

# Sharalyn Fraser *Agency*

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26 September 2025

Tom Jeffries

### **LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 75 Field Way, 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](http://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](mailto: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:

**75 Field Way, 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

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|                         |              |
|-------------------------|--------------|
| <b>Applicant</b>        | Tom Jeffries |
| <b>LIM number</b>       | L250992      |
| <b>Application date</b> | 18/09/25     |
| <b>Issue date</b>       | 26/09/25     |

### Property details

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|                          |                              |
|--------------------------|------------------------------|
| <b>Property address</b>  | 75 Field Way, Waikanae Beach |
| <b>Legal description</b> | LOT 3 DP 24476 CT D2/895     |
| <b>Area (hectares)</b>   | 0.0809                       |

### Valuation information

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|                           |             |
|---------------------------|-------------|
| <b>Valuation number</b>   | 1491038900  |
| <b>Capital value</b>      | \$1,300,000 |
| <b>Land value</b>         | \$1,080,000 |
| <b>Improvements value</b> | \$220,000   |

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

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## Attachments

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

## 1. Rates

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*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 \$9,274.27  
This includes Greater Wellington Regional Council rates

**Next instalment date** 09/12/25

**Arrears for previous years** \$0.00

**Water rates** \$509.83 last year (2024/25)  
  
For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.

**Water balance due** \$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

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*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

16/11/71      Building Permit DO15440 HOUSE 1400 SQ FT

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

### Engineer's report

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

### Wind

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

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

### Swimming Pools: Compliance with the Building Act 2004

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

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*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

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*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/](https://www.gw.govt.nz/).

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

##### **District Plan Features and Overlays**

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

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

This property is located within PRECINCT 62 - Coastal Qualifying Matter Precinct (General Residential Zone). There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1963. Copies of the Deposited Plan (DP 24476) and Record of Title are provided with this LIM.

There are no known easements.

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

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.

This property is adjacent to land which is shown to contain a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is: Special Amenity Feature or Landscape - distinctive highly valued landscape or landform. SAL29 Southern Beaches Special Amenity Landscape (Beach and public areas of the foredunes extending from the settlement of Paekakariki through to the northern edge of the Waikanae Beach settlement including the Wharemauku Stream, Tikotu Creek and Waimeha Stream mouths (excluding the Paekakariki escarpment, Whareroa Dunes and Waikanae River Mouth beach and foredune areas that have been assessed separately).

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

## 5. Special Features and Characteristics of the land

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*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](https://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/](http://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/](http://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.

The Operative District Plan (1999) includes some coastal hazard building line restrictions. Their purpose is to restrict the placement of permanent development, such as houses, on land considered to be at high risk from sea erosion.

It means that building work is restricted to a certain distance from the property boundary adjoining the coast. This area is referred to as the coastal yard in the Operative District Plan (1999).

This property is shown to be subject to the following Coastal Building Line Restriction. Waikanae, Te Horo Beach - 7.5 metres from the seaward title boundary.

These coastal hazard provisions are contained in their original form under the Coastal Chapter of the Operative District Plan (2021) and can be viewed on the Natural Hazards maps of the Operative District Plan 2021, and on the Districtwide and Urban Zones and Features Maps 8, 11, 14, 16 and 19 of the District Plan 1999.

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

### 6. Other land and building classifications

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*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

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*In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.*

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. An as-built plan of private drainage is provided with this LIM.

Stormwater discharge should be confined to site or discharged to the kerb and channel. There is no record of any Council services running through the property.

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

### 8. Drinking water supply

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*In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.*

Council has a potable water supply system available with an ordinary on demand metered water supply connection. The Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

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

### 9. Network utility information

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*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

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*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](http://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

75 Field Way, Waikanae Beach (LOT 3 DP 24476 CT D2/895)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: September 18, 2025

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





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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** **WND2/895**  
**Land Registration District** **Wellington**  
**Date Issued** 21 May 1965

**Prior References**  
WNB1/10

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**Estate** Fee Simple  
**Area** 809 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 24476

**Original Registered Owners**

Paul Michael Jefferies as to a 1/2 share  
Margaret Mary Jefferies as to a 1/2 share

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**Interests**

9174381.1 Departmental dealing correcting the spelling of the registered proprietors surnames from Jefferies to Jeffries - 5.9.2012 at 9:26 am

9509505.1 Transfer of a 1/2 share/interest Paul Michael Jeffries to Paul Michael Jeffries, Margaret Mary Jeffries and Richard Bruce Hudson - 22.12.2014 at 4:08 pm

9509505.2 Transfer of a 1/2 share/interest Margaret Mary Jeffries to Paul Michael Jeffries, Margaret Mary Jeffries and Richard Bruce Hudson - 22.12.2014 at 4:08 pm

10148148.1 Transmission of the 1/2 share of Paul Michael Jeffries, Margaret Mary Jeffries and Richard Bruce Hudson to Margaret Mary Jeffries and Richard Bruce Hudson as survivor(s) - 7.9.2015 at 11:25 am

10148148.2 Transmission of the 1/2 share of Paul Michael Jeffries, Margaret Mary Jeffries and Richard Bruce Hudson to Margaret Mary Jeffries and Richard Bruce Hudson as survivor(s) - 7.9.2015 at 11:25 am

References  
Prior C/T. B1/10

Transfer No. 631829  
N/C. Order No.



Land and Deeds 69

No D2 / 895

REGISTER

# CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 21st day of May one thousand nine hundred and sixty-five under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that FLOYD FREDERICK GEORGE RAWLEIGH of Waikanae, Retired Manufacturer and RUBY VALIANT RAWLEIGH, his wife are

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 32 PERCHES more or less situate in Block V of the Kaitawa Survey District being part Ngarara West A36 and being also lot 3 on Deposited Plan 24476.



*[Signature]*  
Assistant Land Registrar

Fencing Covenant in Transfer 631829.

ER

Transfer 908015 to Paul Michael Jeffries of Wellington Master Builder - 1.3.1972 at 10.22 am

163777.1  
DISCHARGED  
Mortgage 917516 to The New Zealand Investment Mortgage and Deposit Company Limited - 10.5.1972 at 2.00 p.m.

Variation of Mortgage 917516 - 4.1.1973 at 2.00 p.m.

DISCHARGED

266099.1

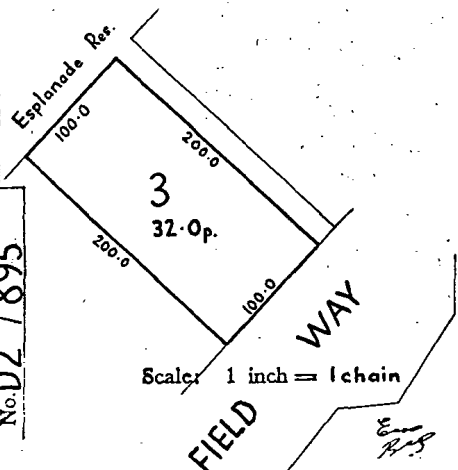
DISCHARGED

Mortgage 183777.2 to Patricia June Martin and Michael Hardie Boys - 19.9.1977 at 1.47 p.m.

B.024512.1 Transfer to Paul Michael Jeffries, Company Director and Margaret Mary Jeffries, Horticulturalist both of Wellington - 28.8.1989 at 1.50 p.m.

B.149408.1 Transfer to Paul Michael Jeffries, Company Director and Margaret Mary Jeffries, Horticulturalist, both of Paraparaumu as tenants in common in equal shares - 14.3.1991 at 2.37 pm.

A.L.R.

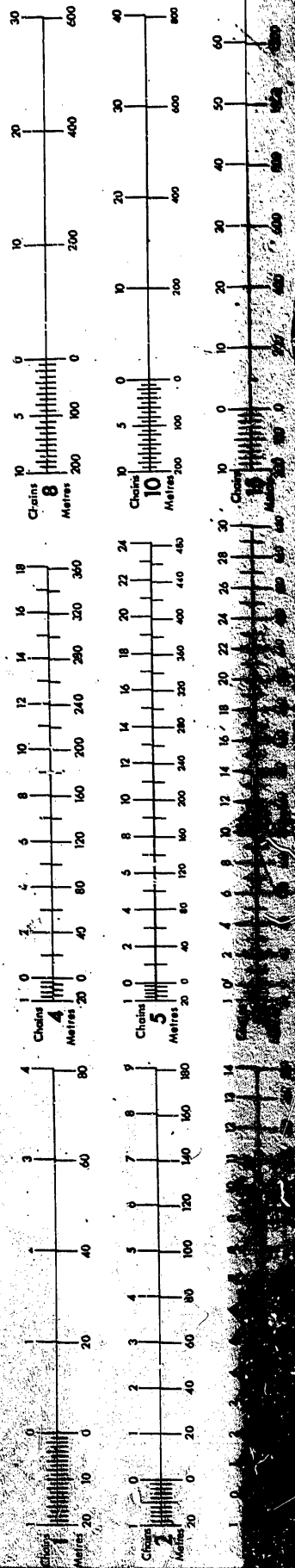


EQUIVALENT METRIC  
AREA IS ..... 809 m<sup>2</sup>

1000/8/84-80679 W

Register copy for L. & D. 69, 71, 72

DATE OF PHOTOGRAPHY  
20/3/74



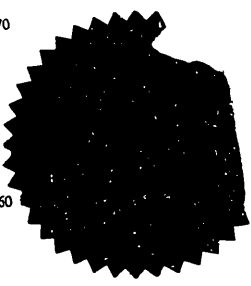
Land Transfer Office  
Received Plan 24476 14-2-66  
Title Reference 24476  
Meadowlands 212-10-9  
310 Referred to L. T. Surveyor 14-12-1962

24476

On deposit of this plan at 21  
Furniture Road, Section 22  
County Amendment Act 1961

DIAGRAM  
Not to Scale

24476



ELEVENTH APRIL  
TWELFTH DECEMBER

Added by  
James H. Guy  
[Signature]

Approved as to Survey

[Signature]

Deputy Chief Surveyor  
22/2/63

Received

Reference plans D.P. 20118, 22152  
23534, M.L. 14914

Field book 201 p. 3-4

Traverse book 217 p. 211-214

Examined by Helen Craven 22/2/63

Recorded [Signature]

Correct [Signature]

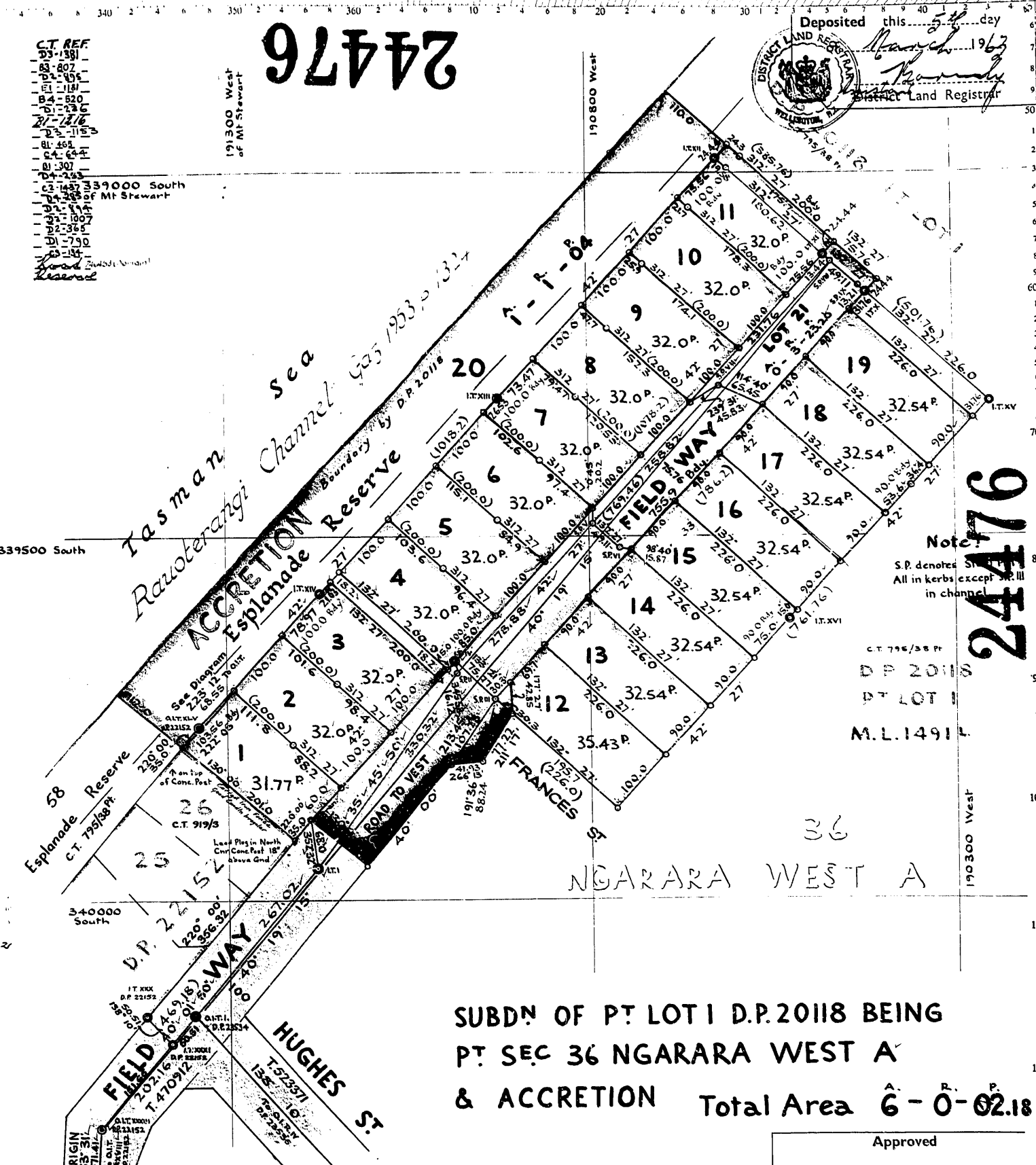
Acting L. T. Surveyor

LOT  
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21

C.T. REF.  
23-1381  
83-807  
81-181  
84-820  
81-226  
81-7216  
81-1155  
81-464  
81-641  
81-307  
81-223  
81-1437  
339000 South  
191300 West of Mt Stewart  
[Signature]  
[Signature]

24476

191300 West  
of Mt Stewart



Deposited this 5th day  
March 1963  
District Land Registrar

24476

Note:  
S.P. denotes S.P.  
All in kerbs except in channel

C.T. 795/38 Pt  
D.P. 20118  
PT LOT 1  
M.L. 14914

SUBDN OF PT LOT 1 D.P. 20118 BEING  
PT SEC 36 NGARARA WEST A  
& ACCRETION Total Area 6-0-02.18

Survey Block & District V Kaitawa  
Land District Wellington Local Body Horowhenua County  
Scale One Chain to an Inch Surveyed by Martin & Dyett Date October 1962  
Allan Ronald de Vries of Wellington Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938.  
And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.  
Declared at Wellington this 20th day of November 1962  
before me  
Justice of the Peace, (or other person authorised to take a statutory declaration.)

Approved

Applicant or Registered Owner

This space reserved for plan number

24476






# Operative District Plan 2021 - Zones and Precincts

75 Field Way, Waikanae Beach (LOT 3 DP 24476 CT D2/895)



## Key to map symbols

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



0 20 40 Metres

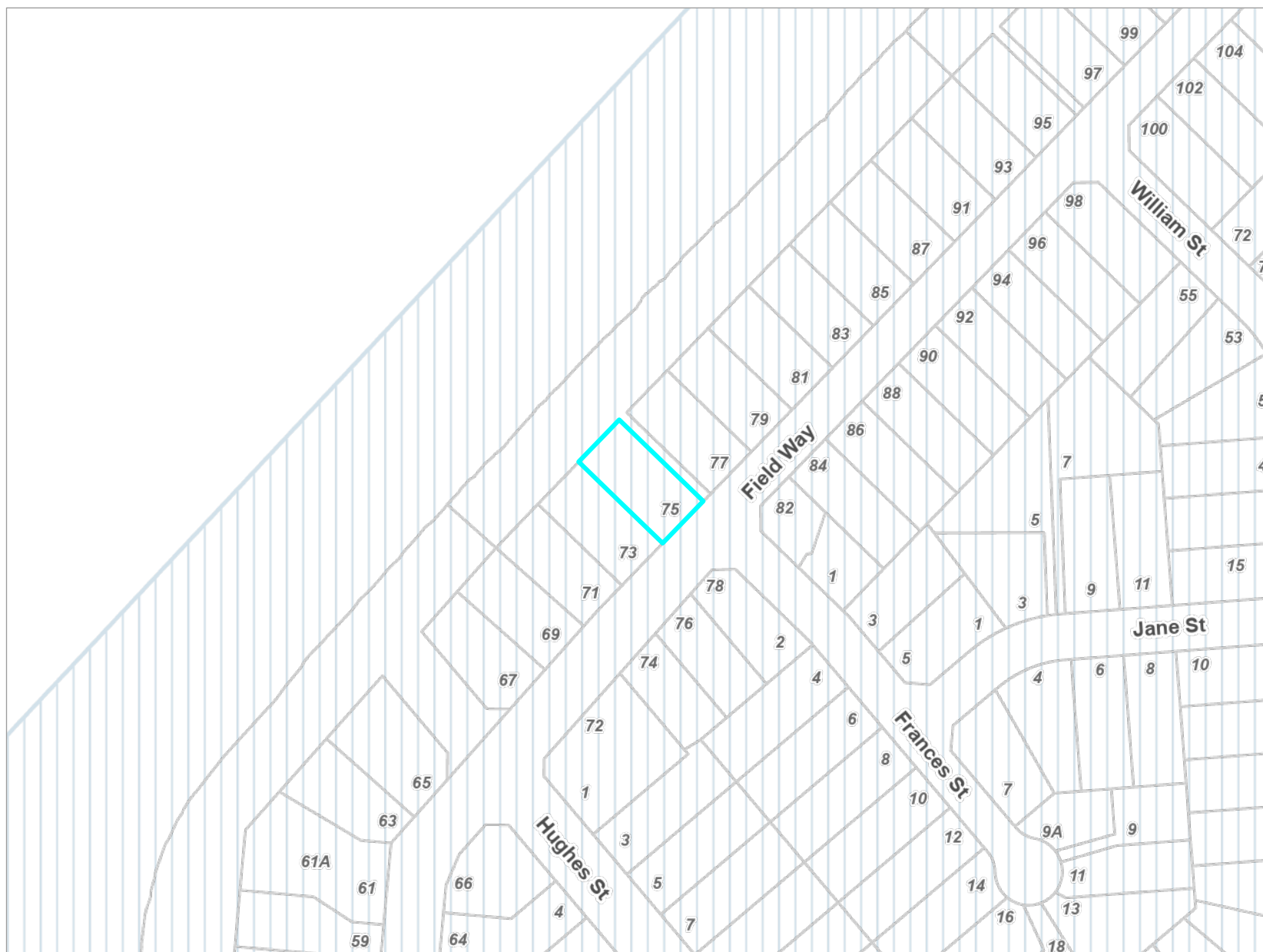
Scale @ A4 - 1:1,000

Date Printed: September 18, 2025

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

75 Field Way, Waikanae Beach (LOT 3 DP 24476 CT D2/895)



## Key to map symbols

 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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75 Field Way, Waikanae Beach (LOT 3 DP 24476 CT D2/895)



N

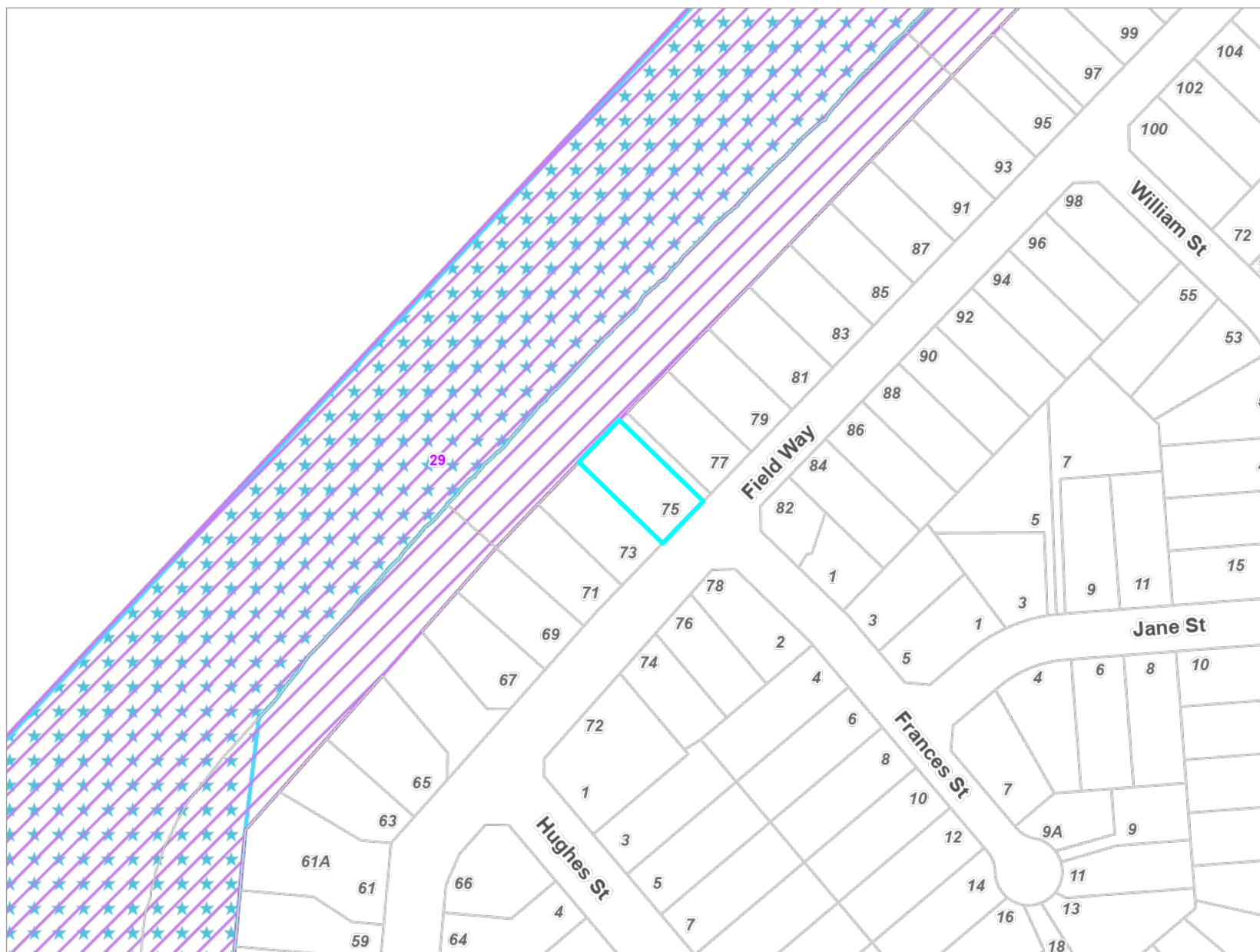


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# Operative District Plan 2021 - Natural Features

75 Field Way, Waikanae Beach (LOT 3 DP 24476 CT D2/895)



## Key to map symbols

-  Special Amenity Landscapes
-  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

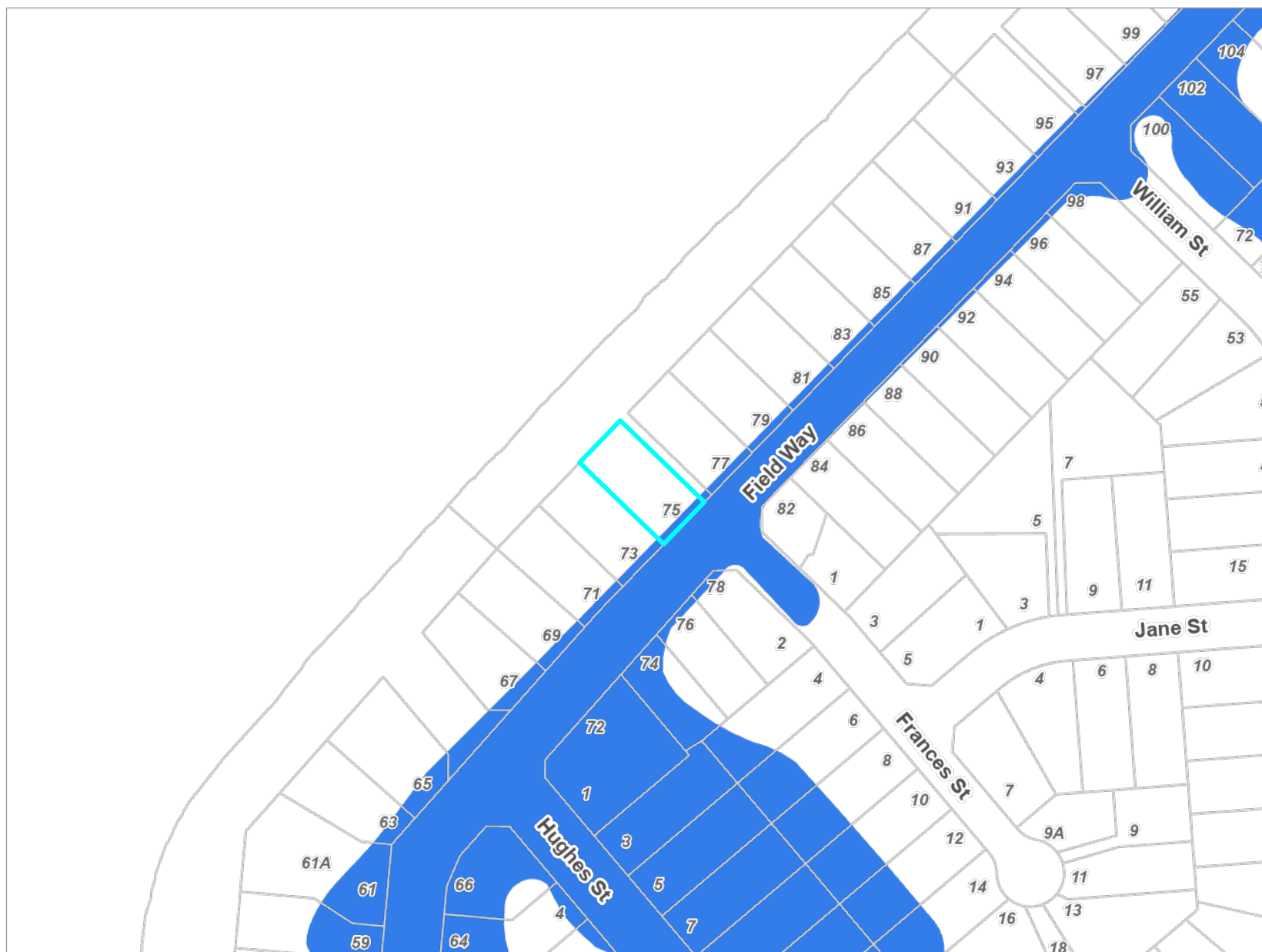
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# Operative District Plan 2021 - Natural Hazards

75 Field Way, Waikanae Beach (LOT 3 DP 24476 CT D2/895)



## Key to map symbols

 Ponding Area

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



0 40 80 Metres

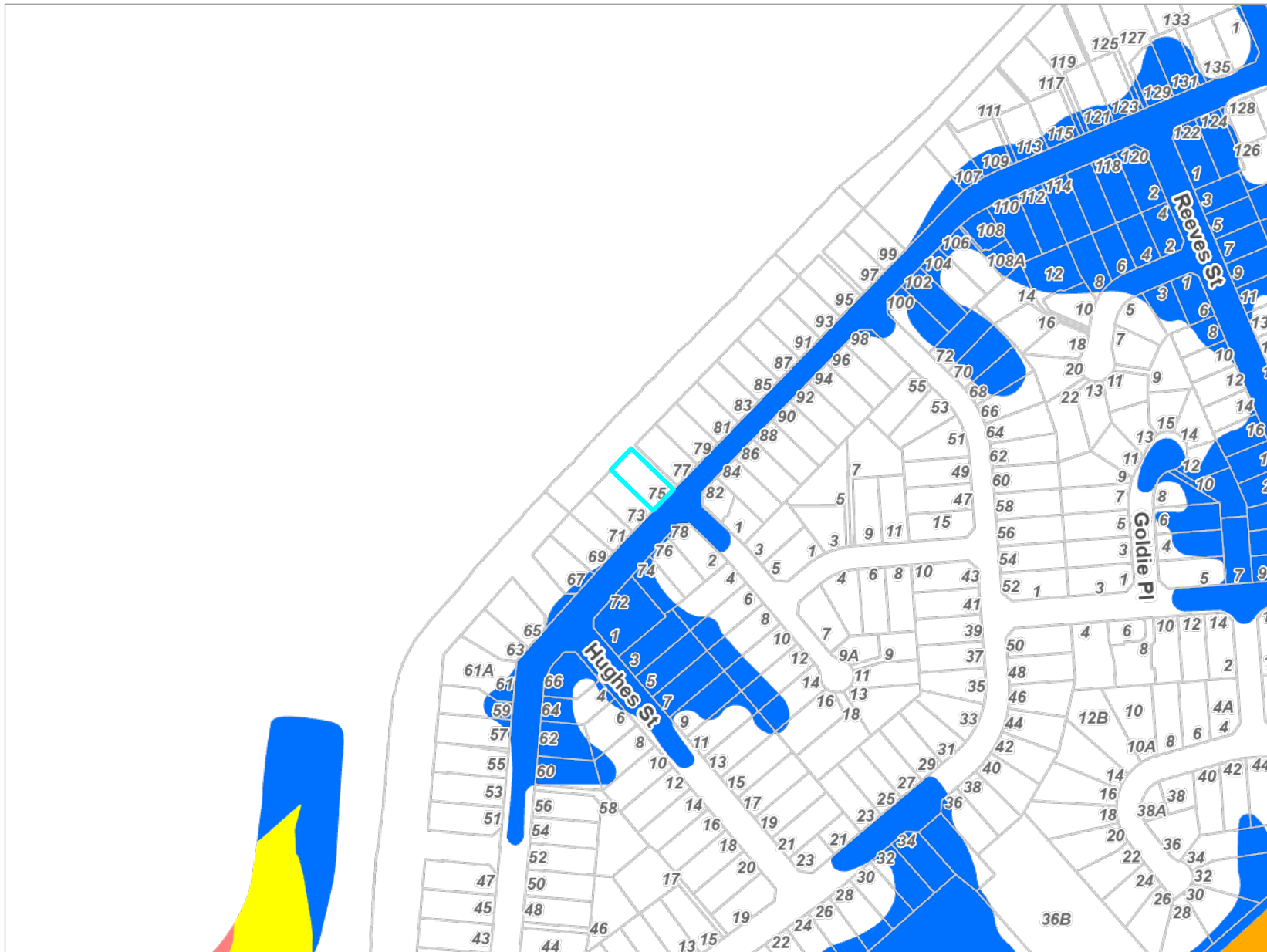
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Date Printed: September 18, 2025





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# Latest Flood Hazards

75 Field Way, Waikanae Beach (LOT 3 DP 24476 CT D2/895)



## Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Storage
-  Ponding

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



0 90 180 Metres

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# Resource Consents Map

75 Field Way, Waikanae Beach (LOT 3 DP 24476 CT D2/895)



## Key to map symbols

 Resource Consents

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



0 20 40 Metres

Scale @ A4 - 1:1,000

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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   |
|-------------------------|------------------------------|------------------|----------------------------|--------------|---|-----------------|----------------|-----------------------|---------------|------------|
| 010244                  | 69 Field Way, Waikanae Beach | 1491038600       | LOT 26 DP 22152            | LD           | PROPOSED DWELLING ENCROACHING SIDE YARD, HEIGHT ENVELOPE and  | N               | N              | Decision Issued       | 25/10/2001    | 23/10/2001 |
| 000300                  | 77 Field Way, Waikanae Beach | 1491039100       | LOT 4 DP 24476             | LD           | PROPOSED ADDITIONS ENCROACH HEIGHT ENVELOPE. STAGE ONE OF     | N               | N              | Decision Issued       | 30/10/2000    | 28/9/2000  |
| 040154                  | 1 Frances Street, Waikanae   | 1491035300       | LOT 12 DP 24476            | LD           | Proposed addition encroaches height envelope                  | N               | N              | S 127 decision issued | 24/3/2005     | 1/9/2004   |
| 120034                  | 1 Frances Street, Waikanae   | 1491035300       | LOT 12 DP 24476            | SC           | 2 lot subdivision at 82 Field Way and 1 Frances Street,       | N               | N              | s.224 Issued          | 24/4/2012     | 23/3/2012  |
| 140163                  | 81 Field Way, Waikanae Beach | 1491039300       | LOT 6 DP 24476             | LD           | Construction of an extension to an existing dwelling which    | N               | N              | Decision Issued       | 25/9/2014     | 28/8/2014  |
| 900117                  | 72 Field Way, Waikanae Beach | 1491032800       | LOT 1 DP 72637             | SC           | PROPOSED SUBDIVISION, BOUNDARY ADJUSTMENT                     | N               | N              | Decision Issued       | 4/2/1991      | 10/12/1990 |
| 980070                  | 79 Field Way, Waikanae Beach | 1491039200       | LOT 5 DP 24476             | LD           | CONVERT EXISTING TWO STORY DWELLING INTO AN UPSTAIRS DWELLING | N               | N              | Decision Issued       | 3/4/1998      | 10/2/1998  |

| 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  |
|-------------------------|------------------------------|------------------|----------------------------|--------------|---|-----------------|----------------|------------------|---------------|-----------|
| 960498                  | 3 Hughes Street, Waikanae    | 1491032900       | LOT 2 DP 72637 CT 38B/643  | LC           | TO BUILD A GARAGE AS STAGE ONE OF A HOUSE                   | N               | N              | Decision Issued  | 17/12/1996    | 3/12/1996 |
| CE240009                | 1 Frances Street, Waikanae   | 1491035300       | LOT 2 DP 455392            | LD           | Installation of an in-ground swimming pool with associated  | N               | N              | Letter Generated | 31/5/2024     | 18/4/2024 |
| CE190002                | 77 Field Way, Waikanae Beach | 1491039100       | LOT 4 DP 24476 CT E1/1181  | LD           | Construct additions and alterations to an existing dwelling | N               | N              | Decision Issued  | 14/3/2019     | 19/2/2019 |

# Health and Alcohol Licenses

75 Field Way, Waikanae Beach (LOT 3 DP 24476 CT D2/895)



## Key to map symbols

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



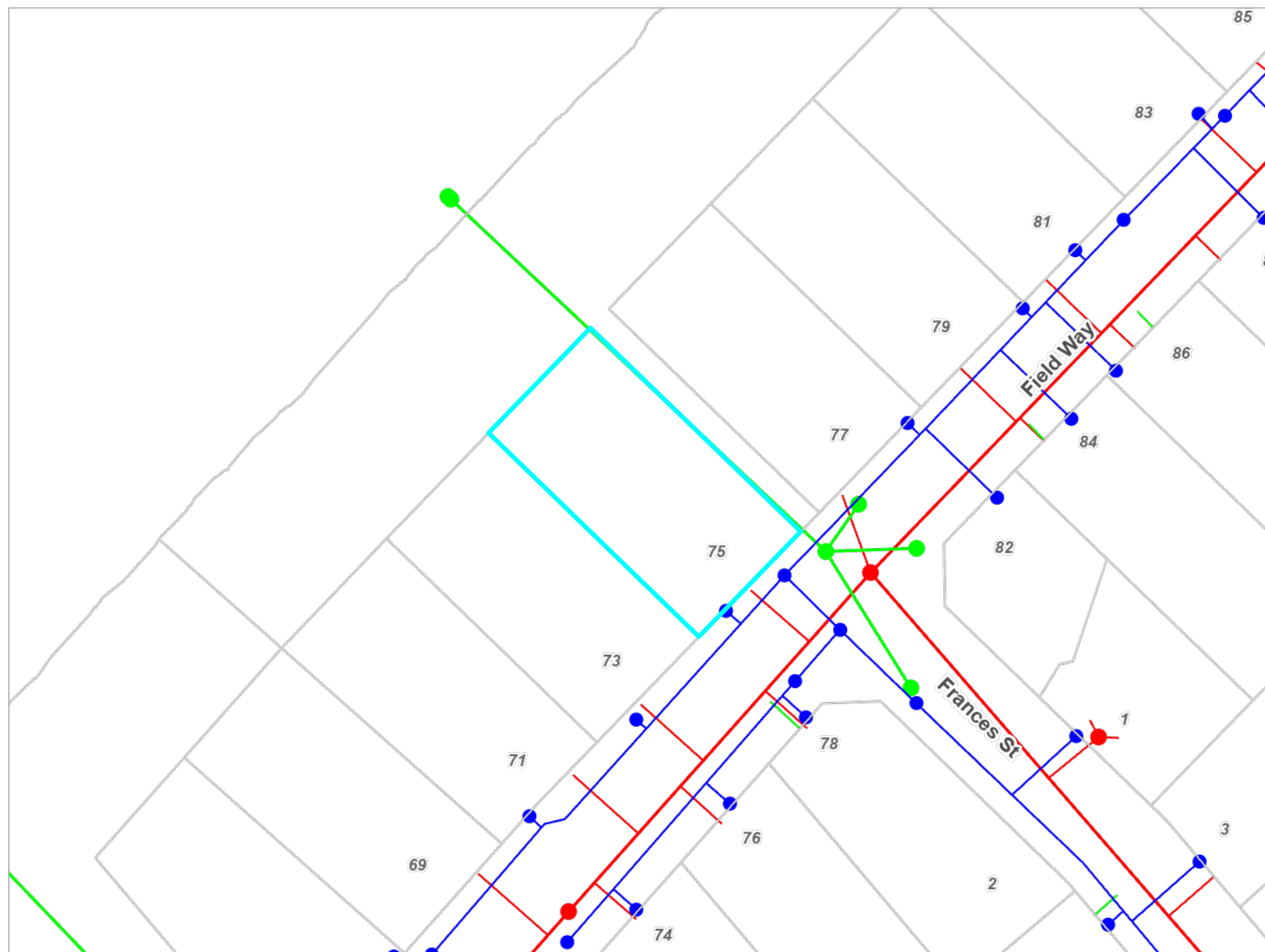
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Scale @ A4 - 1:1,000

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# Services Network

75 Field Way, Waikanae Beach (LOT 3 DP 24476 CT D2/895)



## Key to map symbols

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

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



0 10 20 Metres

Scale @ A4 - 1:800

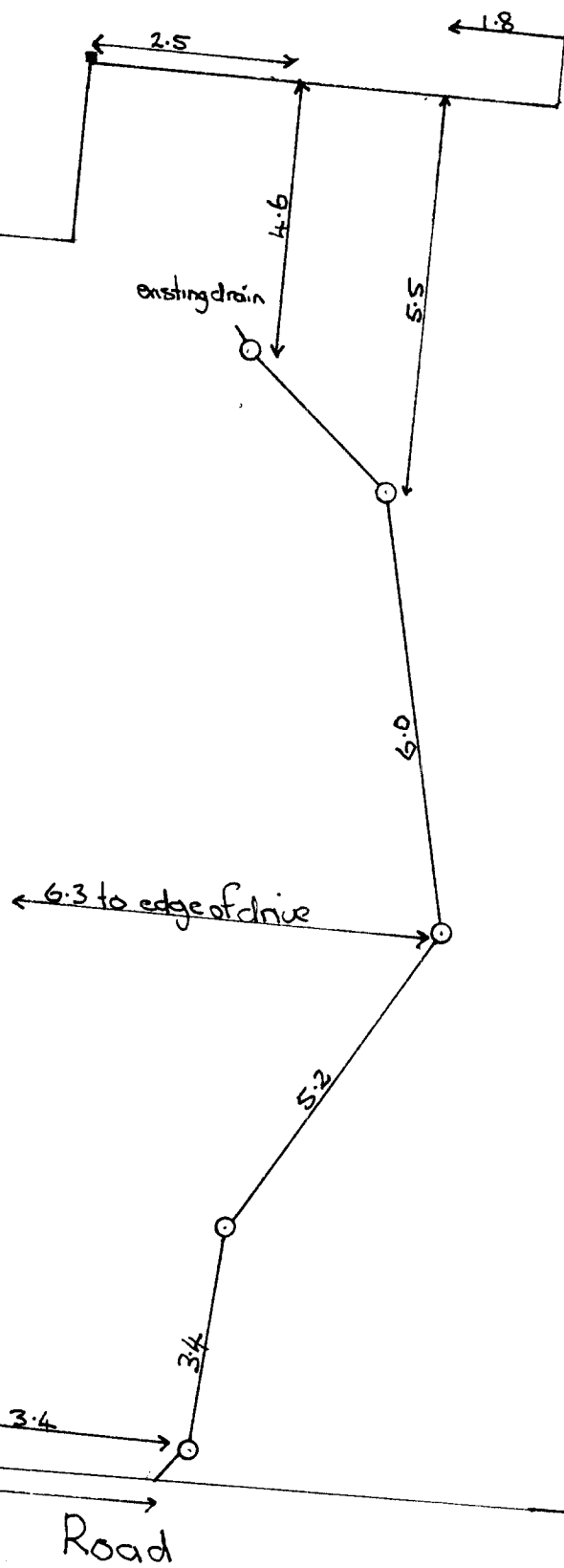
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75 Fieldway lot 3 DP 24476

1:100

DT O.K. *agl* 23.8.90  
Drainlayer Andy Gow



TOBY

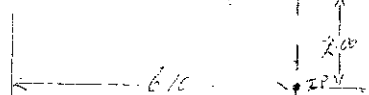
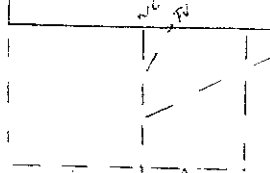
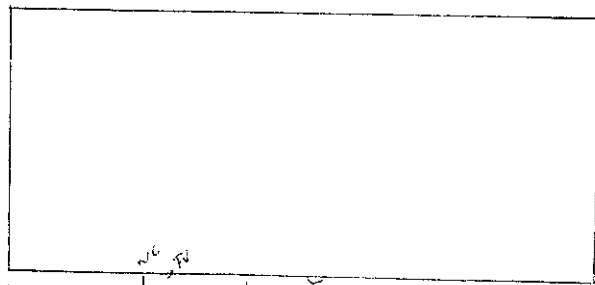


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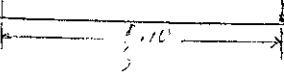
Road





ROAD --- <sup>TRG</sup> 73 FIELDWAY  
 LOT --- 1  
 DP --- 24476  
 DRAINAGER --- T BREEN  
 OWNER --- DOUBLE  
 DATE --- 8-6-79  
 PIPE --- TERRAIN P.V.C.

drain plan



20-75