consent authority may grant a subdivision consent even when the site is subject to the matters noted above if conditions that are imposed avoid, remedy or mitigate the effects of the natural hazard.

The land subject to this subdivision is not known to be subject to any of the hazards listed in Section 106, with the exception of the front 3 metres of the right of way, which is shown on Council's Hazard Maps as being subject to potential inundation (ponding) in a 1 in 100 year return period flood event. Both lots will have satisfactory legal and physical access. I consider that the provisions of section 106 are satisfied and there is no reason under this section for Council not to grant consent subject to appropriate conditions.

11. CONDITIONS

No conditions were proposed or volunteered by the applicant. Conditions are recommended to ensure compliance with Council's Subdivision and Development Principles and Requirements.

12. CONCLUSION

In conclusion the proposed subdivision will enable the two existing houses to be held in separate ownership. The effects on the environment will be *de minimis*. The proposal will generally be in character with the surrounding environment and will not be contrary to any provisions of the District Plan or any other relevant matter.

13. 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 a two lot subdivision at 193 Tutere Street, Waikanae Beach (Lot 89 DP 47126) subject to the following conditions, which were imposed under sections 108 and 220 of the Act.

Conditions:

1. The e-survey data set shall be in general accordance with the plan by Truebridge Associates Ltd drawing number 4259 scheme dated 21 February 2013 and stamped 'final approved plans' on 22 March 2013 and other information lodged with the application RM130029.

2. The consent holder shall pay Council Engineering Fees of \$1,216 GST inclusive (i.e. \$552 plus \$332 per lot) for consent compliance monitoring prior to the Section 224(c) certification of the subdivision. Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 01 July 2012.

Note: The current charge out rate is \$111.00 (GST inclusive) per hour.

3. The consent holder shall pay a reserve contribution of \$12,937.50 (GST inclusive) prior to the Section 224(c) certification for the one additional lot created.
4. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012.
5. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council prior to the commencement of work, but no later than one month from the date of issue of this Consent.
6. The carriageway within the right of way and the vehicle crossing shall be refurbished and resurfaced with new sealing to a minimum width of 3 metres.

Note: The consent holder shall seek and obtain consent of the owner of 195 Tutere Street (Lot 90 DP 47126) before the start of the works.

7. A report shall be provided to Council by a suitably qualified person on the condition and effectiveness of the existing on-site stormwater disposal on the right-of-way. If there are any adverse environmental effects which are more than minor found by the suitably qualified person during his inspections, the consent holder shall do necessary upgrading or remedial works in accordance with the recommendations of the suitably qualified person. The suitably qualified person will include in his report of any improvement or remedial work has been carried out.
8. Lot 1 and 2 shall be provided with separate electric power services and telecom services. The consent holder shall provide evidence from utility operators that Lots 1 and 2 have separated reticulation services.
9. The consent holder shall submit the as-built drawings of water supply, wastewater disposal and stormwater disposal services provided for the lots.

Note: The consent holder attention is drawn to the Council "Developer's Checklist for Submission of As-Built Drawing Form", a copy of which is available from the Subdivision Engineer.

10. Any stormwater disposal system that is shared between the two allotments shall be maintained and operated on an ongoing basis in such a way that no adverse environmental effects are created.

Note: The Council will issue a Consent Notice under Section 221 of the Resource Management Act to ensure ongoing compliance with this condition.

11. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. The Council may

require other easements. The location of the stormwater disposal system referred to in condition 10 above shall be identified and appropriate easements created to cover the system.

Any Easement documents shall be prepared by solicitors at the consent holder's expense.

12. The consent holder shall supply a copy of the title plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

Advice Notes

- All costs arising from any of the above conditions shall be borne by the consent holder.
- 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.
- The services installed under building consents BC110463 and BC110464 must have a final inspection by the Council Building Control Team and be issued Code Compliance Certificate.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.

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 less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan.

Recommended by:



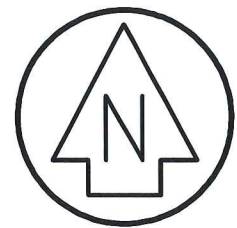
Dean Raymond
Consultant Resource Management Planner
Cuttriss Consultants Ltd

~~"That the above recommendation be adopted under delegated authority"~~



Wayne Gair
Senior Resource Consents Planner

22 March 2013



DRAFT PLAN
Not yet approved by the
Kapiti Coast District Council

**Lots 1 & 2 being a proposed
subdivision of Lot 89 DP 47126**

Prepared for: **Angus MacPherson**
CT Reference: **WN18A/503**
Local Authority: **Kapiti Coast District Council**
Scale (at A3): **1:300**
Date Drawn: **21 February 2013**
Our Reference: **4259 scheme**
Physical Address: **193 Tutere Street,
Waikanae**

Schedule of Existing Easements
Easement Certificate 232786.2

Shown	Purpose	Serv Ten	Dom Ten
A	Right of Way & All Services	Lot 1	Lot 2 & Lot 90 DP 47126
B		Lot 2	Lot 1 & Lot 90 DP 47126

Proposed Memorandum of Easements

Shown	Purpose	Serv Ten	Dom Ten
A	Right of Way & Services	Lot 1	Lot 2
B		Lot 2	Lot 1

DISCLAIMER / LEGAL

I, Roger Colin Truebridge, being a Licensed Cadastral Surveyor,
Hereby certify that this Scheme Plan has been prepared by me for
the sole purpose of gaining Resource Consent pursuant to Section
105 of the Resource Management Act 1991.

Truebridge Associates Limited accepts no responsibility for its use
for any other purpose.

Further, the resource consent has been prepared at the request of
and for the purpose of, our client only and neither we nor any of
our employees accept any responsibility on any ground whatever
including liability in negligence, to any other person if it is used by
any other person or for any other purpose

The areas and dimensions shown on this Scheme Plan have not
been checked by survey and are likely to change upon final survey.

Prepared by



**TRUEBRIDGE
ASSOCIATES
LIMITED**

Licensed Cadastral Surveyors &
Resource Management Consultants

Office 100 Manchester Street, Feilding
Telephone 06 323 7576
Facsimile 06 323 1134
Email feilding@truebridge.co.nz

Lot 90
DP 47126

Lot 83
DP 47126

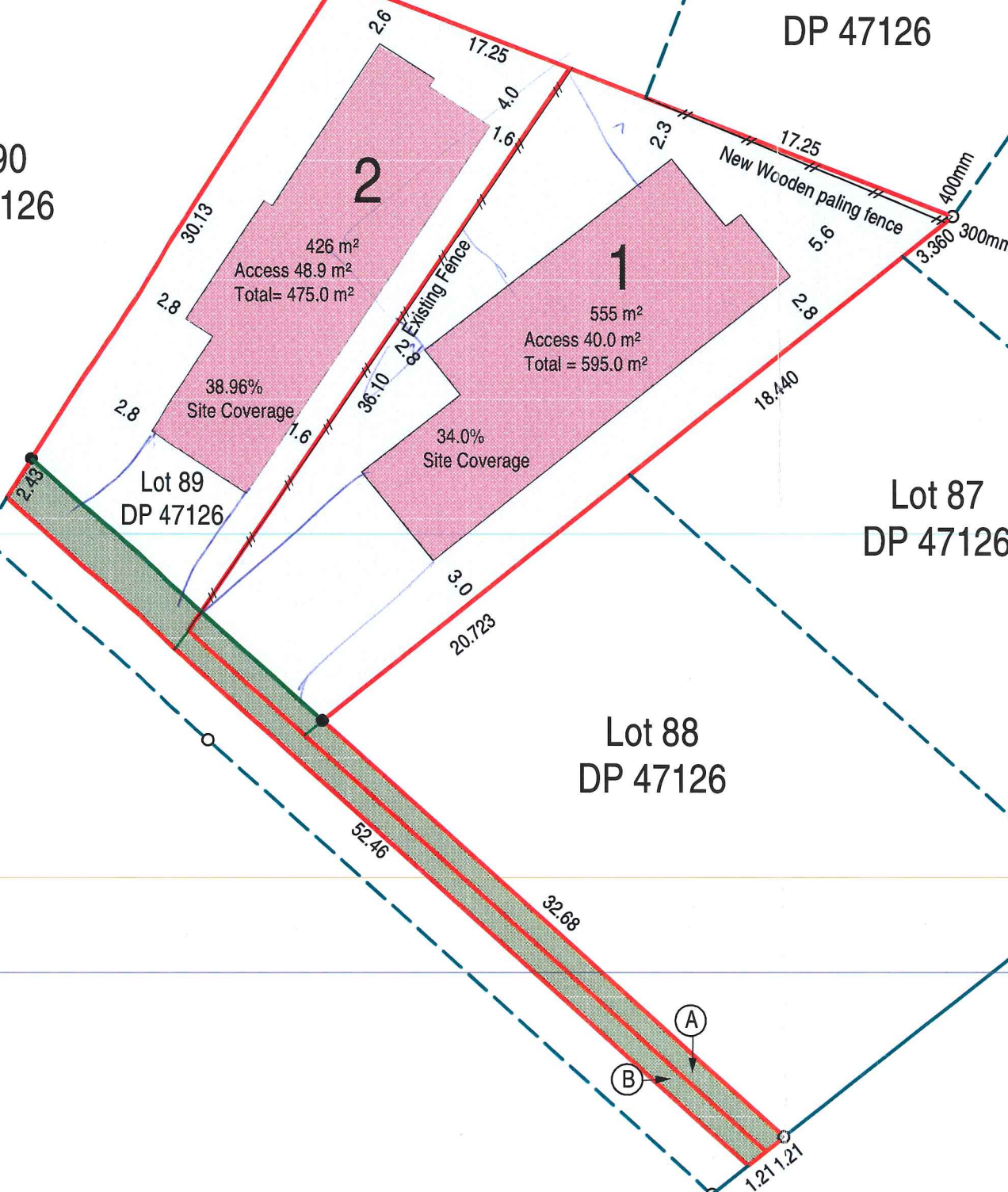
Lot 84
DP 47126

Lot 86
DP 47126

Lot 87
DP 47126

Lot 88
DP 47126

Tutere Street



**CONSENT NOTICE
PURSUANT TO SECTION 221 OF
THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 464911
AND RESOURCE CONSENT NO. RM 130029**

**(BEING THE SUBDIVISION OF LOT 89 DP 47126),
AT 193 TUTERE STREET, WAIKANAE
FOR A MACPHERSON AND T VAN TIENEN**

To: The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that, with respect to Lots 1 and 2, the following condition is to be complied with on a continuing basis:

Any stormwater system that is shared between Lots 1 and 2 shall be maintained and operated on an ongoing basis in such a way that no adverse environmental effects are created.

Issued in respect of application No. RM 130029 on this 7th day of March, 2014.



**David Wayne Gair
AUTHORISED OFFICER**



**Monique Sarah Robertson
AUTHORISED OFFICER**