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12 November 2025

Andrew Cromie

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 93 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

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:

93 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

Applicant	Andrew Cromie
LIM number	L251185
Application date	05/11/25
Issue date	12/11/25

Property details

Property address	93 Field Way, Waikanae Beach
Legal description	LOT 11 DP 24476
Area (hectares)	0.0809

Valuation information

Valuation number	1491039800
Capital value	\$1,800,000
Land value	\$1,080,000
Improvements value	\$720,000

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

Contents

<u>1. Rates</u>	3
<u>2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings</u>	4
<u>3. Weathertightness</u>	5
<u>4. Land use and Conditions</u>	5
<u>5. Special Features and Characteristics of the land.</u>	7
<u>6. Other land and building classifications</u>	10
<u>7. Private and Public stormwater and sewerage drains</u>	10
<u>8. Drinking water supply</u>	10
<u>9. Network utility information</u>	10
<u>10. 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 \$10,498.92 This includes Greater Wellington Regional Council rates
Next instalment date	09/12/25
Arrears for previous years	\$0.00
Water rates	\$305.24 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

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

05/04/04	BUILDING CONSENT 040111: Dwelling adds & alts. : Code Compliance Certificate issued 11/08/06
11/12/85	Building Permit D021236 GARAGE 49 SQ M
13/04/84	Building Permit B068739 ALTERATIONS 124 SQ M
19/09/77	Building Permit H136623 HOUSE 124 SQ M

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

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

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

Planning/Resource Management

District Plan Zone/Precinct/Development Area:

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 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz))

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

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

District Plan Features and Overlays

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

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

This property is located within PREC62 - 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.

A copy of the Deposited Plan (DP 24476) and Record of Title is provided with this LIM.

There are no known easements.

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

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

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

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.

The adjacent land contains some specific features on it that are recorded in the Operative District Plan (2021).

These features are: 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).

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

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%20District%20Plan%202021%20(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](http://GWRC%20rural%20wildfire%20risk)).

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 area's residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

Other Information

Part of the property is shown to be subject to and adjacent to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

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

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

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

Part of the property is shown to be subject to and adjacent to ponding 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 plans 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

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

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

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

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:
www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on
[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://Development impact fees - Kāpiti Coast District Council (kapiticoast.govt.nz))

Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

Building Information (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Services Network Map

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

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

District Plan

Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

Aerial Photography

93 Field Way, Waikanae Beach (LOT 11 DP 24476)



0 10 20 Metres
Scale @ A4 - 1:500

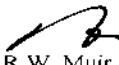
Date Printed: November 5, 2025

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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 **WNB1/307**

Land Registration District **Wellington**

Date Issued 03 April 1963

Prior References

WNB1/10

Estate Fee Simple

Area 809 square metres more or less

Legal Description Lot 11 Deposited Plan 24476

Original Registered Owners

Graeme Cromie

Interests

5628406.1 Transfer to Graeme Cromie and Jonathan Harcourt James Crawford - 19.6.2003 at 9:00 am

11127158.1 Transfer to Graeme Cromie and Barbara Joan Cromie - 31.5.2018 at 10:27 am

12427458.1 Transmission to Barbara Joan Cromie as survivor(s) - 13.4.2022 at 12:21 pm

12427458.2 Transfer to Barbara Joan Cromie and Andrew Graeme Cromie - 13.4.2022 at 12:21 pm

Reference:
Prior C/T. B1/10

Transfer No. 554779
N/C. Order No.



Land and Deeds 69

No. B1 / 307

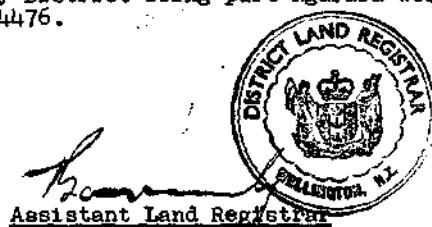
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 3rd day of April one thousand nine hundred and sixty-three
under the seal of the District Land Registrar of the Land Registration District of Wellington

WITNESSETH that LEROY LEONARD WILFORD FRANCIS of Wellington, registered accountant

is seized 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 heron, to 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 J Kaitawa Survey District being part Ngarara West A36 and being also Lot 11 on Deposited Plan 24476.



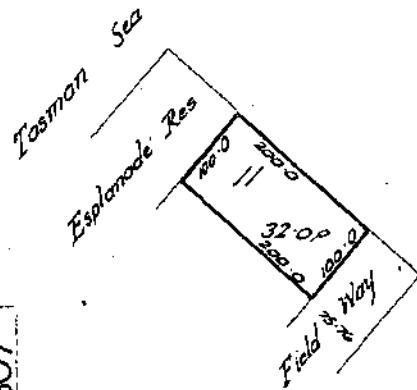
Fencing covenant in Transfer 554779.
A.L.R.

Transfer 910189 to Donald Leroy Francis of Wellington, Chartered Accountant - 16.3.1972 at 2.30 p.m.

A.L.R.

604831.1 Transfer to Graeme Cromie of Lower Hutt, Company Director - 1.2.1984 at 1.52 p.m.

A.L.R.



B1 / 307

Scale: 1 inch = 150 Links.

EQUIVALENT METRIC
AREA is 809 m²



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

DATE OF PHOTOGRAPHY
20/3/74

1 Chains 40 Miles 20

2 Chains 40 Miles 20

3 Chains 40 Miles 20

4 Chains 40 Miles 20

5 Chains 40 Miles 20

6 Chains 80 Miles 40

7 Chains 80 Miles 40

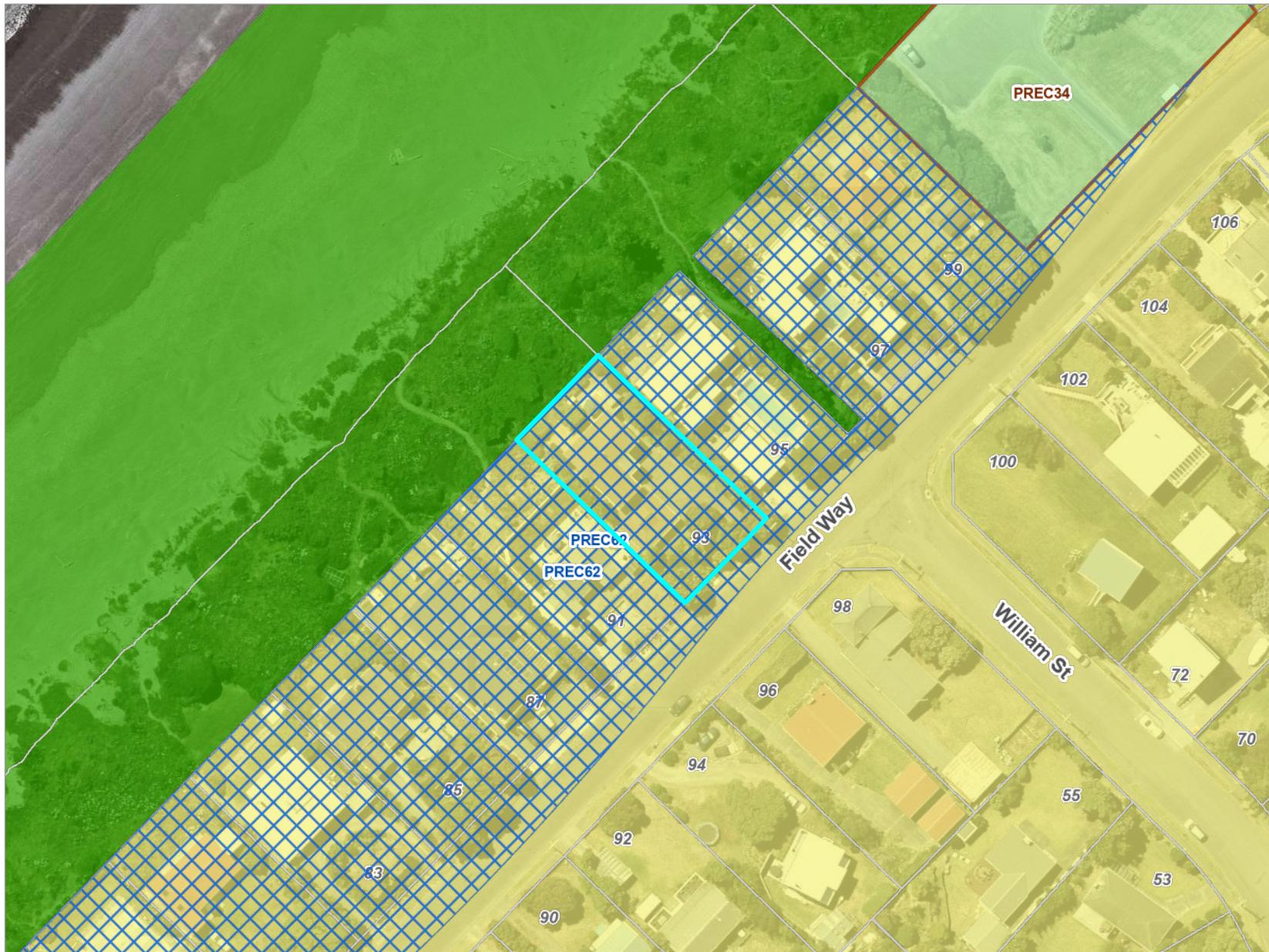
8 Chains 100 Miles 50

9 Chains 120 Miles 60

10 Chains 140 Miles 70

Operative District Plan 2021 - Zones and Precincts

93 Field Way, Waikanae Beach (LOT 11 DP 24476)



Key to map symbols

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



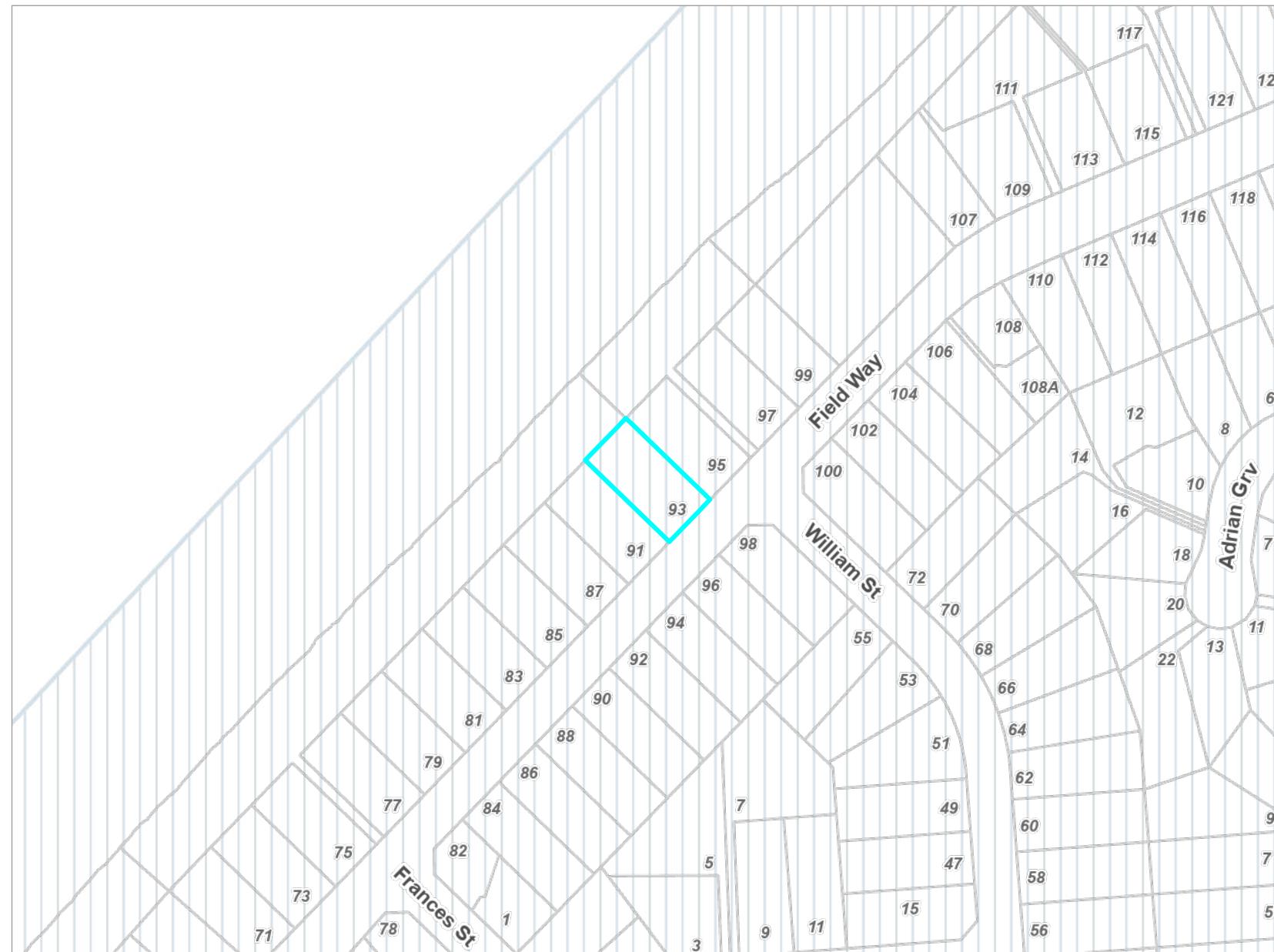
0 20 40 Metres
Scale @ A4 - 1:1,000

Date Printed: November 5, 2025

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

93 Field Way, Waikanae Beach (LOT 11 DP 24476)



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.



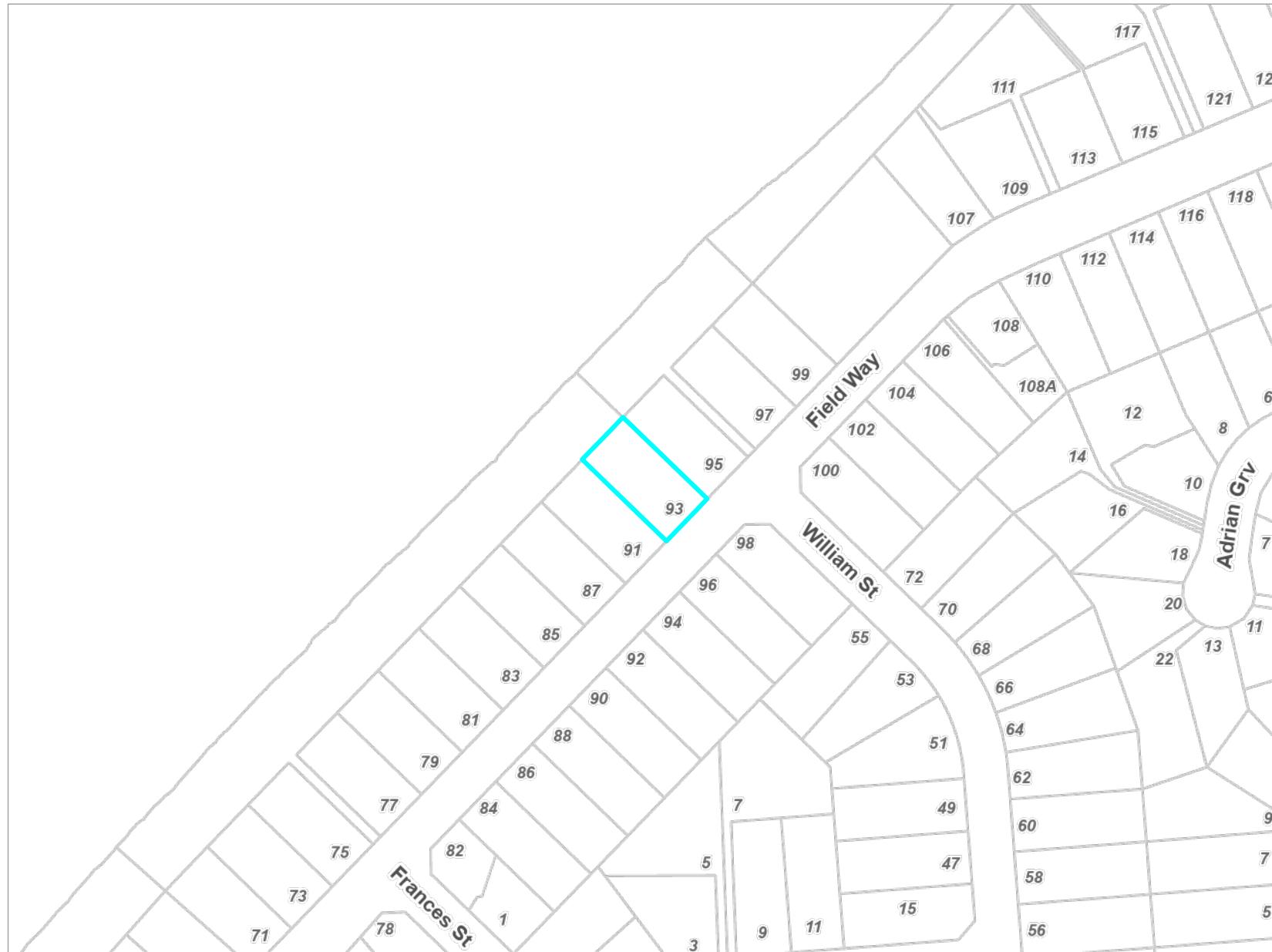
0 40 80 Metres
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Designations & Miscellaneous Features

93 Field Way, Waikanae Beach (LOT 11 DP 24476)



Key to map symbols

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Operative District Plan 2021 - Natural Features

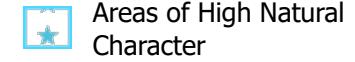
93 Field Way, Waikanae Beach (LOT 11 DP 24476)



Key to map symbols

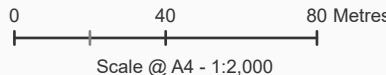


Special Amenity Landscapes



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.

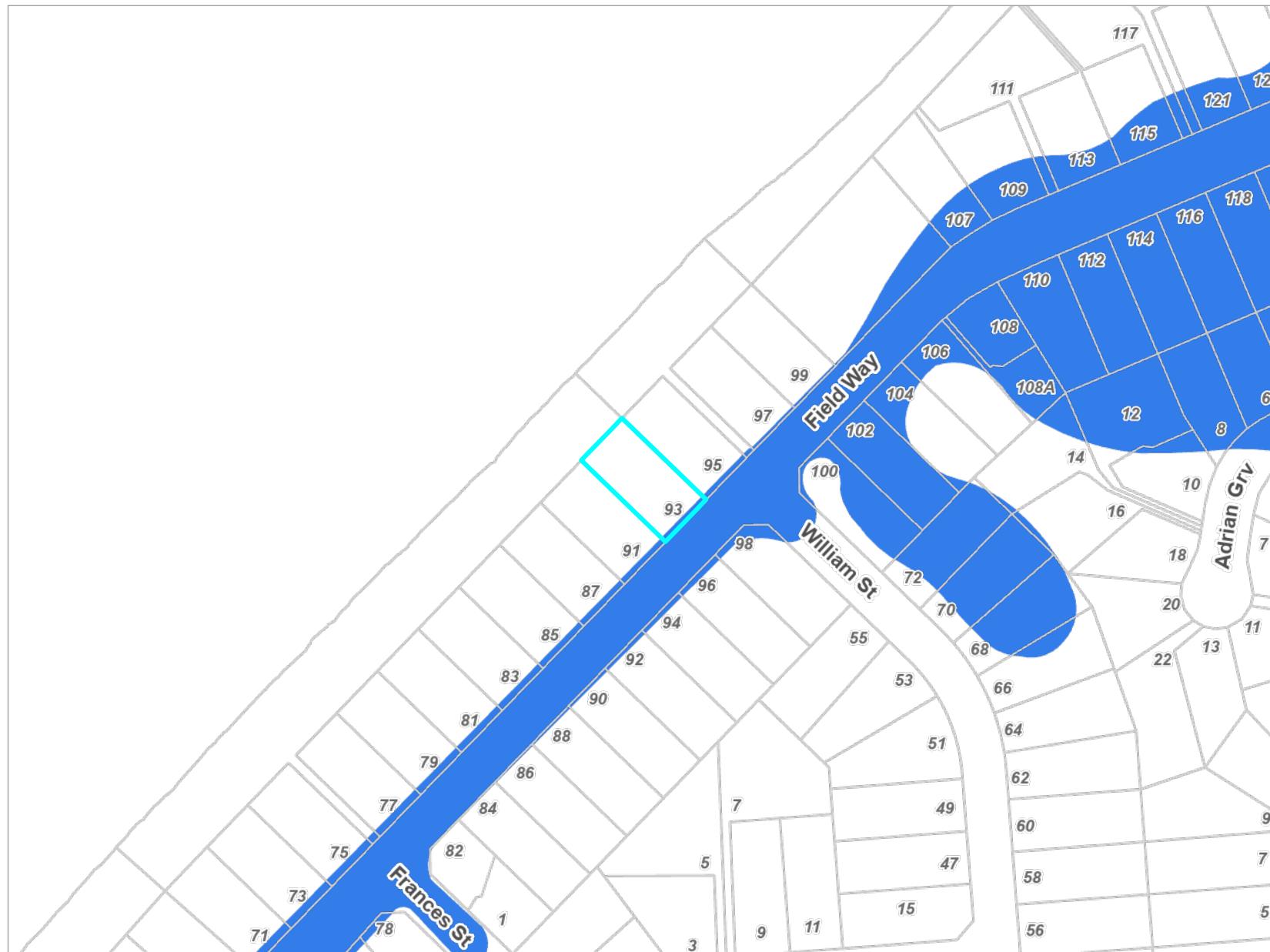


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Operative District Plan 2021 - Natural Hazards

93 Field Way, Waikanae Beach (LOT 11 DP 24476)



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
Scale @ A4 - 1:2,000

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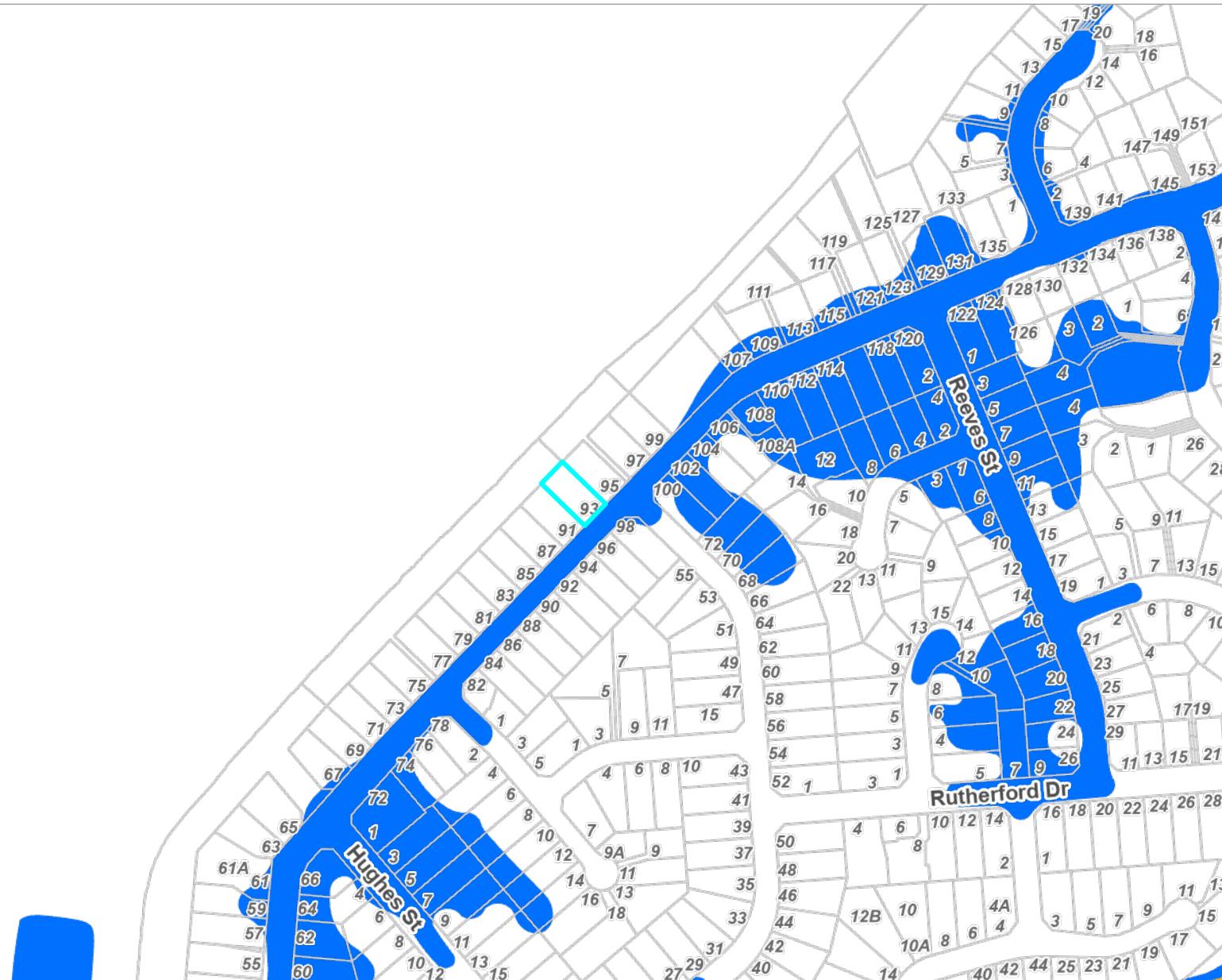
Latest Flood Hazards

93 Field Way, Waikanae Beach (LOT 11 DP 24476)



Key to map symbols

- 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

Scale @ A4 - 1:4,000

Date Printed: November 5, 2025

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Resource Consents Map

93 Field Way, Waikanae Beach (LOT 11 DP 24476)



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.



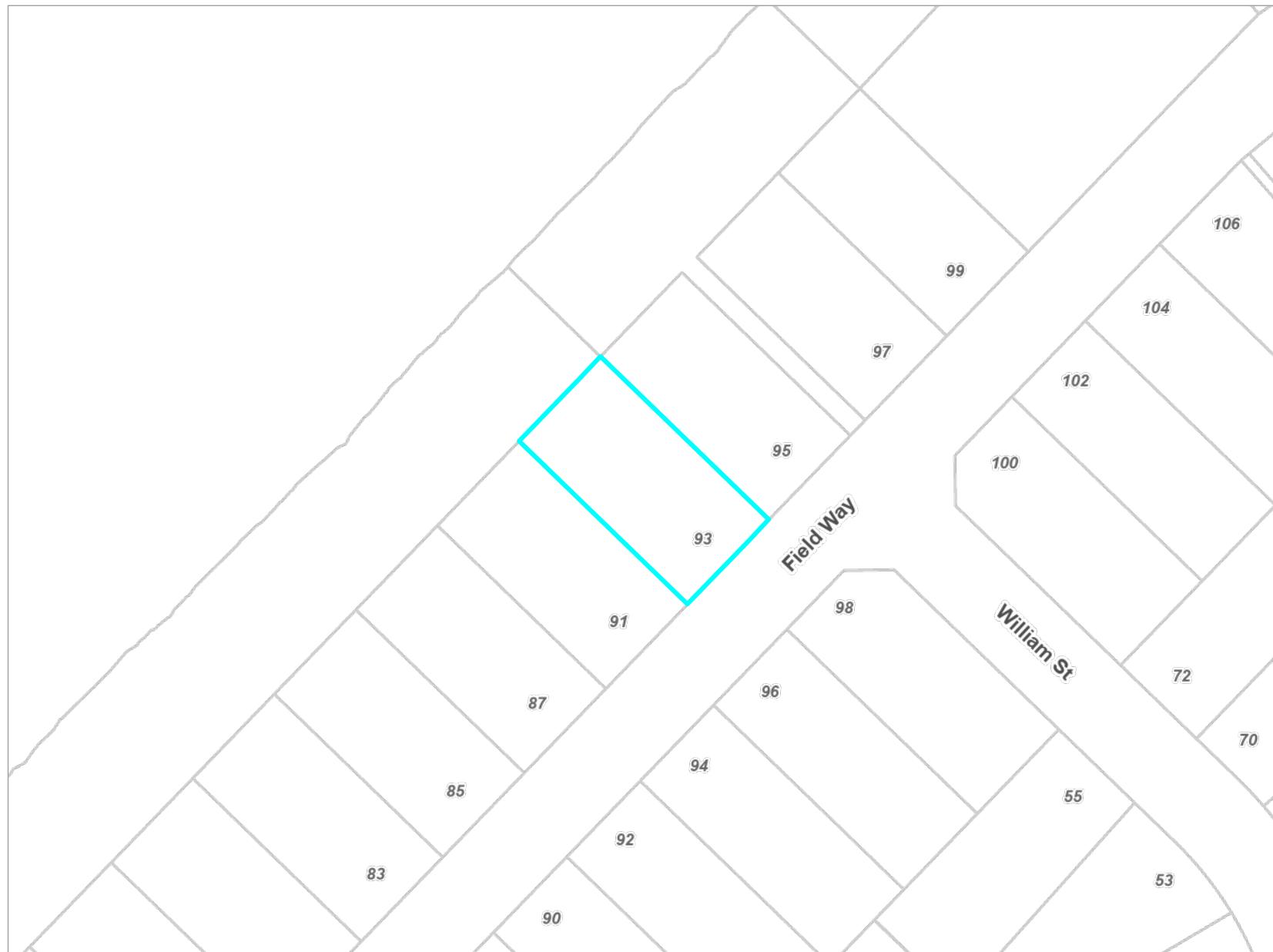
0 10 20 Metres
Scale @ A4 - 1:750

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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
030187	95 Field Way, Waikanae Beach	1491039900	LOT 1 DP 26264	LD	ADDITIONS AND ALTERATIONS ENCROACHING HEIGHT	N	N	Decision Issued	15/7/2003	11/7/2003
070094	97 Field Way, Waikanae Beach	1491040100	LOT 2 DP 26264	LD	An encroachment of the 3m side yard on the northern	N	N	Decision Issued	27/4/2007	5/4/2007
200173	102 Field Way, Waikanae Beach	1491004400	LOT 11 DP 26264 CT 26A/73	LDR	Construct alterations and additions to a dwelling within a	N	N	Decision Issued	25/9/2020	4/9/2020
210095	97 Field Way, Waikanae Beach	1491040100	LOT 2 DP 26264 C/T F4/111	LD	Construct a dwelling that encroaches the side yard setback	N	N	Decision Issued	1/6/2021	4/5/2021
200119	97 Field Way, Waikanae Beach	1491040100	LOT 2 DP 26264 C/T F4/111	LDR	To construct a dwelling that encroaches the height envelope	N	N	Decision Issued	11/8/2020	26/6/2020
200119A	97 Field Way, Waikanae Beach	1491040100	LOT 2 DP 26264 C/T F4/111	LD	Change to condition 1 of land use consent RM200119 to	N	N	Decision Issued	4/6/2021	7/5/2021
990207	87 Field Way, Waikanae Beach	1491039600	LOT 9 DP 24476	LD	BUILD A GARAGE ENCROACHING FRONT YARD	N	N	Decision Issued	8/6/1999	4/6/1999



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.



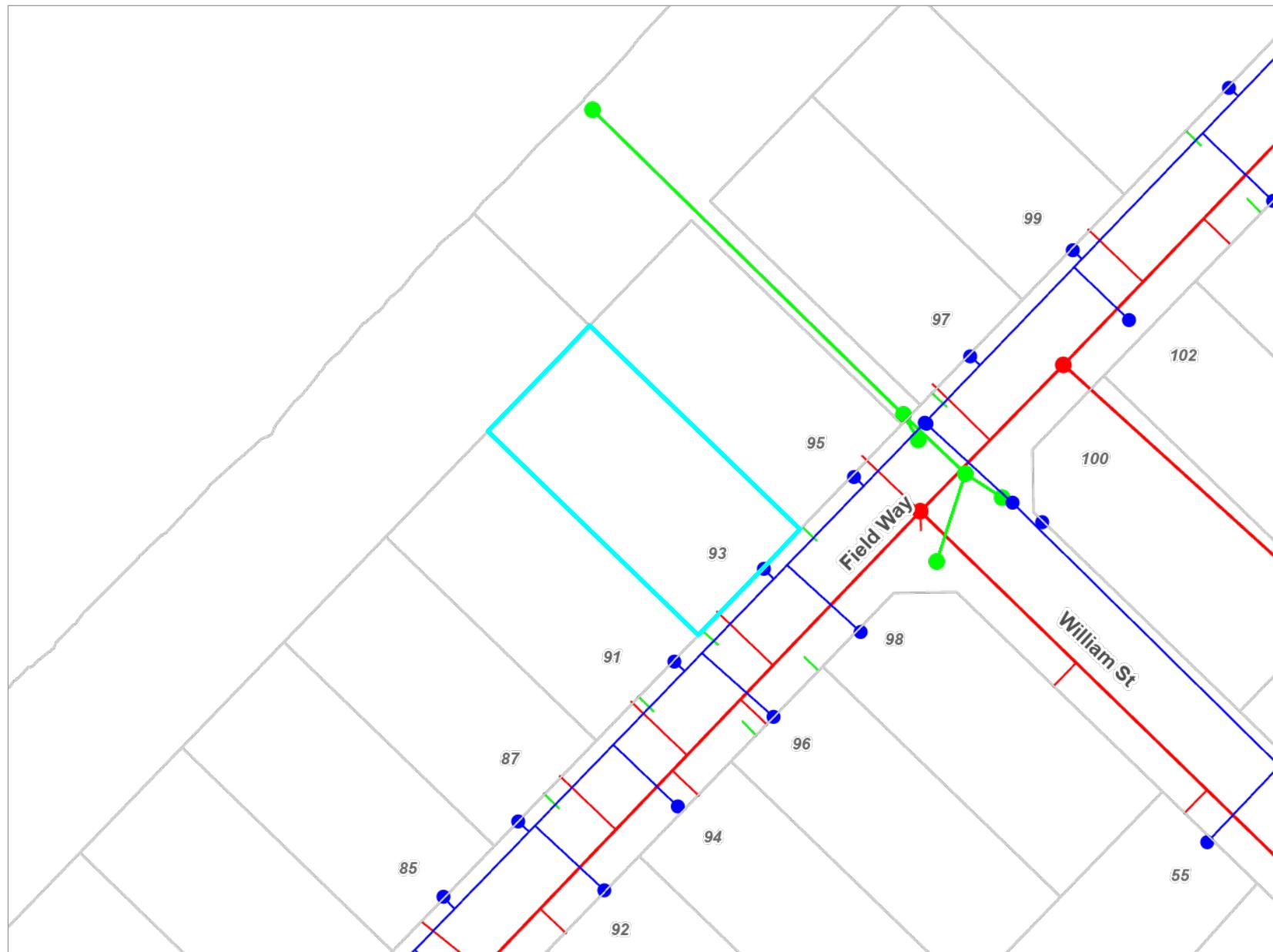
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Scale @ A4 - 1:1,000

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Services Network

93 Field Way, Waikanae Beach (LOT 11 DP 24476)



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.

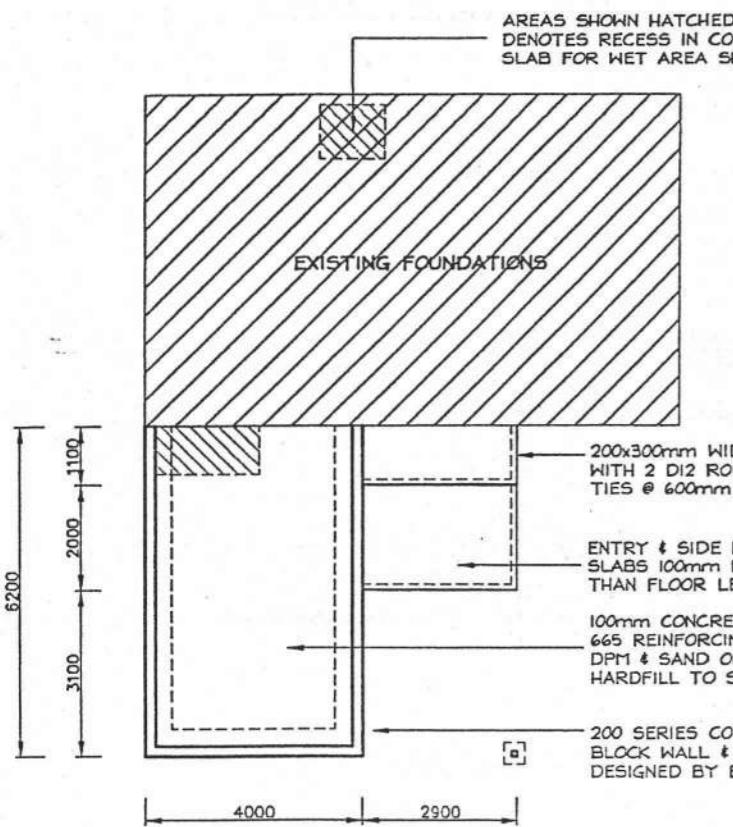


0 10 20 Metres

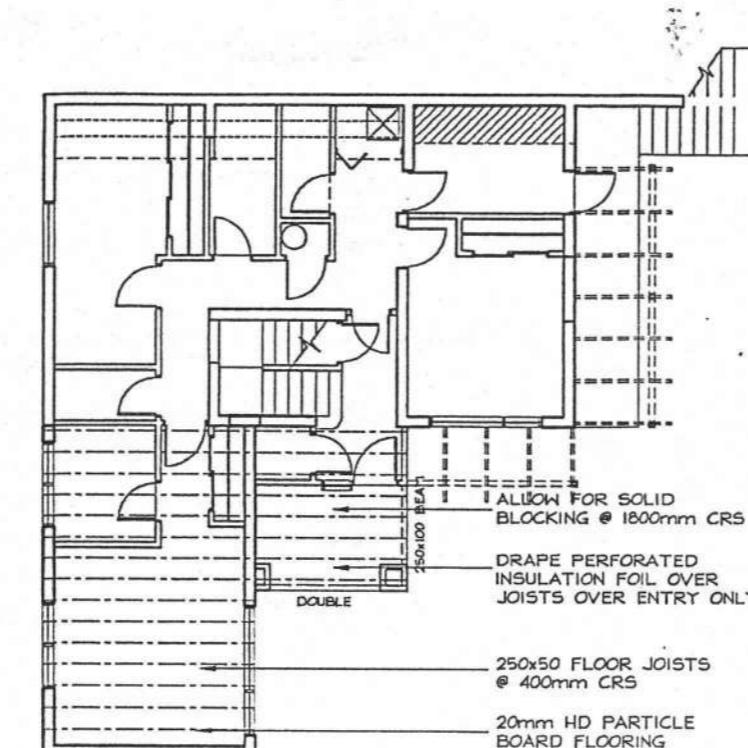
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Date Printed: November 5, 2025

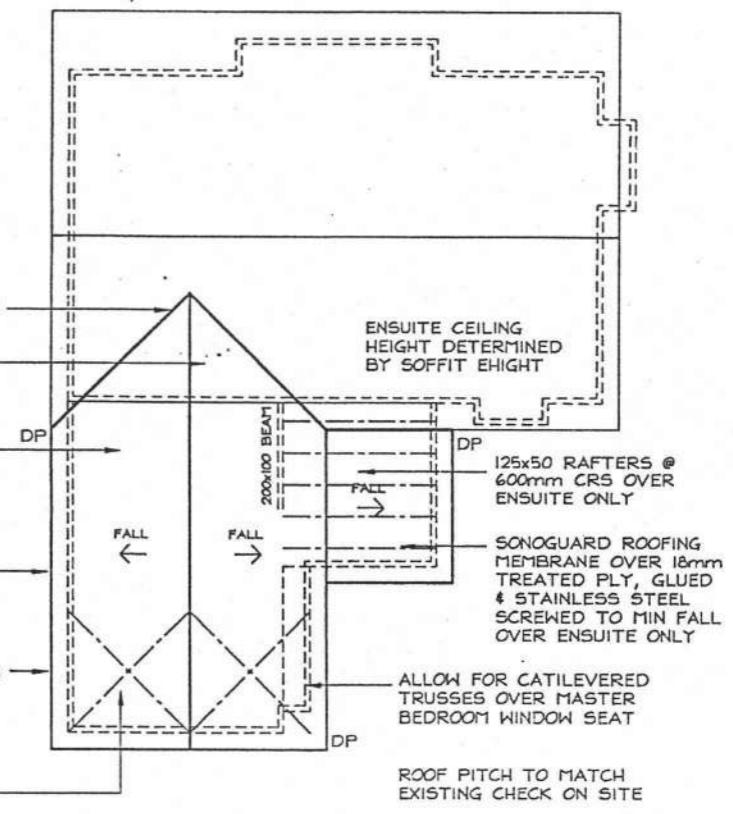
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FOUNDATION PLAN



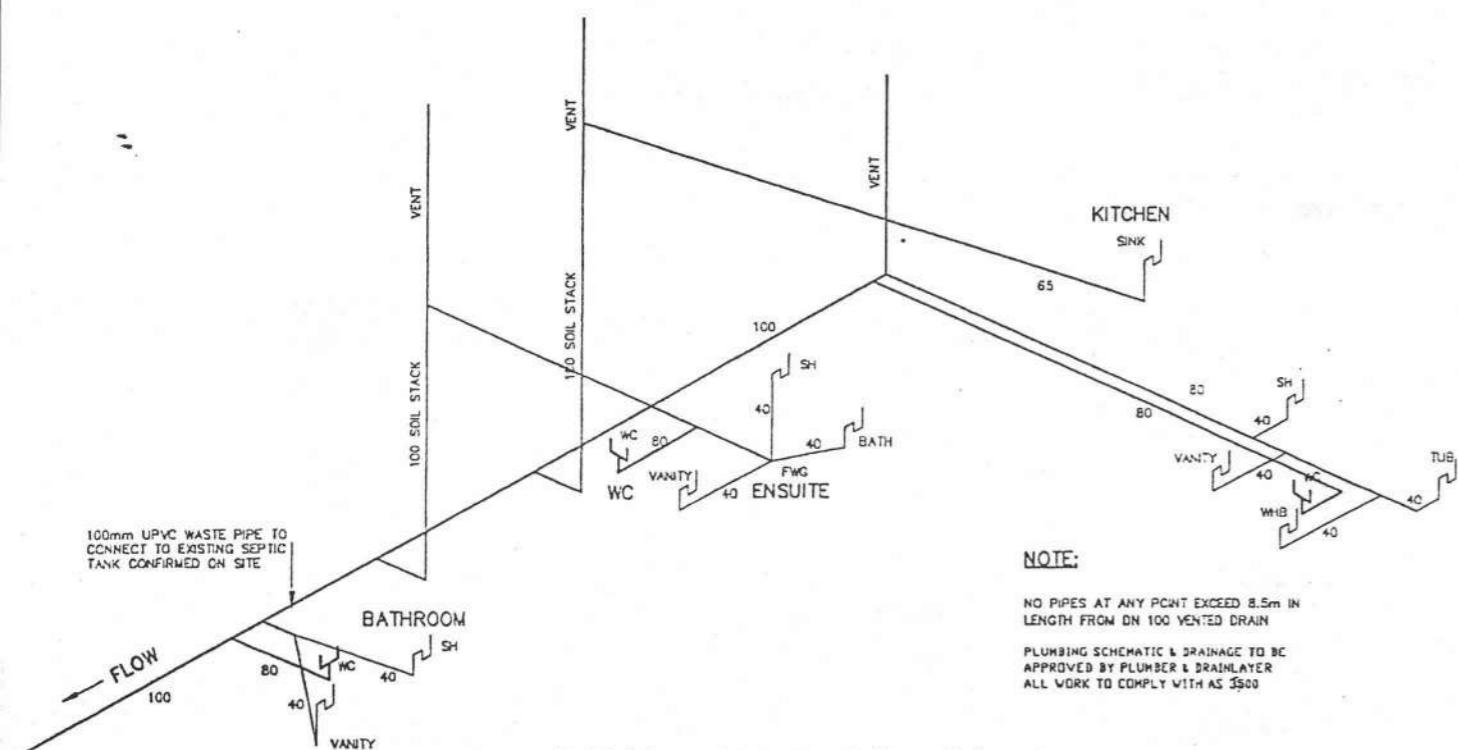
JOIST PLAN SCALE 1:100



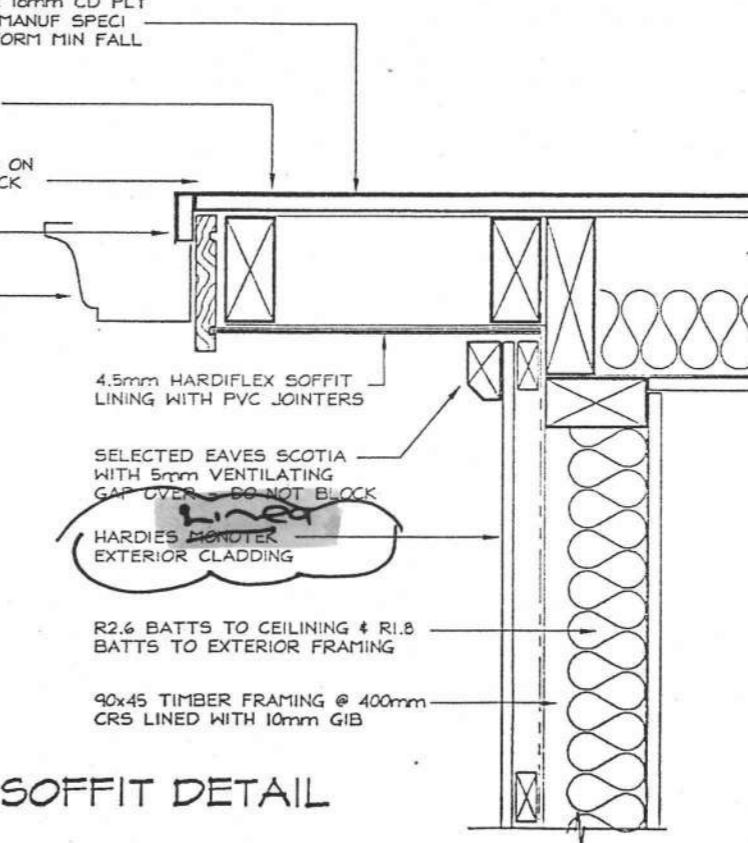
ROOF PLAN

PROJECT: ADDITION FOR MR & MRS G CROMIE
LOT 2 FIELD WAY WAIKANAE BEACH

Design Network Kapiti



DRAINAGE SCHEMATIC



FLAT ROOF SOFFIT DETAIL

301 Kapiti Road
PO Box 1616
Paraparaumu Beach
New Zealand

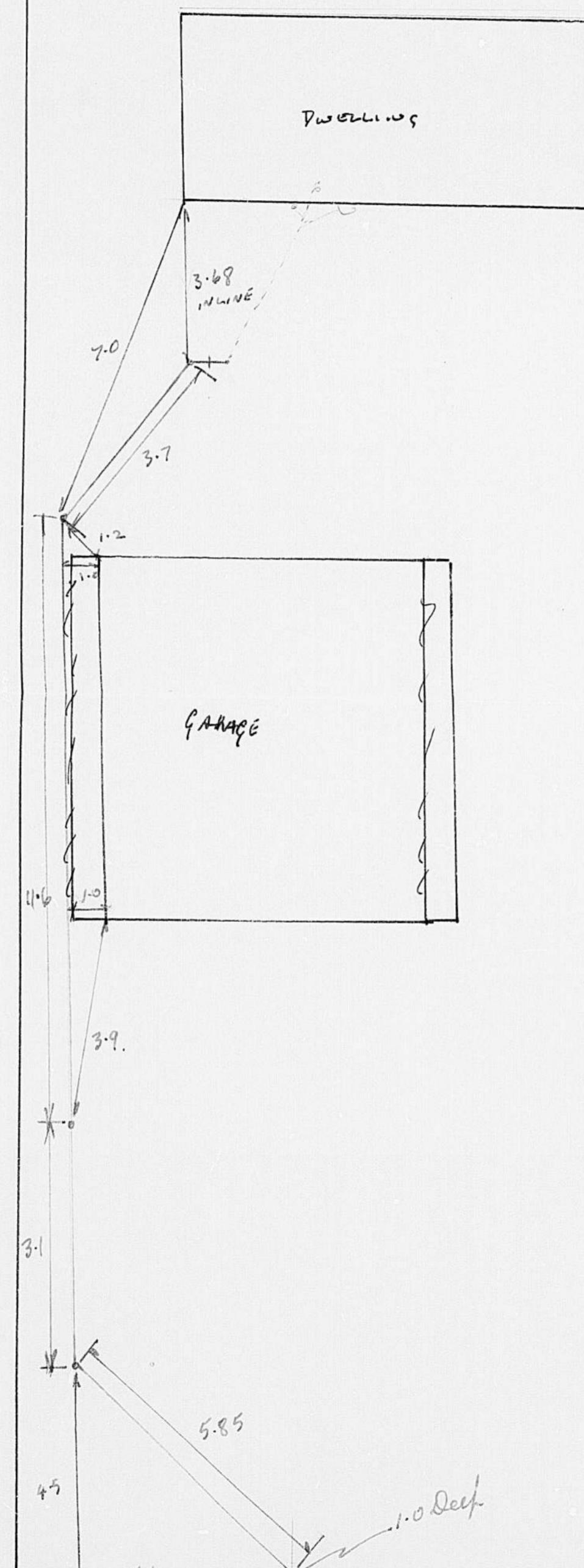
Tel: 04 902 5505
Fax: 04 902 5504
Email: kapiti@desnet.co.nz

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WITH STRUCTURAL ENGINEERS
DRAWINGS.

DATE:	06 JUNE 2003
DESIGNED:	MS
DRAWN:	BF
CAD REF:	
SCALE:	AS SHOWN

REVISIONS:

PLANS



93 FIELDWAY.

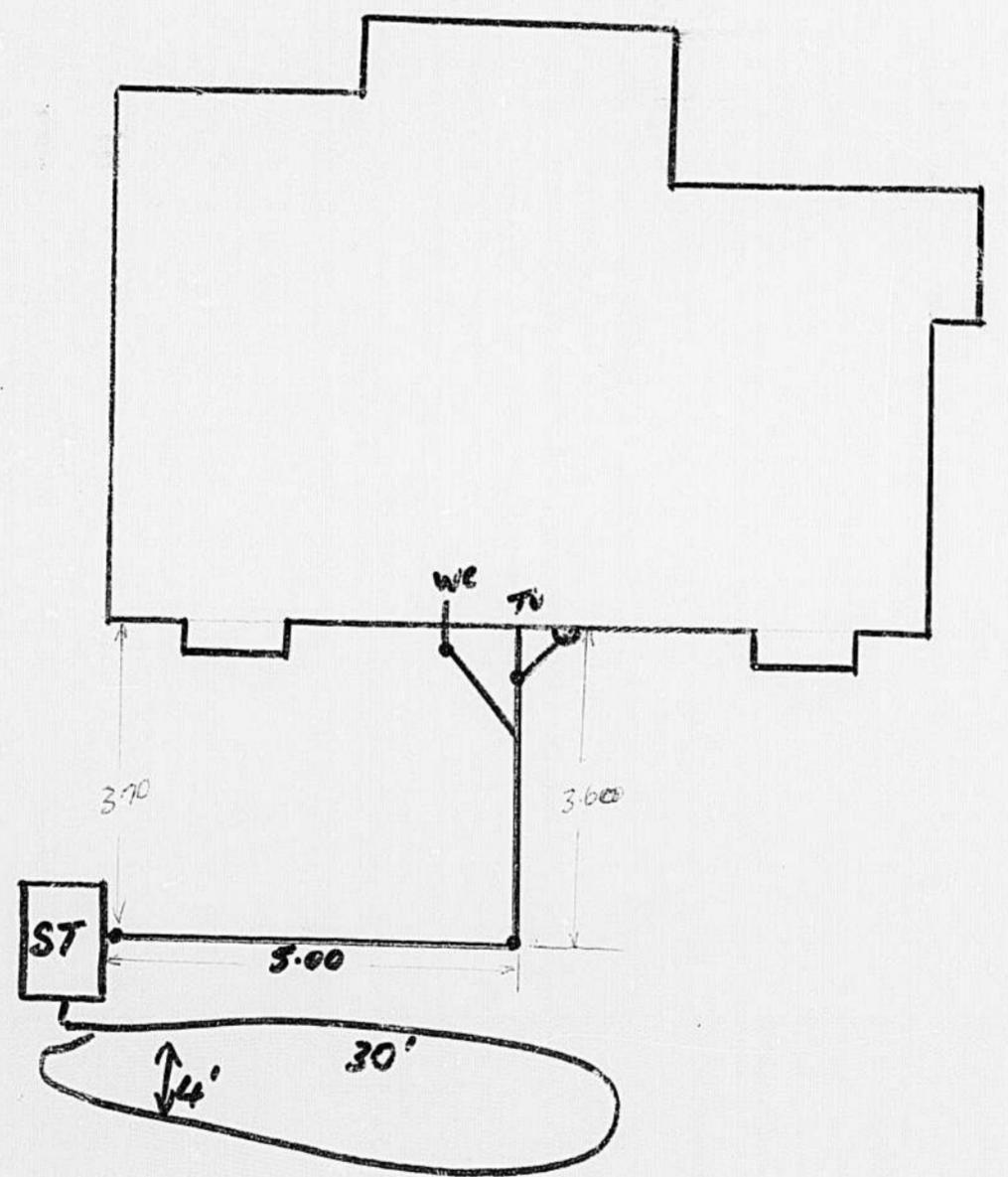
LOT 11

DP. 24476.

D/C DREW.

12.12.85.

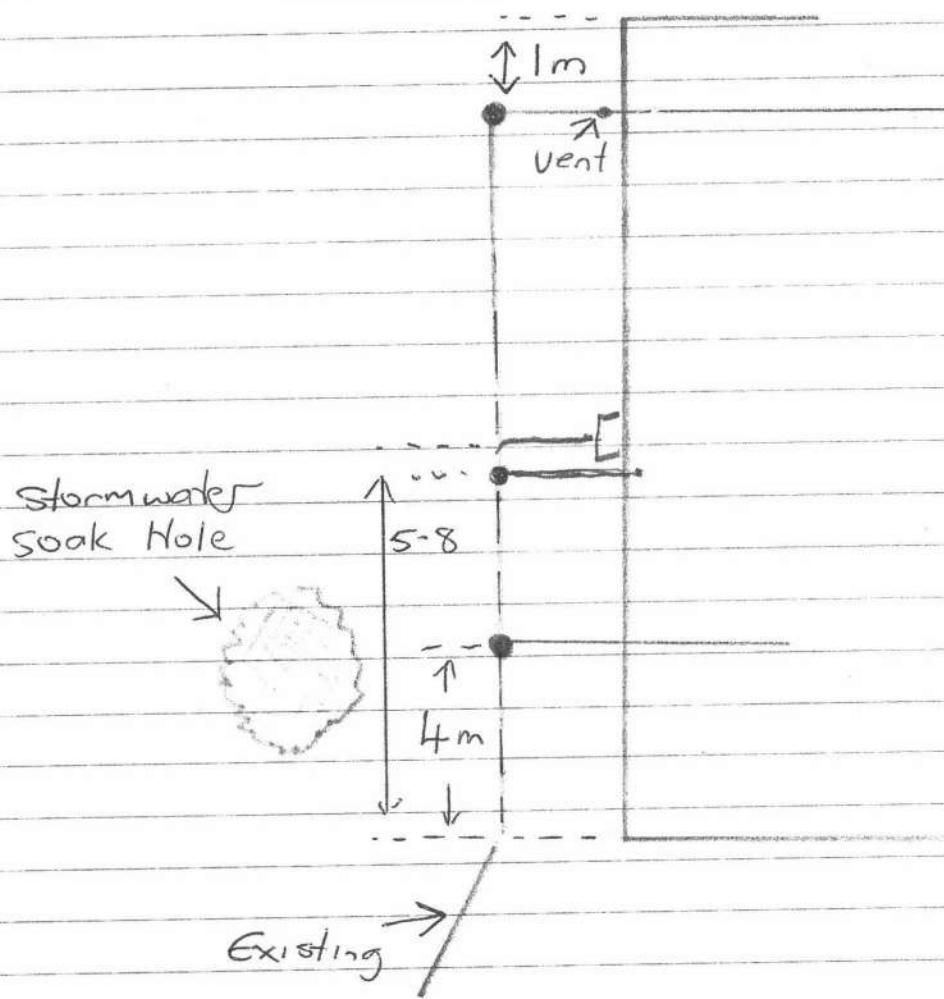
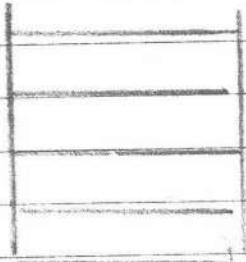
20-93



FIELD WAY
BUILDER ... D. COOMLEN
DRAINKAYER ... RAWLIEGH
B. NO ... 10481
OWNER ... D. L. FRANCIS.
DATE ... 3-1-78

20-93

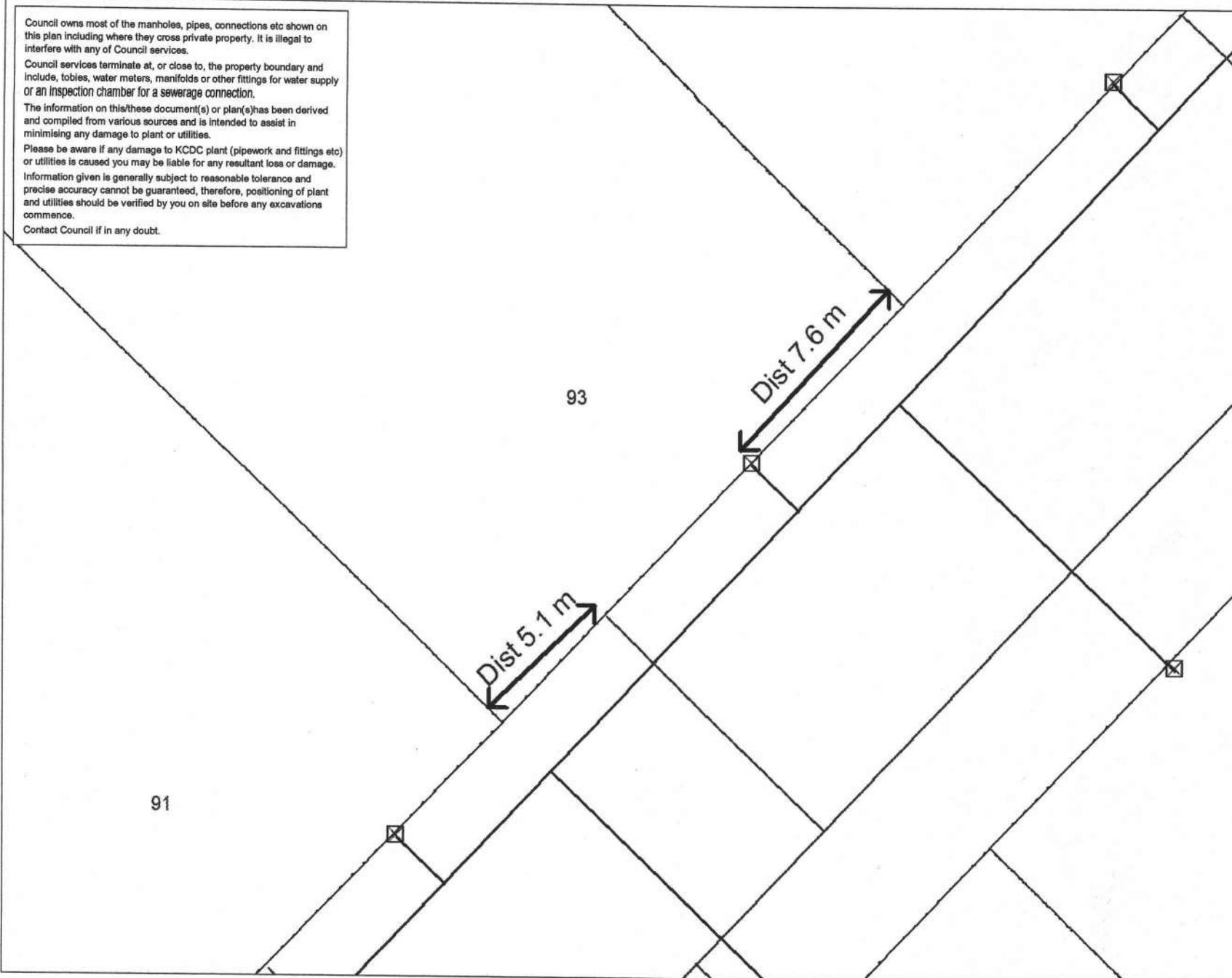
Chromie 93 Fieldway
Waukane beach



Gravage

Road

Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.
Council services terminate at, or close to, the property boundary and include, tobes, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.
The information on this/these document(s) or plan(s) has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.
Please be aware if any damage to KCDC plant (pipework and fittings etc) or utilities is caused you may be liable for any resultant loss or damage.
Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.
Contact Council if in any doubt.



SERVICE NETWORK

LEGEND



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

Map Drawn Date: 13/02/2004 By PC96

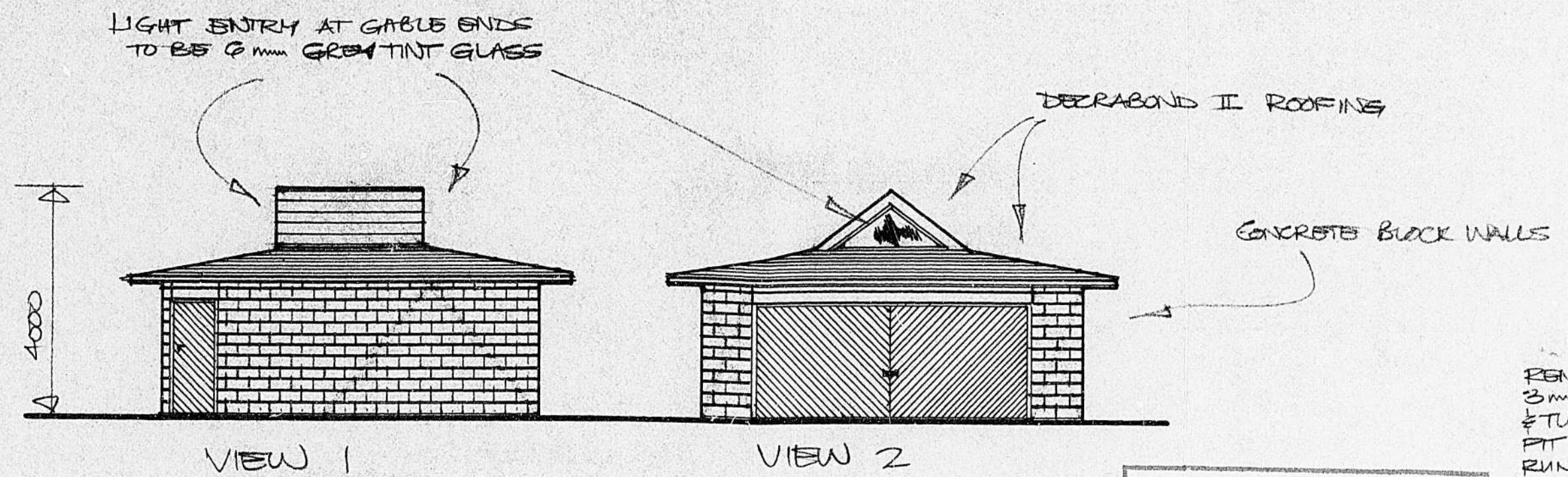
Scale: A4 1:190

Date of Aerial Photography:

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PROPOSED DOUBLE GARAGES AT FIELD WAY
MRS G. CROMBIE AT LOT 2 DP 24476

JULY
1985



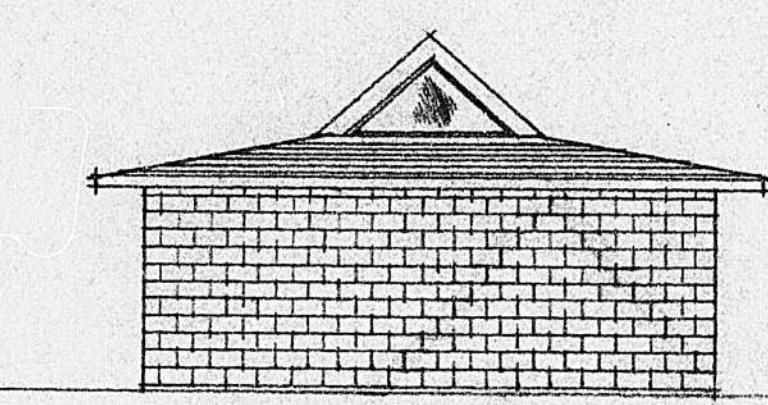
VIEW 1

VIEW 2

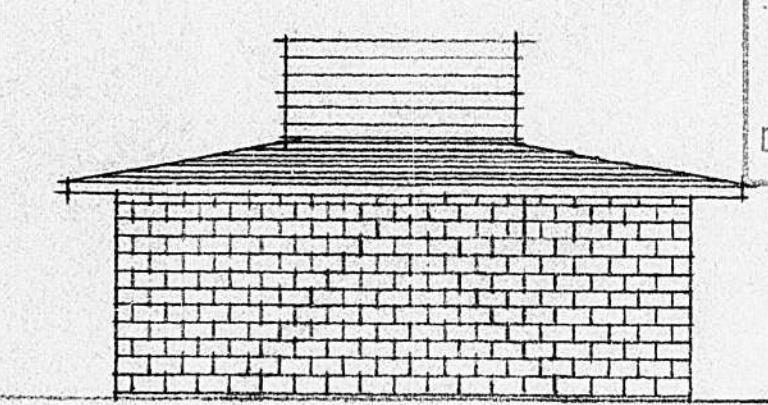
APPROVED

COUNTY ENGINEER

DATE



VIEW 4

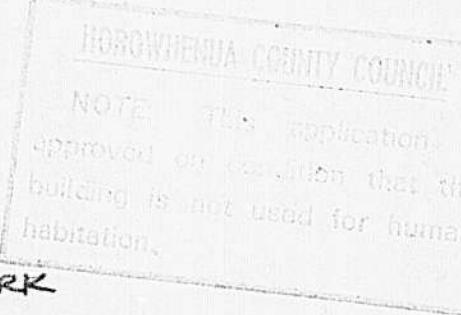


VIEW 3

ELEVATIONS

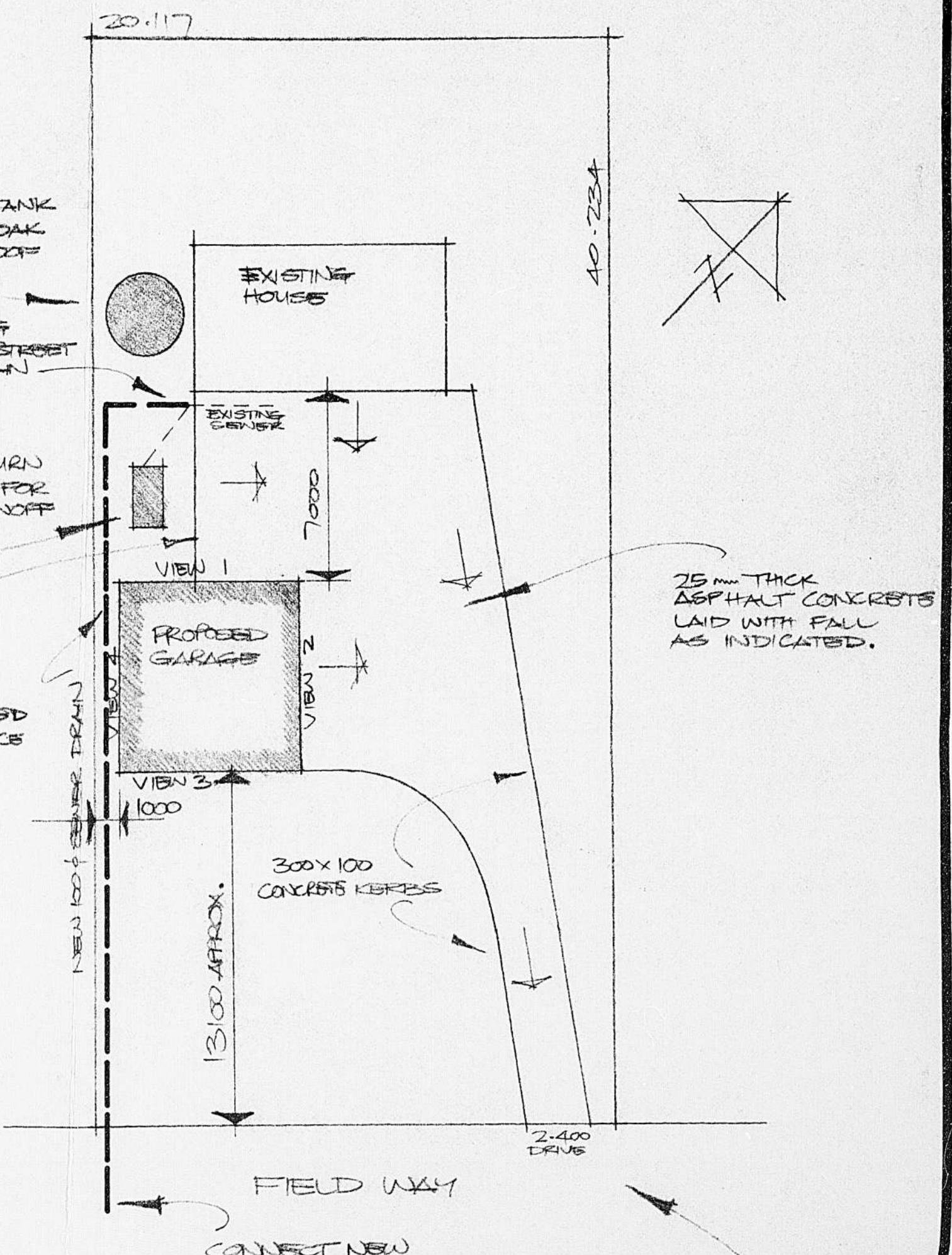
1:100

It is the responsibility of the owner and/or builder to ensure that proposed building levels are compatible with existing sewer connection levels.



NOTES:

- 1) ALL WORK TO BE DONE IN ACCORDANCE WITH NZSIS 3601.
- 2) ALL WORK TO BE COMPLETED TO SATISFACTION OF COUNCIL.
- 3) ALL WIRING TO BE DONE IN ACCORDANCE WITH NZ WIRING REGS & TO BE CARRIED OUT BY REGISTERED ELECTRICIAN.
- 4) ALL DRAINAGE WORK TO BE CARRIED OUT BY REGISTERED DRAINLAYER.
- 5) ALL NECESSARY PERMITS TO BE OBTAINED PRIOR TO COMMENCEMENT OF RELATED WORK & ALL FEES NECESSARY TO BE PAID.
- 6) WHOLE OF WORK TO BE THOROUGHLY WEATHER & VERMIN PROOF.
- 7) ALL EXCAVATED SOIL & SURPLUS MATERIAL FROM CONSTRUCTION TO BE REMOVED FROM SITE SO AT COMPLETION OF WORK SITE LEFT IN NEAT & TIDY CONDITION.
- 8) CONTRACTOR SHALL OBTAIN ALL NECESSARY INSURANCE TO PROTECT EXISTING & NEW WORK AS WELL AS PUBLIC LIABILITY & WORKERS COMPENSATION.
- 9) ALL MATERIALS USED IN THE COURSE OF WORK TO BE THE BEST OF THEIR RESPECTIVE KINDS. TIMBER: NO 1 GRADE TREATED TO NZTPA RECOMMENDATIONS.
- STEEL: REINFORCING TO BE STRAIGHT & FREE OF RUST SCALE.
- EXPOSED TO ATMOSPHERE TO BE HOT DIPPED GALVANISED.
- ROOFING TO BE LAID BY COMPETENT TRADESMEN TO MANUFACTURERS SPEC. & GUARDED AGAINST SALT CORROSION.
- 10) LIGHT ENTRY TO BE COVERED WITH 10 mm POLYGEEL OR SIMILAR RESISTANT MATERIAL.
- 11) GARAGE FLOOR LEVEL TO BE SAME AS BOTTOM FLOOR LEVEL OF HOUSE.
- 12) ALL PAINT TO BE USED TO BE OIL BASED. TIMBER (EXCEPT DOORS) TO BE PRIMED.
- CEDAR DOORS TO BE STAINED TO OWNERS REQUIREMENTS & FINISHED WITH THREE COATS CLEAR SALT RESISTANT POLYURETHANE OR SIMILAR.
- 13) ALL NAILS TO BE HOT DIPPED GALVANISED INCLUDING THOSE USED FOR FRAMING.
- 14) ALL WORK TO BE CARRIED OUT BY COMPETENT EXPERIENCED TRADESMEN & TO GOOD TRADE PRACTICES.
- 15) CARE TO BE TAKEN THAT THE ROOF IS THOROUGHLY TIED DOWN TO FRAMING & FRAMING TO FLOOR TO PREVENT UPLIFT IN HIGH WIND RISK AREA.
- 16) LINTEL SIZE AS DETERMINED FROM TABLE 3.4 OF BRANZ TECHNICAL RECOMMENDATION NO 2 (1983) FOR LINTELS & BEAMS.



SITE & DRAINAGE PLAN

1:200

20-93

2

3

INCHES

MICROBOX

104

2