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5 December 2025

John Allen

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

The attached LIM provides you with information about 43 Kohekohe Road, Waikanae.

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

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

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

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

**43 Kohekohe Road, Waikanae**



### Document information

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

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

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

### Application details

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|                         |            |
|-------------------------|------------|
| <b>Applicant</b>        | John Allen |
| <b>LIM number</b>       | L251288    |
| <b>Application date</b> | 30/11/25   |
| <b>Issue date</b>       | 05/12/25   |

### Property details

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|                          |                            |
|--------------------------|----------------------------|
| <b>Property address</b>  | 43 Kohekohe Road, Waikanae |
| <b>Legal description</b> | LOT 3 DP 80295             |
| <b>Area (hectares)</b>   | 0.4039                     |

### Valuation information

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|                           |             |
|---------------------------|-------------|
| <b>Valuation number</b>   | 1494150901  |
| <b>Capital value</b>      | \$3,320,000 |
| <b>Land value</b>         | \$1,520,000 |
| <b>Improvements value</b> | \$1,800,000 |

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 \$15,836.95  
This includes Greater Wellington Regional Council rates.

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

**Arrears for previous years** \$0.00

**Water rates** \$610.48 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

12/10/05      BUILDING CONSENT 055884 : Construction of garden shed away from house and removal of one internal wall in house :  
Code Compliance Certificate issued 20/07/16  
AMENDMENT 055884A : Durability Modification

25/09/68      Building Permit A065733 DWELLING 7400 SQ FT

Code Compliance Certificate is issued for the complete building consent, and this includes any amendments to that building consent.

This Code Compliance Certificate 055884 was issued on 20/07/16 and is the subject of a durability modification. Prior to issuing the Code Compliance Certificate an amendment to the original consent was required to consider the date the performance under B2.3.1 of the building code applies. This is required because Code Compliance Certificate was applied for more than 5 years following the completion of the build. Please refer to the Code Compliance Certificate for that date.

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: High Density 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 High Density Residential in the Operative District Plan (2021).

This property is located within PRECINCT 8 - Waikanae Garden Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1998 under resource consent number RM900095. 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 a right of way, and appurtenant to a right to sewage drainage easements.

Copies of the Deposited Plan (DP 80295) 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.

Below is a list of resource consents issued in relation to this property and further detail can be found in the decision letters provided with this LIM.

RESOURCE CONSENT RM900095: Proposed Subdivision, seven residential Lots at 43 Kohekohe Road, Waikanae (previously WS10).

RESOURCE CONSENT RM030376: Proposed small home business manufacturing light trailers in residential Zone (Industrial Activity).

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.

This property contains and 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:

Ecological Site: an area with significant native vegetation or habitat for native fauna. (K070) Russell Reserve Bush (Kohekohe Titoki Forest).

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

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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 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.

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

Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

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

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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

43 Kohekohe Road, Waikanae (LOT 3 DP 80295)



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: December 1, 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** **WN47A/178**

**Land Registration District** **Wellington**

**Date Issued** 03 April 1998

**Prior References**

WN24A/926      WN769/38      WND2/119

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**Estate** Fee Simple

**Area** 4039 square metres more or less

**Legal Description** Lot 3 Deposited Plan 80295

**Original Registered Owners**

Robert James Reilly and Maureen Valerie Reilly

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**Interests**

B658670.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 3.4.1998 at 10.48 am

Appurtenant hereto is a right to sewage drainage specified in Easement Certificate B658670.5 - 3.4.1998 at 10.48 am

Subject to a right of way over part marked B on DP 80295 specified in Easement Certificate B658670.5 - 3.4.1998 at 10.48 am

Some of the easements specified in Easement Certificate B658670.5 are subject to Section 243 (a) Resource Management Act 1991

5105021.1 Transfer to John Leslie Allen, Susan Jean Allen and Caroline Leslie Pierce - 9.11.2001 at 9:00 am

5105021.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 9.11.2001 at 9:00 am

5252884.1 Surrender of the right of way appurtenant to Lot 1 DP 80295 specified in Easement Certificate B658670.5 - 14.6.2002 at 9:00 am

6438266.4 Discharge of Mortgage 5105021.2 - 30.5.2005 at 9:00 am

6438266.5 Mortgage to Kiwibank Limited - 30.5.2005 at 9:00 am

6926228.1 Discharge of Mortgage 6438266.5 - 28.6.2006 at 11:30 am

6929570.1 Transfer to John Leslie Allen, Susan Jean Allen and Horwath Trustee Services (Wellington) Limited - 3.7.2006 at 9:00 am

6929570.2 Mortgage to Kiwibank Limited - 3.7.2006 at 9:00 am

## Reference:

Prior CT: 769/38, D2/119, 24A/926

Document No.: B658670.4



REGISTER

LT69

47A/178

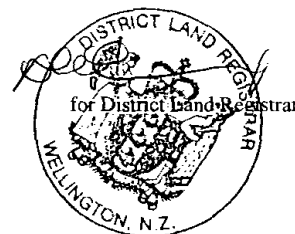
## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

**This Certificate** dated the 3rd day of April One Thousand Nine Hundred and Ninety Eight under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

**WITNESSETH** that **ROBERT JAMES REILLY and MAUREEN VALERIE REILLY**

are seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 4039 square metres, more or less being **LOT 3**

**DEPOSITED PLAN 80295**



B658670.3 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council.

B658670.4 Easement certificate affecting Lots on DP 80295

| NATURE          | SERVIENT LAND  | DOMINANT LAND   |
|-----------------|----------------|-----------------|
| Sewage Drainage | 2-A CT 47A/177 | 3               |
| Right of way    | 3-B            | 1 & 2           |
|                 |                | CsT 47A/176-177 |

The above easements excepting the right of way as appurtenant to Lot 1 DP 80295 will be subject to Section 243(a) resource Management Act 1991

All 3.4.1998 at 10.48.

For DLR

47A/178

1. **NAME** \_\_\_\_\_

2. **ADDRESS** \_\_\_\_\_

3. **CITY** \_\_\_\_\_

4. **STATE** \_\_\_\_\_

5. **ZIP** \_\_\_\_\_

6. **PHONE** \_\_\_\_\_

7. **DATE** \_\_\_\_\_

8. **SIGNATURE** \_\_\_\_\_

9. **PRINT NAME** \_\_\_\_\_

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29. **PRINT ZIP** \_\_\_\_\_

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32. **PRINT SIGNATURE** \_\_\_\_\_

33. **PRINT NAME** \_\_\_\_\_

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37. **PRINT ZIP** \_\_\_\_\_

38. **PRINT PHONE** \_\_\_\_\_

39. **PRINT DATE** \_\_\_\_\_

40. **PRINT SIGNATURE** \_\_\_\_\_

41. **PRINT NAME** \_\_\_\_\_

42. **PRINT ADDRESS** \_\_\_\_\_

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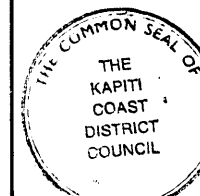




*Philly.*  
C.V. Rally

REGISTERED OWNERS

APPROVED PURSUANT TO SECTION 223 OF  
THE RESOURCE MANAGEMENT ACT 1991 ON  
THE ~~22<sup>ND</sup>~~ DAY OF JANUARY 1994.  
SUBJECT TO THE GRANTING OR RESERVING  
OF THE EASEMENTS SET OUT IN THE  
MEMORANDUM HEREON  
THE COMMON SEAL OF THE KARTI  
COAST DISTRICT COUNCIL IS AFFIXED  
HERETO IN THE PRESENCE OF



B. P. Ambhi  
MAYOR  
J. J. Jones  
GENERAL MANAGER

MEMORANDUM OF EASEMENTS

| PURPOSE         | SERV. TEN | SHOWN | DOM. TEN |
|-----------------|-----------|-------|----------|
| SEWAGE DRAINAGE | LOT 2     | (A)   | LOT 3    |
| RIGHT OF WAY    | LOT 3     | (B)   | LOT 2    |

New GST Allocated

lot 1 - 47A/176

lot 2 - 47A/177

lot 3 - 47A/178

**Total Area** ..... 7737 m<sup>2</sup>

Comprised in CT D2/119 (A11) CT 24A/926 (A11)  
 & CT 369 / 38 (A11)

1. William Mark Edgar of Paraparaumu  
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Panipat this 6 day  
of March 1995 Signature Wm Eda

Field Book Reg 9(3) p. .... Traverse Book 537 p. 201-202  
Reference Plans DP 18726, 23782, 58978, 19887

Examined D HARRISON Correct R. Land

**Approved as to Survey**

22/5/95 DISTRICT LAND REGISTRY Chief Surveyor

Deposited this 21 day of April 1998

**District Land Registrar**

File 15182  
Received 10/4/1995  
Instructions

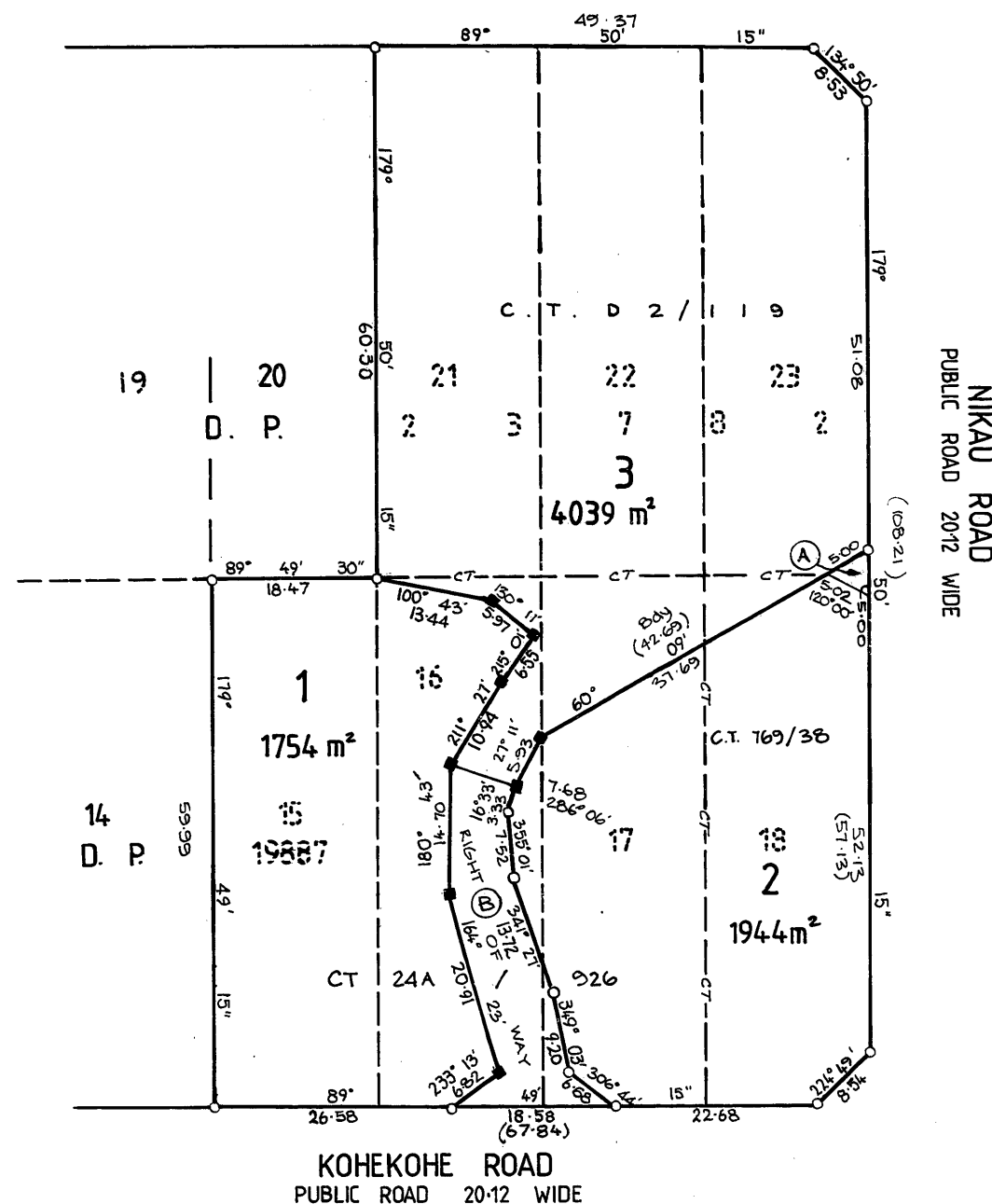
80295

WS 10



COSU FORM 01

NGAIO ROAD  
PUBLIC ROAD 20.12 WIDE



LAND DISTRICT WELLINGTON  
SURVEY BLK. & DIST. IX KAITAWA  
NEWS 261 SHT R26 RECORD MAP No 67-8

LOTS 1-3 BEING SUBDIVISION OF LOTS  
15-18 DP19887 & LOTS 21-23 DP 23782

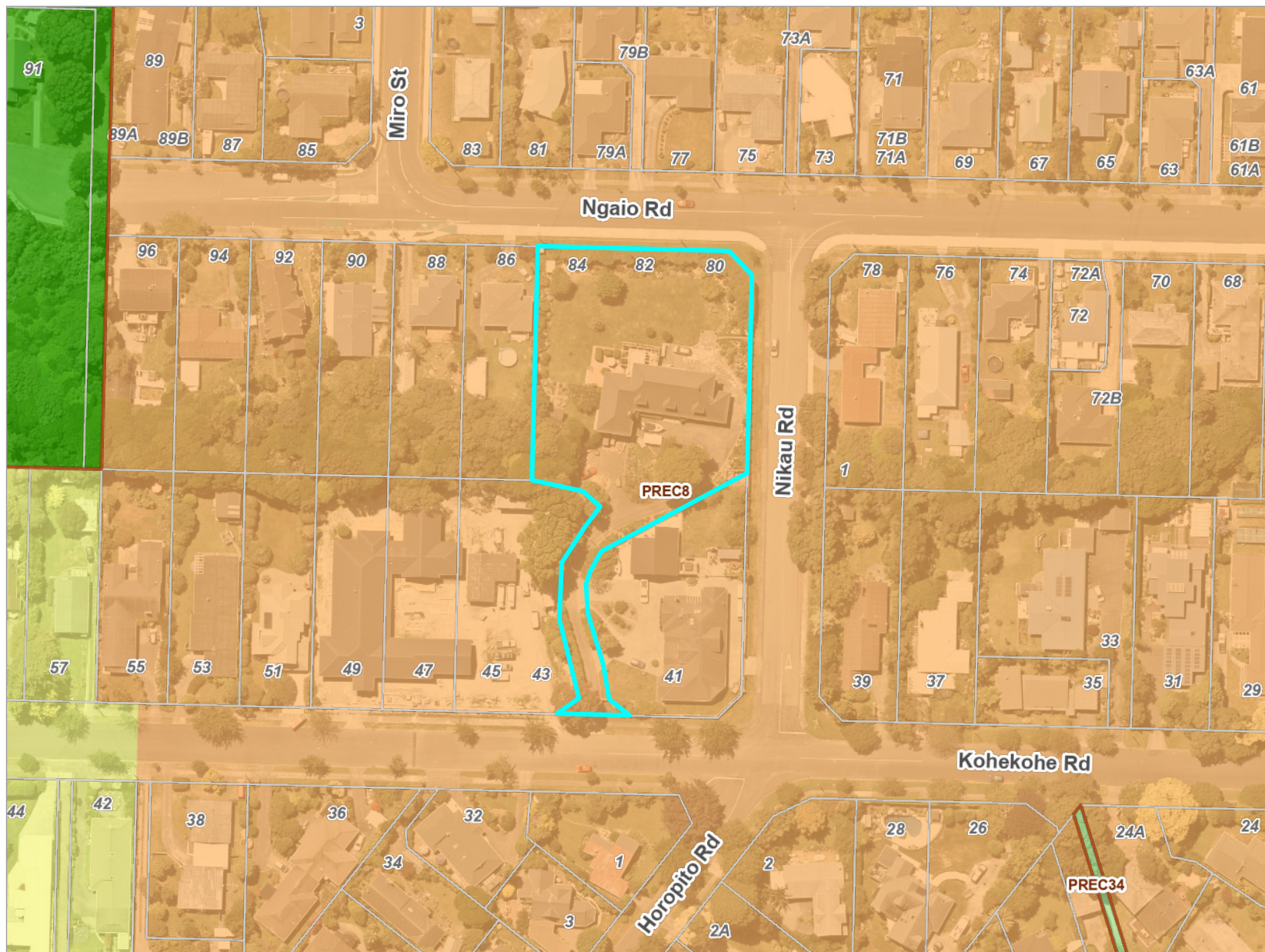
**TERRITORIAL AUTHORITY** KAPITI COAST DISTRICT

Surveyed by CUTTRISS MCKENZIE MARTIN Ltd

Scale 1: 500 Date MARCH 1990 AND JAN. 1994

# Operative District Plan 2021 - Zones and Precincts

43 Kohekohe Road, Waikanae (LOT 3 DP 80295)



## Key to map symbols

- Precinct
- General Residential Zone
- High Density Residential Zone
- Natural Open Space Zone
- Open Space Zone



0 30 60 Metres

Scale @ A4 - 1:1,500

Date Printed: December 1, 2025

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

43 Kohekohe Road, Waikanae (LOT 3 DP 80295)



## Key to map symbols

- Local Community Connectors
- Coastal Environment

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



0 60 120 Metres

Scale @ A4 - 1:2,500

Date Printed: December 1, 2025

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# Operative District Plan 2021 - Designations & Miscellaneous Features

43 Kohekohe Road, Waikanae (LOT 3 DP 80295)



## Key to map symbols

Designation

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





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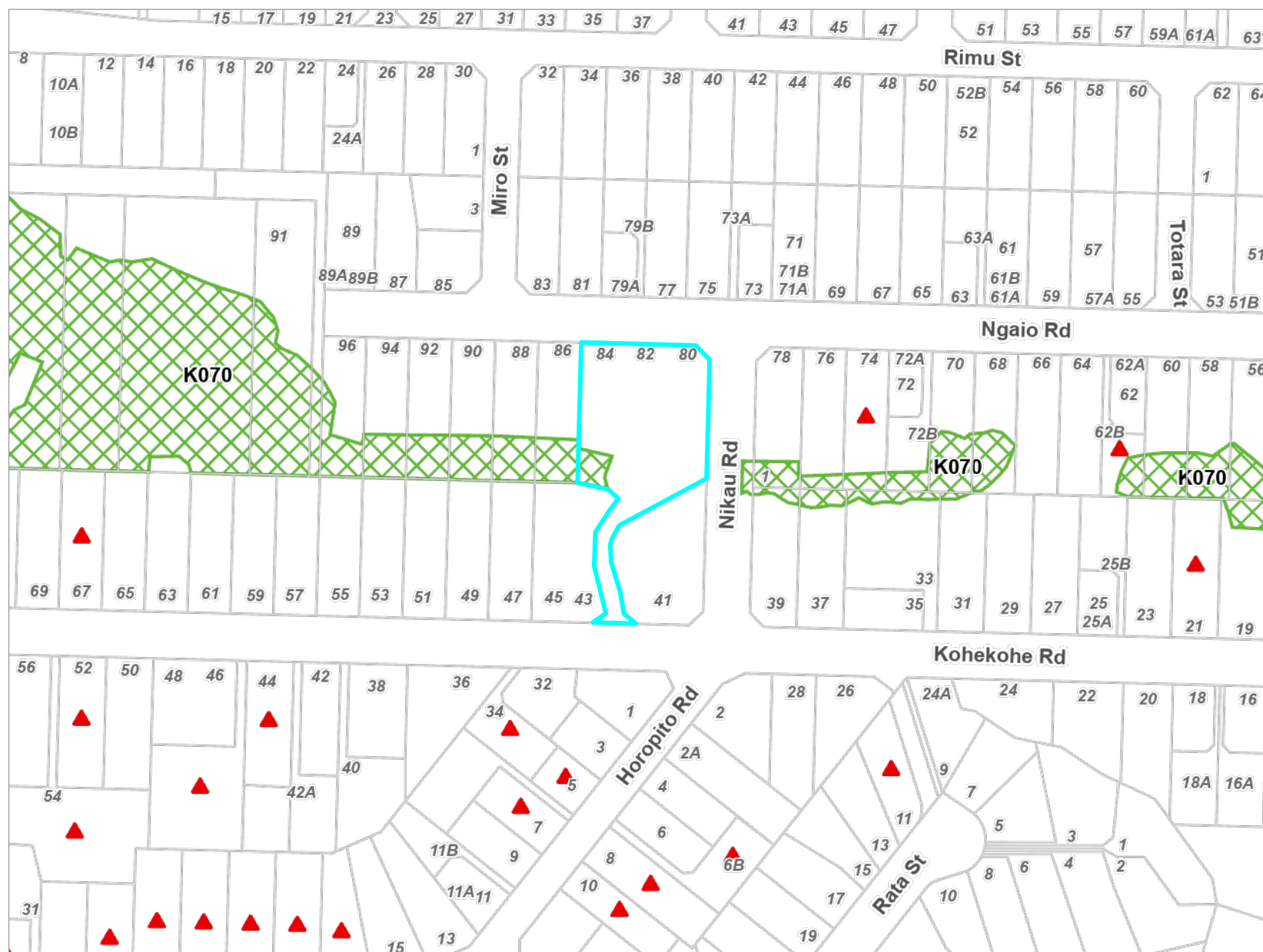
Scale @ A4 - 1:2,500

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43 Kohekohe Road, Waikanae (LOT 3 DP 80295)

-  Ecological Sites
-  Key Indigenous Trees



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



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Scale @ A4 - 1:2,500

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# Operative District Plan 2021 - Natural Hazards

43 Kohekohe Road, Waikanae (LOT 3 DP 80295)



## Key to map symbols

- Overflow Path
- Ponding Area

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



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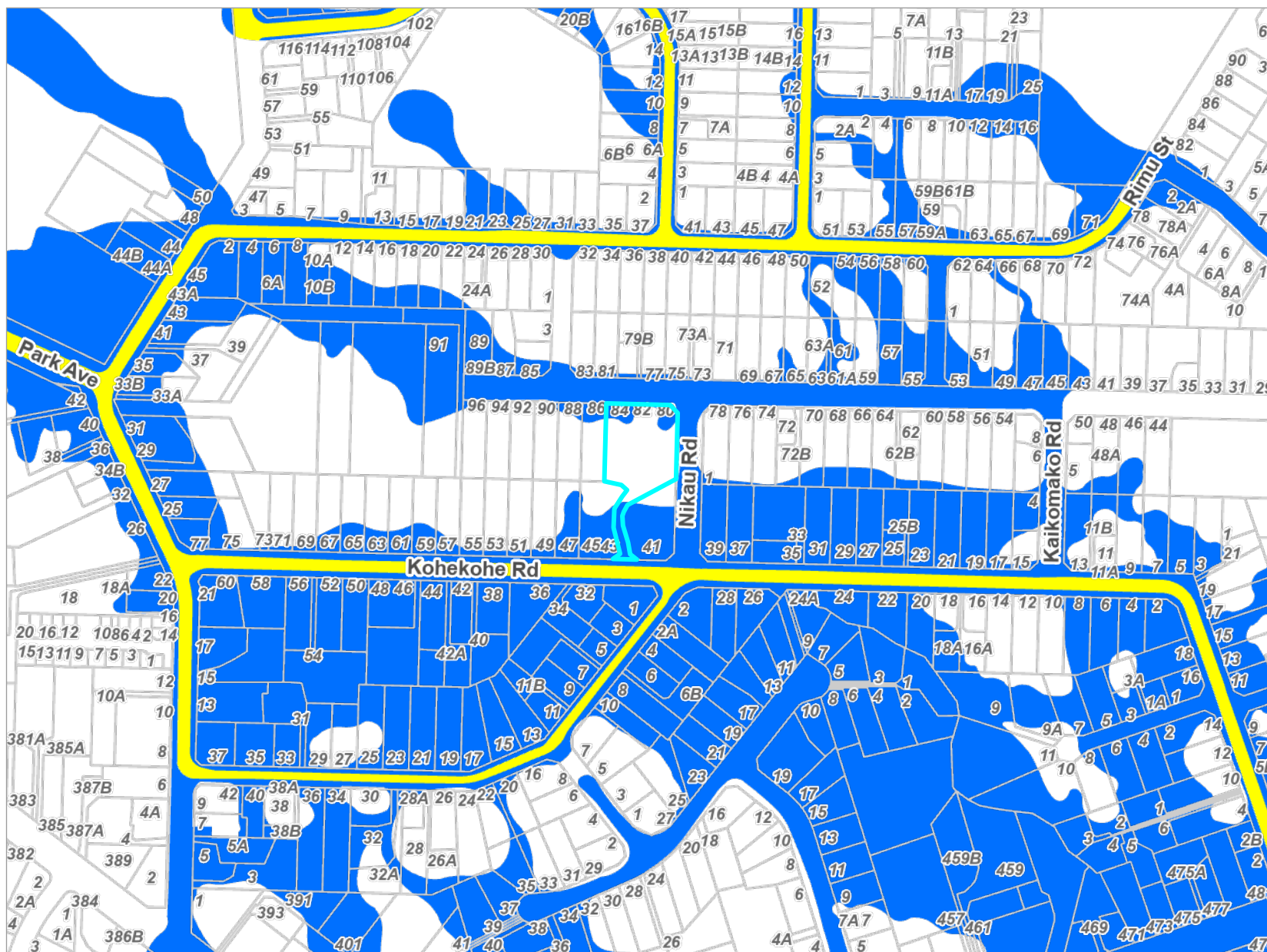
Scale @ A4 - 1:2,500

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# Latest Flood Hazards

43 Kohekohe Road, Waikanae (LOT 3 DP 80295)



## Key to map symbols

- Overflow Path
- 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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Scale @ A4 - 1:4,500

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# Resource Consents Map

43 Kohekohe Road, Waikanae (LOT 3 DP 80295)



## 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   |
|-------------------------|----------------------------|------------------|--|--------------|--|-----------------|----------------|-----------------|---------------|------------|
| 000362                  | 76 Ngaio Road, Waikanae    | 1494159700       | LOT 13 DP 24082                        | LC           | RETROSPECTIVE CONSENT - RELOCATE BUILDING TO FORM EXTENSION  | N               | N              | Decision Issued | 5/12/2000     | 17/11/2000 |
| 030376                  | 43 Kohekohe Road, Waikanae | 1494150901       | LOT 3 DP 80295                         | LC           | A LIGHT TRAILER MANUFACTURING BUSINESS TO BE                 | N               | N              | Decision Issued | 3/2/2004      | 17/12/2003 |
| 060138                  | 88 Ngaio Road, Waikanae    | 1494160300       | LOT 19 DP 23782 C/T A2/800 and 39A/707 | LD           | Application to trim trees                                    | N               | N              | Decision Issued | 12/6/2006     | 17/5/2006  |
| 070025                  | 73 Ngaio Road, Waikanae    | 1494161900       | LOT 1 DP 74648                         | LD           | Addition to existing house 1.8 from boundary                 | N               | N              | Decision Issued | 8/2/2007      | 29/1/2007  |
| 050254                  | 36 Rimu Street, Waikanae   | 1494174900       | LOT 28 DP 26350                        | LC           | Early childhood centre.                                      | N               | N              | Decision Issued | 26/7/2006     | 8/9/2005   |
| 080199                  | 32 Rimu Street, Waikanae   | 1494175100       | LOT 15 DP 25504                        | LD           | Proposed relocation of garage with total accessory building  | N               | N              | Decision Issued | 15/10/2008    | 17/9/2008  |
| 160010                  | 79A Ngaio Road, Waikanae   | 1494161600       | LOT 1 DP 85357 C/T 53B/64              | LD           | Erect an Archgola Outdoor shelter at rear of existing        | N               | N              | Decision Issued | 6/4/2016      | 11/2/2016  |
| 150228                  | 5 Horopito Road, Waikanae  | 1494129300       | LOT 4 DP 57733 C/T 23D/810             | LD           | Removal of a protected tree                                  | N               | N              | Decision Issued | 14/12/2015    | 23/11/2015 |
| 190216                  | 41 Kohekohe Road, Waikanae | 1494150900       | LOT 2 DP 80295 C/T 47A/177             | LD           | To construct an accessory building (garage) below the 1% AEP | N               | N              | Decision Issued | 10/1/2019     | 9/9/2019   |

| 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   |
|-------------------------|----------------------------|------------------|--|--------------|--|-----------------|----------------|----------------------|---------------|------------|
| 900095                  | 43 Kohekohe Road, Waikanae | 1494150901       | LOT 3 DP 80295                             | SC           | SUBDIVISION, SEVEN RESIDENTIAL LOTS                  | N               | N              | Decision Issued      | 18/5/1990     | 8/3/1990   |
| 910099                  | 73 Ngaio Road, Waikanae    | 1494161900       | LOT 1 DP 74648                             | SC           | PROPOSED SUBDIVISION, ONE ADDITIONAL LOT             | N               | N              | Decision Issued      | 13/2/1992     | 4/12/1991  |
| 940063                  | 6 Horopito Road, Waikanae  | 1494129600       | LOTS 31 and 32 DP 14994 CT 575/220 and 291 | SC           | TO SUBDIVIDE LOTS 31 and 32 DP 14994 INTO THREE LOTS | N               | N              | s.221 Consent Notice | 6/5/1996      | 13/4/1994  |
| 950426                  | 73A Ngaio Road, Waikanae   | 1494161901       | LOT 2 DP 74648                             | LC           | TO ERECT A DWELLING THAT DOES NOT COMPLY WITH YARD   | N               | N              | Decision Issued      | 11/12/1995    | 11/12/1995 |
| 950291                  | 73 Ngaio Road, Waikanae    | 1494161900       | LOTS 1-2 DP 74648                          | LN           | ERECT NEW DWELLING                                   | N               | N              | Decision Issued      | 27/10/1995    | 4/9/1995   |
| 960417                  | 72A Ngaio Road, Waikanae   | 1494159500       | LOT 15 DP 24082                            | SN           | 1 ADDITIONAL RESIDENTIAL LOT                         | N               | N              | s.224 Issued         | 27/11/1996    | 17/10/1996 |
| 940087                  | 32 Kohekohe Road, Waikanae | 1494147700       | LOT 1 DP 78722                             | SC           | BOUNDARY ADJUSTMENT                                  | N               | N              | Decision Issued      | 20/5/1994     | 11/5/1994  |
| 960393                  | 73 Ngaio Road, Waikanae    | 1494161900       | LOT 1 DP 74648                             | SC           | RIGHT OF WAY   | N               | N              | s.223 Approval       | 25/10/1996    | 4/10/1996  |
| 970195                  | 33 Kohekohe Road, Waikanae | 1494151500       | LOTS 3 4 DP 18726                          | SD           | BOUNDARY ADJUSTMENT                                  | N               | N              | s.224 Issued         | 11/8/1997     | 10/6/1997  |

| 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   |
|-------------------------|----------------------------|------------------|---|--------------|---|-----------------|----------------|-----------------|---------------|------------|
| 970331                  | 41 Kohekohe Road, Waikanae | 1494150900       | LOTS 15-18 DP 19887<br>LOTS 21-23 DP 2378 2 | LD           | LODGE - HOMESTAY ACCOMMODATION WITH CONFERENCE / FUNCTION   | N               | N              | Decision Issued | 22/10/1997    | 2/10/1997  |
| 970379                  | 41 Kohekohe Road, Waikanae | 1494150900       | LOTS 15-18 DP 19887<br>LOTS 21-23 DP 2378 2 | SC           | BOUNDARY ADJUSTMENT   | N               | N              | s.224 Issued    | 12/12/1997    | 30/10/1997 |
| 970251                  | 79A Ngaio Road, Waikanae   | 1494161600       | LOT 11 DP 23782                             | LC           | TWO DWELLINGS ON 921 SQ M IN WAIKANAe                       | N               | N              | Decision Issued | 6/5/1998      | 7/4/1998   |
| 970321                  | 79A Ngaio Road, Waikanae   | 1494161600       | LOT 11 DP 23782                             | SN           | ONE ADDITIONAL RESIDENTIAL LOT                              | N               | N              | s.224 Issued    | 6/11/1997     | 17/9/1997  |
| CE190018                | 26 Kohekohe Road, Waikanae | 1494147300       | LOTS 35 36 DP 14994                         | PB           | Marginal Exemption for 55 cubic metres of cut earthworks in | N               | N              | Decision Issued | 2/9/2019      | 20/8/2019  |

# Health and Alcohol Licenses

43 Kohekohe Road, Waikanae (LOT 3 DP 80295)



## 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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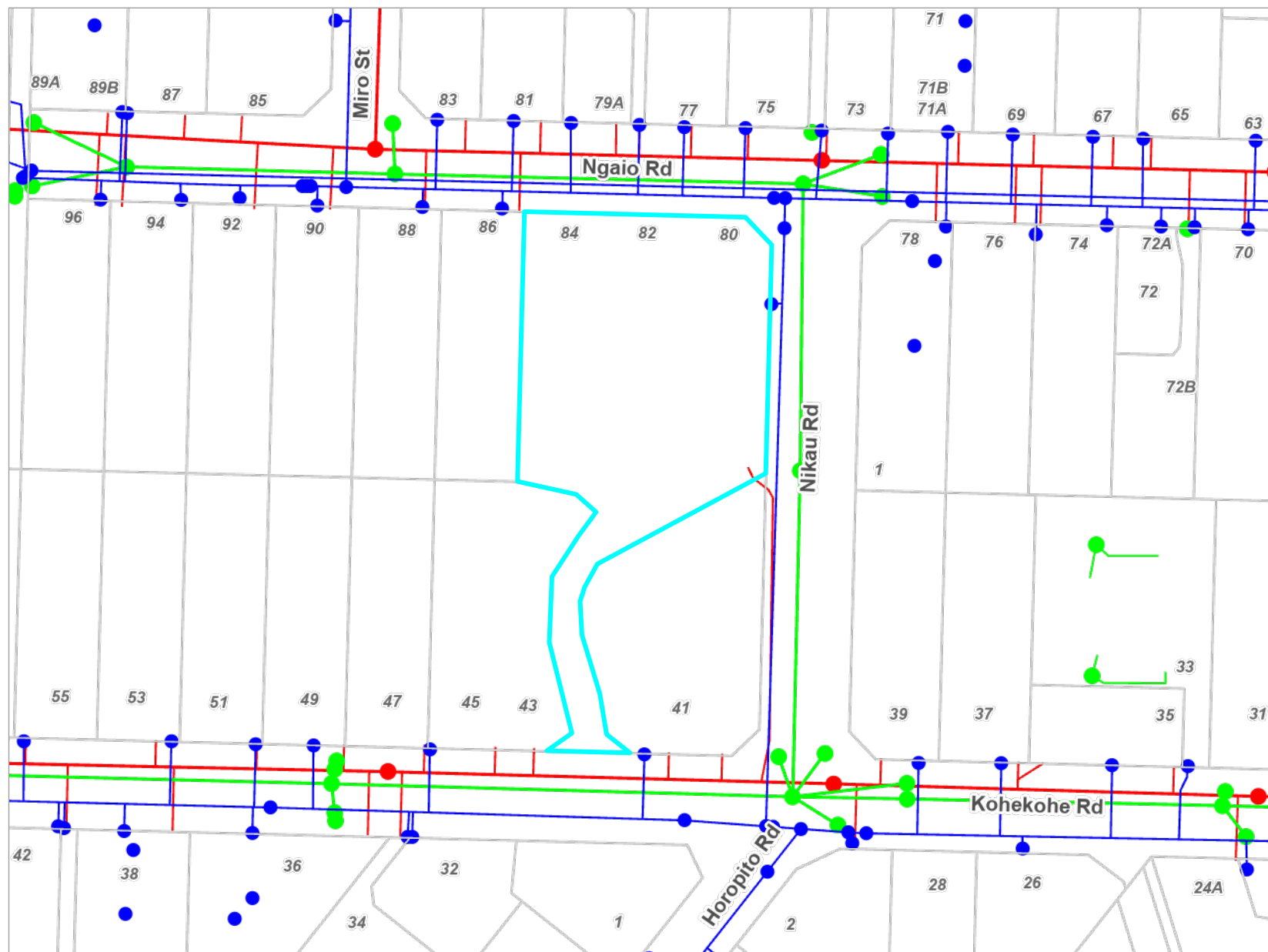
Scale @ A4 - 1:1,500

Date Printed: December 1, 2025

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# Services Network

43 Kohekohe Road, Waikanae (LOT 3 DP 80295)



## 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.

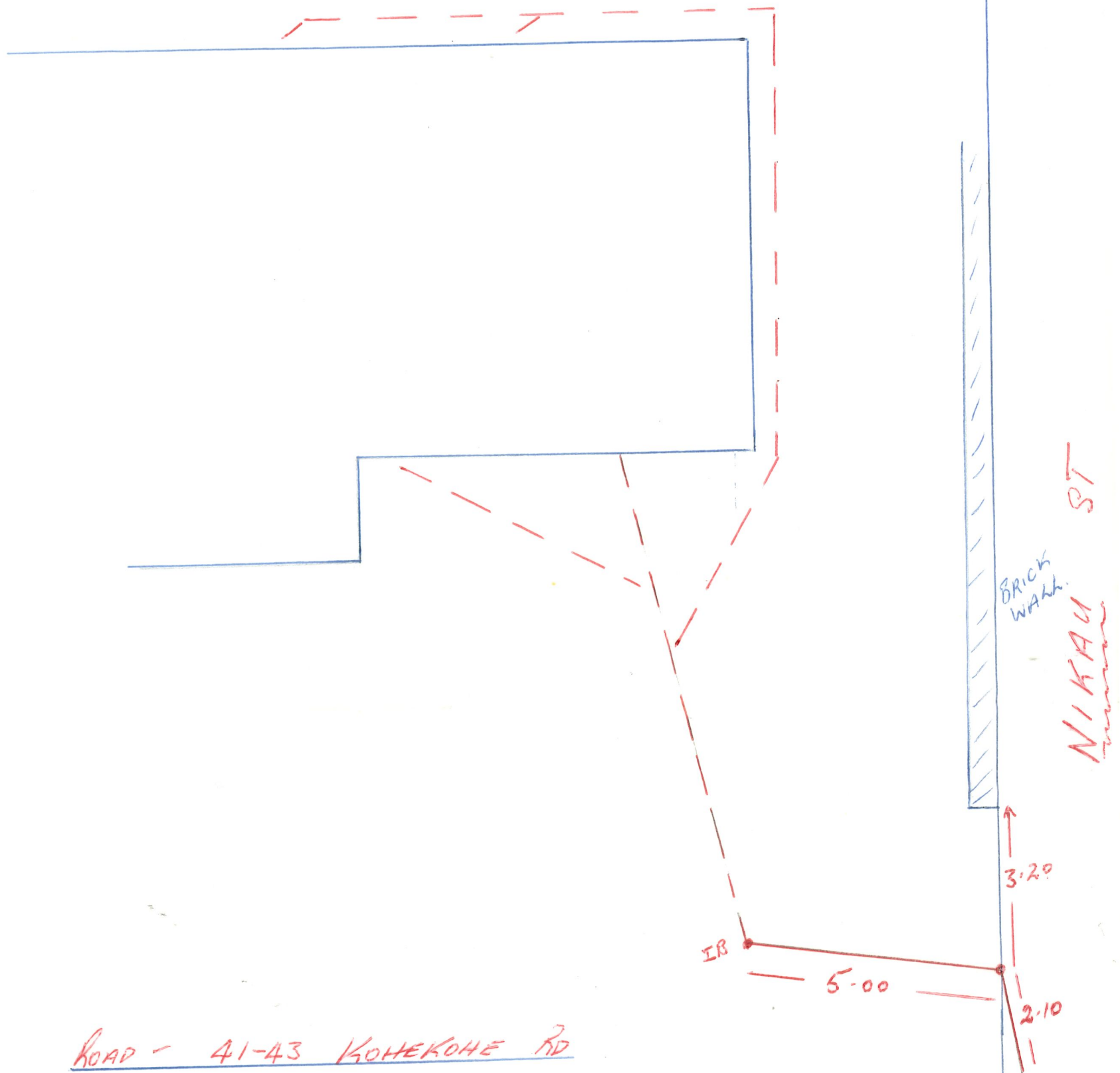


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ROAD - 41-43 KOHEKOHE RD

LOT - 17+18

AP - 19887

OK - M LUKE

DATE - 26-11-81

PIPE - P.V.C

1022

KOHEKOHE RD

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.

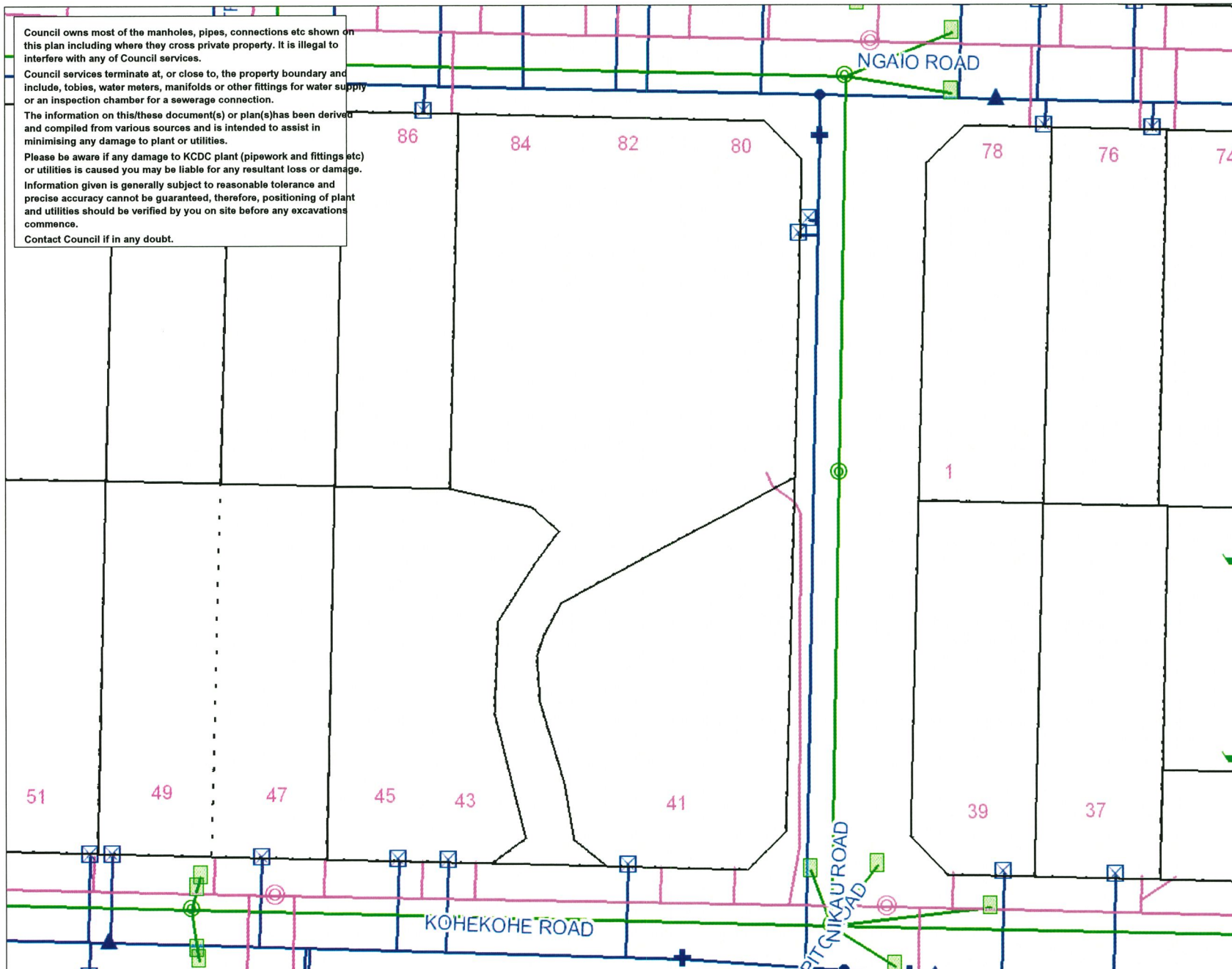
Council services terminate at, or close to, the property boundary and include, toiles, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

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: 16/09/2005 By STA-BUILDCON-11

Scale: A4 1:890

Date of Aerial Photography:

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**NB: The property boundaries and address numbers shown are indicative only.**



**REPORT ON THE**  
**APPLICATION FOR LAND USE CONSENT PURSUANT TO SECTION 88**  
**OF THE RESOURCE MANAGEMENT ACT 1991**

|   |  |
|---|--|
| <b>APPLICANT:</b>   | <b>John Allen – Trailers Direct Limited</b>  |
| <b>LOCATION:</b>  | <b>43 Kohekohe Road, Waikanae</b>  |
| <b>PROPOSAL:</b>  | <b>Proposed small home business manufacturing light trailers in residential zone (industrial activity)</b> |
| <b>LEGAL DESCRIPTION:</b>   | <b>LOT 3 DP 80295</b>  |
| <b>ZONE:</b>  | <b>Residential</b>   |
| <b>TYPE OF CONSENT:</b>   | <b>Land Use Consent</b>  |
| <b>ACTIVITY STATUS:</b>   | <b>Discretionary</b>   |
| <b>DETERMINED AS NON-NOTIFIED BY: Matthew Muspratt &amp; Trevor Garnett</b> |  |

#### **SITE & PROPOSAL**

The application is to obtain landuse consent to operate a small home trailer manufacturing business from a residential property at 43 Kohekohe Road, Waikanae (Lot 3 DP 80295). The business is proposed to be run by two of the occupants of the dwelling on the property. The manufacturing of trailers is proposed to be undertaken entirely within the basement garage beneath the dwelling. This area is an established garage/workshop approximately 112m<sup>2</sup> in floor area. The activity is considered to be an industrial activity and is a Discretionary Activity under the Kapiti Coast District Plan.

The activity will involve the construction of small trailers during 0700 – 1800 hours Monday to Friday. Trailers are to be constructed entirely within the garage and taken for protective treatment before delivery to clients at a rate of 2 – 4 trailers per week. No customers are to visit the site as all ordering is to take place via the internet and telephone. Deliveries of materials are to be made once per month on a small truck.

The property is a large 4039m<sup>2</sup> corner lot within the Residential Zone. Although the property has street frontage to Nikau Road to the west and Ngaio Road to the north, the property gains vehicular access via a 47 metre long (approx), and 4 metre wide right of way off Kohekohe Road to the south. Three other residential properties adjoin the lot to the south-east, south-west, and west. The property currently contains a large dwelling situated approximately in the middle of the lot and two glass houses near the western side boundary. Access via the right of way is controlled with an electronic security gate. Beyond the gate the driveway forks, with the right fork leading up to the dwelling and front door access, and the left fork leading directly to



the double-bay garage and associated parking and manoeuvring area. This part of the property is at a lower level than the rest of the property by approximately 1.6 metres.

The property contains well established landscaped areas and has a number of mature exotic and native trees. All boundaries are fenced with a combination brick and close-boarded wooden fences to a height of 2 metres.

## **DISTRICT PLAN**

The site is zoned Residential in the Kapiti Coast District Plan. As the proposal is an industrial activity and not listed as Non-Complying or Prohibited, and can not meet the Permitted Activity Standard for Loading, and Access it must be assessed as a discretionary activity. The assessment criteria for discretionary activities are as follows:

- The matters set out in section 104 of the Resource Management Act 1991;
- The provisions made for complying with the Permitted and Discretionary Activity standards;
- The impact of the proposal on the natural and physical environment;
- The impact of the proposal on Maori ancestral lands, water, sites, waahi tapu and other taonga;
- The scale of the proposed development and the impact on the character of the locality;
- The regard given to the avoidance or mitigation of natural hazards;
- The provisions made to mitigate any adverse effects the proposal may have on the environment.

There is also provision for conditions to be placed on any consent for a discretionary activity that:

- avoid, remedy or mitigate any effects resulting from the matters stated above;
- limit the duration of the consent;
- allow the effects of the activity to be monitored and the consent to be reviewed.

The proposal has been assessed against these criteria, as discussed in the 'Assessment' section of this report.

The relevant objectives and policies of the Plan are as follows:

### **C.2.1 RESIDENTIAL ZONE**

#### **OBJECTIVE 1.0 - GENERAL**

**ENSURE THAT THE LOW DENSITY, QUIET CHARACTER OF THE DISTRICT'S RESIDENTIAL ENVIRONMENTS IS MAINTAINED AND THAT ADVERSE EFFECTS ON THE AMENITY VALUES THAT CONSTITUTE THIS CHARACTER AND MAKE THE RESIDENTIAL ENVIRONMENTS SAFE, PLEASANT AND HEALTHY PLACES FOR RESIDENTS ARE AVOIDED, REMEDIED OR MITIGATED.**

#### **POLICY 1 - AMENITY VALUES**

Activities locating and/or operating in the district's residential environments shall display a residential appearance and be at a density which enables the existing character to be maintained and, in particular, which does not cause a decline in the amenity values of these environments through the:

- clearance of vegetation;
- changes to the landform;
- loss of private gardens and open space;
- creation of hard surfaces and lack of permeable area;
- loss of landscaped frontages;
- overshadowing and overlooking of neighbouring residential properties;

- generation of excessive levels of noise, vibration, glare, dust or odour associated with the activities themselves;
- generation of additional traffic movements resulting in excessive noise, vibration, glare, dust or odour and a decline in traffic safety;
- imposition of buildings, structures, signs or other features that are visually obtrusive and out of character with the character of these environments;
- degradation of the natural environment and/or modification of natural processes likely to lead to degradation;
- inadequate provision for access to sites of activities and also manoeuvrability for associated traffic movements;
- hazards to human health and residential convenience of inadequate or inappropriate supply of water, disposal of effluent and stormwater;
- creation of neighbourhoods with inadequate availability of network utility services;
- generation of nuisance or health risks to adjoining residents of farming activities and/or the keeping of animals/birds.
- lack of off-street parking
- siting of buildings
- storage of goods
- generation of traffic

## **POLICY 2 – Natural Environment**

Ensure that the adverse effects of residential use and development on the natural environment are avoided, remedied or mitigated.

It is considered that this proposal would maintain the integrity of these objectives and policies, as discussed in the ‘Assessment’ section below.

## **NOTIFICATION ANALYSIS**

Sections 93 and 94 of the Resource Management Act 1991 define which resource consent applications do not require notification. As the application is for a discretionary activity, it need not be notified if Council considers the adverse effects on the environment will be minor and if written approval is obtained from all adversely affected parties.

The applicant has obtained the written approval of the following parties:

- LOT 2 DP 80295 (41 Kohekohe Road)
- LOT 1 DP 80295 (45 Kohekohe Road)

It is considered that the adverse effects generated from the proposal will be no more than minor and that all adversely affected parties have given their written approval for the proposal to go ahead.

The application was discussed with the Te Ati Awa Executive who advised they had no concerns with the proposal.

In addition there are no special circumstances under section 94C (2) of the Act that warrant the public notification of this application. Accordingly, this application has been processed on a non-notified basis.

## **ASSESSMENT**

The District Plan contains requirements for activities within the residential zone. As previously stated, this proposal involves an industrial activity within the residential zone.

The main considerations when assessing an application for industrial activities within the Residential Zone are provided in C.2.1 - Objective 1.0, Policies 1 & 2, in the District Plan section of this report. These policies seek to maintain the amenity and character of the area, and address the potential adverse effects of non-residential activities in relation to the objectives and policies of the Kapiti Coast District Plan.

The main considerations when assessing an industrial activity within a residential zone are the potential adverse effects on the residential environment that may be generated such as noise, dust, odour, nuisance, amenity, character, and the inability of the activity to meet the Part J standards for an industrial activity.

### **Noise**

The applicant states that no noise that will be generated by the manufacturing of trailers will exceed the permitted activity standards for non-residential activities within the residential zone. The tools proposed to be used while constructing the trailers include a small band saw, a drill, and welding equipment. The applicant has not proposed the use of any hammers, angle grinders, or any other high noise generating tools. The manufacturing process is described as cutting small sections of steel with a small band saw, welding bits together, drilling holes, cutting plywood and bolting parts together. As such, a condition of consent will be imposed to limit the noise type and volume. The effects of noise will be further mitigated through restricting the hours of operation to 0700 to 1800 hours Monday to Friday. These hours of operation will include the delivery of materials, which must be carried out within these hours.

The applicant states that the garage doors shall remain closed at all times during the construction process to reduce the amount of noise. In addition, the garage walls comprise concrete block, therefore reducing the amount of noise escaping beyond the garage.

### **Dust, Odour, Nuisance**

The applicant states that there will be no odour or dust generated from the activity. The trailers, once assembled will be transported off site for protective coating and then delivered to clients. The proposal must comply with the permitted activity standards for the residential zone, therefore ensuring adverse effects are no more than minor.

### **Parking, Loading & Access**

The parking requirements for an industrial activity are 2 per 100m<sup>2</sup> of gross floor area, the property is able to meet this requirement. It is clearly stated that no customers will visit the site as all orders will be made via the internet and telephone. The applicant proposes that deliveries of materials to the site will occur on a monthly basis. A truck (similar in size to a Placemakers truck that would deliver timber to a building site) would visit the site. The process would take about 10-15 minutes, would be relatively

quiet and there would be no mess or materials likely to be spilled onto the road or foot path in the process.

The applicant has also stated that the delivery of materials may be made outside the property on the roadside once every month. This will involve transferring materials to a small trolley, which will then be taken up the right of way to the garage. It is anticipated that this will not generate excessive noise and will take approximately 15 minutes to complete. This section of Kohekohe Road has good sight lines and is relatively quiet. It is considered that the delivery of materials as described will not result in any road safety issues.

### **Residential Amenity and Character**

The applicant has stated that no signage whatsoever advertising the business or trailers will be erected or placed on the property. As the activity will generally take place entirely within an existing garage on the property and no physical changes to accommodate the proposal are required, it is considered that any effect on the amenity and character of the surrounding residential environment will be no more than minor.

The potential effects that may be generated by the delivery of trailers and transporting trailers for protective treatment are considered to be no more than minor as vehicle movements will not exceed the permitted activity standards for traffic generation for the residential zone of 30 vehicle movements per day.

The proposal as described will not generate any adverse effects on the residential environment or any parties that will any more than minor. The tools proposed to be used are not considered to generate a high level of noise as tools such as angle grinders and hammers etc. are not proposed to be used during the construction process of manufacturing the trailers.

The effects on the environment from the proposal are considered to be no more than minor and there are not considered to be any adversely affected parties.

### **CONCLUSION**

I am satisfied that the effects of the proposal will be no more than minor. The proposal is not contrary to the relevant objectives and policies of the Kapiti Coast District Plan. Consent can be granted in terms of section 104 of the Resource Management Act.

### **DECISION**

That officers acting under Delegated Authority from Council and pursuant to Section 104B of the Resource Management Act 1991 **GRANT** land use consent to manufacture trailers within a garage beneath the dwelling at 43 Kohekohe Road, Waikanae (Lot 3 DP 80295) subject to the following conditions:

1. All aspects of the manufacturing of the trailers shall be undertaken as described within the application documents provided with RM030376.



2. Hours of operation are limited to 0700 – 1800 hours Monday to Friday.
3. The proposal shall comply with all permitted activity standards for the residential zone at all times.
4. The consent holder shall notify the Council's Compliance Officer in writing **48 hours** before the consent is carried out. The consent holder shall fill out and return (by fax 04 9045815 or post Private Bag 601, Paraparaumu) the form attached to the decision letter.
5. That the consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions [or review of consent conditions], or supervision of the resource consent as set in accordance with section 36 of the Resource Management Act 1991. These costs\* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained.

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

**Notes:**

1. A uniform monitoring charge of \$90 has already been charged on this consent and is seen as part of the deposit.
2. Where appropriate, the Council may agree to reduce the required monitoring charges where the consent holder will carry out appropriate monitoring and reporting back to Council.

**REASONS FOR DECISION**

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this non-notified controlled activity consent decision are as follows:

1. The adverse effects on the environment relating to the proposal are considered to be no more than minor.
2. All adversely affected parties have given their consent.
3. Granting of the consent will not be contrary to the objectives and policies of the District Plan or the Resource Management Act 1991.

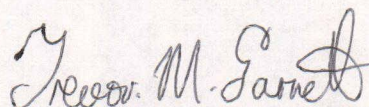
**DECISION: APPROVED**

**RM030376**

**DATE: 3 FEBRUARY 2004**



**Matthew Muspratt**  
**RESOURCE CONSENTS PLANNER**



**Trevor Garnett**  
**SENIOR RESOURCE CONSENTS PLANNER**



3 February 2004



FILE: RM030376

John Allen – Trailers Direct Limited  
C/- Jenny Grimmett  
Truebridge Callender Beach  
PO Box 13 142  
WELLINGTON

Dear John

**RM030376: PROPOSED SMALL HOME BUSINESS MANUFACTURING LIGHT TRAILERS IN RESIDENTIAL ZONE (INDUSTRIAL ACTIVITY) AT 43 KOHEKOHE ROAD, WAIKANAE (LOT 3 DP 80295)**

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

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

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

The deposit for an objection is \$370 (including GST) plus an extra \$144 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire within 5 years of the date of issue of this decision. 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.

You are also advised that before development can take place, you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 9045 - 759.

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully

A handwritten signature in black ink, appearing to read "Matthew Muspratt".

Matthew Muspratt  
**RESOURCE CONSENTS PLANNER**

**Kapiti Coast District Council**

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website [www.kcdc.govt.nz](http://www.kcdc.govt.nz)





## RESOURCE CONSENT NUMBER: RM030376

That officers acting under Delegated Authority from Council and pursuant to Section 104B of the Resource Management Act 1991 **GRANT** land use consent to manufacture trailers within a garage beneath the dwelling at 43 Kohekohe Road, Waikanae (Lot 3 DP 80295) subject to the following conditions:

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

### Notes:

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3. Granting of the consent will not be contrary to the objectives and policies of the District Plan or the Resource Management Act 1991.

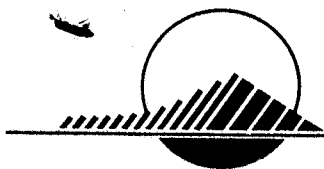
**DECISION: APPROVED**

**RM030376**

**DATE: 3 FEBRUARY 2004**



**Matthew Muspratt**  
**RESOURCE CONSENTS PLANNER**



# KAPITI COAST DISTRICT COUNCIL

Ref: WS10

29 March 1994

Cuttriss McKenzie Martin Ltd  
PO Box 1445  
PARAPARAUMU

Dear Sirs

SCHEME PLAN WS10 - PROPOSED SUBDIVISION AT 43 KOHEKOHE ROAD,  
WAIKANAE FOR MR R J REILLY

This is to advise that pursuant to Section 105 of the Resource Management Act 1991 the proposed subdivision as shown on Scheme Plan WS10 has been approved by Council subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. The payment of Council engineering fees of \$1,026 (GST inclusive).
3. The subdivider shall either:
  - (a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

Ngarara Building, Rimu  
Road, Private Bag 601,  
Paraparaumu.  
Telephone (04) 298-5139  
Fax (04) 297-2563

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the Clause above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

The Deed of Covenant shall be prepared by Council's solicitor at the cost of the subdivider.

4. Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work. Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.
5. A heavy duty concrete vehicle crossing shall be provided at the right of way frontage with Kohekohe Road unless otherwise approved by the Subdivisional Engineer.
6. A piped stormwater system is to be provided to service each lot. Alternatively evidence shall be provided, supported by test results and calculations, that the onsite disposal of surface water is suitable and environmentally acceptable.
7. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
8. Sections shall be built up to provide surface drainage to the road frontage and the street channel or to alternative outlets approved by the Subdivisional Engineer (Min 1 in 60).  
  
Alternatively Council will consider issuing a consent notice under Section 221 of the Resource Management Act to establish minimum floor levels for any future dwellings on Lots 4, 5, 6 and 7.
9. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
10. The subdivision shall be reticulated for sewage disposal. All lots shall be provided with individual service connections and fire fighting requirements shall comply with the Fire Services Code of Practice.

11. The subdivider shall provide and install pipes for gas supply to service the subdivision.
12. Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and a perimeter kerb on the other sides. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$2.24 (GST inclusive) per sqm of the area for first-coat seal, or the subdivider shall arrange for the second coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.

In lieu of the above standard requirement, Council may accept the existing construction standard of the driveway provided that :

- a) Benkleman beam test results are acceptable.
- b) That a moss/lichen long term weedkiller is applied to the sealed pavement as required.
- c) That a second coat seal is applied to the existing pavement.
- d) That suitable edging is provided at the perimeter of the sealed areas.
- e) That the consequences of the surface water runoff from the proposed right of way are catered for.

All work shall be to the satisfaction of the Subdivisional Engineer.

13. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

14. A consent notice shall be issued by Council pursuant to Section 221 of the Resource Management Act 1991 noting that the significant native trees on the proposed lots shall be protected.
15. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.

16. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.
17. The developer shall obtain a building consent and pay the appropriate fees before carrying out any alterations to existing services within the lots.
18. All costs arising from any of the above conditions shall be at the expense of the subdivider.

Any objection to this decision or any condition imposed with the decision must be lodged with Council within one month of receiving this letter.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'C R Thomson'.

C R Thomson  
PLANNER INVESTIGATIONS

MdG

The Chairperson and Members  
SUBDIVISIONS MEETING

SCHEME PLAN WS10 - PROPOSED SUBDIVISION AT 43 KOHEKOHE ROAD,  
WAIKANAE FOR MR R J REILLY

Scheme Plan WS10 attached shows a proposed subdivision of a 7,600 sqm site into seven residential lots ranging from 450 sqm to 2,900 sqm.

The land is zoned Residential E in the Transitional District Plan (Horowhenua County Scheme).

The proposal was approved in May 1990. The scheme approval has lapsed and reapproval is now sought. The Transitional District Plan requirements for residential subdivision in Waikanae have not changed since the proposal was first submitted. The proposal also remains unchanged.

RECOMMENDATION

That pursuant to Section 105 of the Resource Management Act 1991, Council approve Scheme Plan WS10 subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. The payment of Council engineering fees of \$1,026 (GST inclusive).
3. The subdivider shall either:
  - (a) Certify that a building site is available on each allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the Clause above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

The Deed of Covenant shall be prepared by Council's solicitor at the cost of the subdivider.

4. Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work. Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.
5. A heavy duty concrete vehicle crossing shall be provided at the right of way frontage with Kohekohe Road unless otherwise approved by the Subdivisional Engineer.
6. A piped stormwater system is to be provided to service each lot. Alternatively evidence shall be provided, supported by test results and calculations, that the onsite disposal of surface water is suitable and environmentally acceptable.
7. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
8. Sections shall be built up to provide surface drainage to the road frontage and the street channel or to alternative outlets approved by the Subdivisional Engineer (Min 1 in 60).

Alternatively Council will consider issuing a consent notice under Section 221 of the Resource Management Act to establish minimum floor levels for any future dwellings on Lots 4, 5, 6 and 7.

9. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
10. The subdivision shall be reticulated for sewage disposal. All lots shall be provided with individual service connections and fire fighting requirements shall comply with the Fire Services Code of Practice.
11. The subdivider shall provide and install pipes for gas supply to service the subdivision.
12. Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and a perimeter kerb on the other sides. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$2.24 (GST inclusive) per sqm of the area for first-coat seal, or the subdivider



shall arrange for the second coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.

NS

In lieu of the above standard requirement, Council may accept the existing construction standard of the driveway provided that :

- a) Benkleman beam test results are acceptable.
- b) That a moss/lichen long term weedkiller is applied to the sealed pavement as required.
- c) That a second coat seal is applied to the existing pavement.
- d) That suitable edging is provided at the perimeter of the sealed areas.
- e) That the consequences of the surface water runoff from the proposed right of way are catered for.

All work shall be to the satisfaction of the Subdivisional Engineer.

- 13. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

- 14. A consent notice shall be issued by Council pursuant to Section 221 of the Resource Management Act 1991 noting that the significant native trees on the proposed lots shall be protected.
- 15. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
- 16. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision.
- 17. The developer shall obtain a building consent and pay the appropriate fees before carrying out any alterations to existing services within the lots.

- 4 -

18. All costs arising from any of the above conditions shall be at the expense of the subdivider.

Report prepared by :

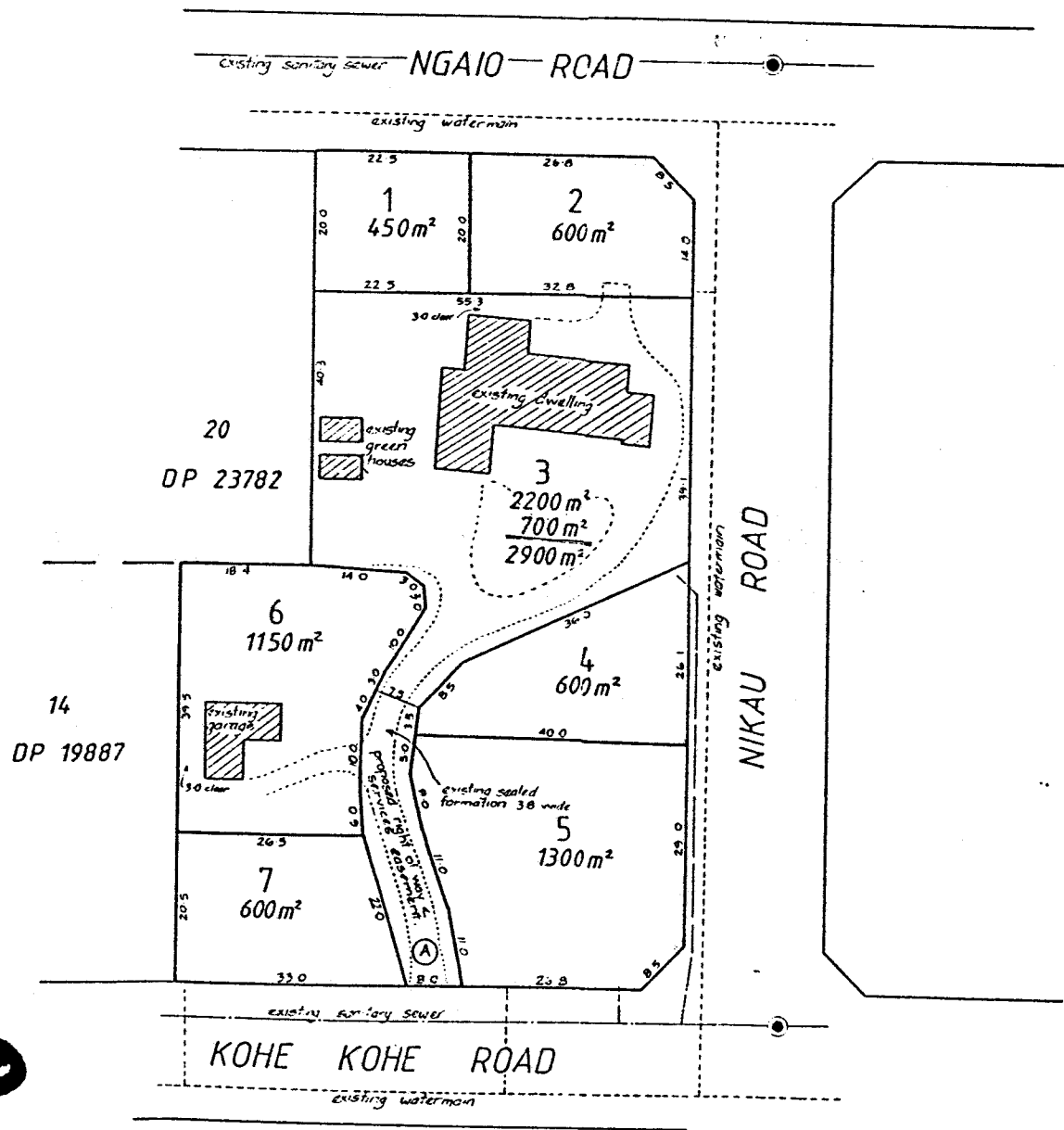
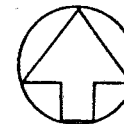
A handwritten signature in blue ink, appearing to read "C E Macdonald", with a stylized flourish underneath.

C E Macdonald  
PLANNER RESOURCE MANAGEMENT INFORMATION  
MdG

22 March 1994

109 REILLY WS10

# SCHEME PLAN



| No | AMENDMENT | NAME | DATE |
|----|-----------|------|------|
|    |           |      |      |
|    |           |      |      |
|    |           |      |      |
|    |           |      |      |
|    |           |      |      |

NOTE:  
 1. Dimensions & areas subject to minor change upon final survey  
 2. Services to existing dwelling on Lot 3 to be relocated or have easements placed over them

| Proposed Easements          |       |            |            |
|-----------------------------|-------|------------|------------|
| Purpose                     | Shown | Serv. Ten. | Dom. Ten.  |
| Right of Way & all Services | (A)   | Lot 3      | Lots 5 & 6 |

**Cuttriss, McKenzle, Martin Ltd**  
**CMM** REGISTERED SURVEYORS CONSULTING ENGINEERS

☐ 3rd Floor MAJAC HOUSE 44 QUEENS DRIVE LOWER HUTT  
 PO BOX 30 429 Telephone (04) 884-187  
☒ NEARANA BUILDING RAIL ROAD PARAPARAUMU  
 PO BOX 1445 Telephone (056) 86-318  
☐ CHAPMAN HOUSE 108 MAIN STREET UPPER HUTT  
 PO BOX 40 083 Telephone (04) 278-028

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CLIENT  
**MR R.J. REILLY**

JOB  
**Proposed Subdivision of  
 Lots 15-18 DP 19887 &  
 21-23 DP 23782**

SCALE  
**1 : 500**

| FIELDWORK          | NAME | DATE   | DRAWING NUMBER |
|--------------------|------|--------|----------------|
| DESIGNED           | WMC  | Feb 90 |                |
| CHECKED            | WMC  | Feb 90 |                |
| SHEET 1 OF 1 SHEET |      |        | 15182/1        |

WS10



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**KAPITI COAST DISTRICT COUNCIL**

**CONSENT NOTICE PURSUANT TO SECTION 221**

**OF THE RESOURCE MANAGEMENT ACT 1991**

**FOR THE DEPOSIT OF LAND TRANSFER PLAN 80295**

**THE SUBDIVISION OF LOTS 15 - 18 DP 19887 &**  
**LOTS 21 - 23 DP 23782,**

**43 KOHE KOHE ROAD, WAIKANAE**

**FOR R J REILLY**

**The District Land Registrar 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 the following condition is to be complied with on a continuing basis:

1. The existing native vegetation within Lots 1 - 3 shall not be felled, burnt, damaged or removed without obtaining the approval of Council's Resources Consents Manager.

Dated this 25<sup>th</sup> day of March 1998.

  
**AUTHORISED OFFICER**

  
**AUTHORISED OFFICER**

10.4.8 03.APR58 B 658670.3

ARTICLES ENTERED  
AND RECORDED  
DISTRICT LAND REGISTRY



RECALL FILE LABEL



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