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5 February 2026

Beata Nannestad

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 14 Kereru Street, 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

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:

14 Kereru Street, 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

Applicant	Beata Nannestad
LIM number	L260123
Application date	03/02/26
Issue date	05/02/26

Property details

Property address	14 Kereru Street, Waikanae
Legal description	LOT 20 DP 18903 CT 884/50
Area (hectares)	0.1122

Valuation information

Valuation number	1496065600
Capital value	\$910,000
Land value	\$480,000
Improvements value	\$430,000

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

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- 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 \$6,116.63 This includes Greater Wellington Regional Council rates
Next instalment date	09/03/26
Arrears for previous years	\$0.00
Water rates	\$482.11 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

27/09/05	BUILDING CONSENT 055848: Extend living room, new deck, new bathroom, stairs: Code Compliance Certificate issued 15/08/07 AMENDMENT 055848A: Replacing roof & altering roof pitch.
20/09/85	Building Permit D021020 ADD TO DWELLING 24 SQ M
15/06/83	Building Permit B021403 ADDITIONS/ALTERATIONS 13 SQ M
14/11/78	Building Permit I025001 ADDITION 28-8 SQ M
05/04/60	Building Permit 1492 DWELLING 960 SQ FT
17/10/57	Building Permit 514 TOOL SHED 120 SQ FT

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

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 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

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

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

District Plan Features and Overlays

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

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

This property was created via subdivision in 1960.

Copies of the Deposited Plan (DP 18903) and Record of Title are provided with this LIM.

There are no known easements.

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

Resource Consent number RM050267 (Alterations encroaching front yard) was granted in 2005 for this property. A copy of the Decision and final approved plans are provided with this LIM.

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

Note: some resource consent files may be archived offsite; however, these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

This property contains and is adjacent to land which is shown to contain some specific features on it that are recorded in the Operative District Plan (2021).

These features are:

Ecological Site: an area with significant native vegetation or habitat for native fauna.
(K062) Hemi Matenga Forest (Kohekohe-Tawa-Titoki Forest) 14 Kereru Street, Waikanae

12 Kereru Street, Waikanae: A group of no less than 30 trees is located within the property in the rear southwest quarter of it. The stand comprises the following species: Tawa (*Beilschmiedia Tawa*), Kohekohe (*Dysoxylum spectabile*), Kawakawa (*Piper xcelsum*), Mahoe (*Melicytus ramiflorus*); but it excludes adjacent trees including Totara (*Podocarpus totara*), Puriri (*Vitex lucens*), Kowhai (*Sophora tetraptera*, planted), Elder (*Acer sp.*), and Walnut (*Juglans regia*).

14 Kereru Street, Waikanae: A group of no less than 50 trees is located within the property in the rear southwest third of it. The stand comprises the following species: Titoki (*Alectryon excelsus*), Tawa (*Beilschmiedia Tawa*), Kohekohe (*Dysoxylum spectabile*), Rewarewa (*Knightia excelsa*), Kawakawa (*Piper excelsum*), Mahoe (*Melicytus ramiflorus*); but it excludes adjacent trees including: Kowhai (*Sophora tetraptera*, planted), melia (*Melia azedarach*), and *Rhododendron* sp.

16 Kereru Street, Waikanae: A group of trees of 2 trees, one each of Tawa (*Beilschmiedia Tawa*) and Kohekohe (*Dysoxylum spectabile*) is located within the property in the rear southeast corner of it. The stand excludes adjacent trees including: Puriri (*Vitex lucens*) (planted), plus Tawa (*Beilschmiedia Tawa*), Titoki (*Alectryon excelsus*), and Kohekohe (*Dysoxylum spectabile*) outside the ecological site boundary.

Outstanding Natural Feature and Landscape - this is a highly prominent landform or landscape with restrictions on buildings and earthworks within the mapped area.
ONFL08: Hemi Matenga Escarpment Outstanding Natural Feature and Landscape (A distinct escarpment that extends from Reikorangi Road through to Te Hapua Road, in the foothills of the Tararuas).

Key Indigenous Tree in Urban Area: native trees which have been identified as significant vegetation. (5258) Kohekohe, 12 Kereru Street, Waikanae. (9985) Stand of mature native trees, including Kohekohe, Mahoe, Tawa, 14 Kereru Street, Waikanae.

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://www.gw.govt.nz/search-selected-land-use-register).

Natural Hazards

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

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

Coastal Erosion and Inundation Hazards

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

Currently, information specific to the Kapiti Coast District includes:

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

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

Earthquakes

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

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

Fire

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

Liquefaction

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

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the 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 adjacent to land which is shown to be subject to a flood hazard in the Operative District Plan (2021), and the latest Flood Hazard Maps.

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

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

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

Part of the property is adjacent to land which is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

The adjoining road carriageway (Winara Avenue) is shown to be subject to a shallow surface flow area which is affected by a direct flood risk on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

Shallow surface flow areas are floodplain areas, typically on steeper catchments, where shallow moving flood waters could occur during a flood event. A shallow surface flow area is subject to a direct flood risk. This hazard is associated with high intensity rainfall that overwhelms the primary drainage paths resulting in shallow flows across the ground surface.

The adjoining road carriageway (Winara Avenue) 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

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. Private and Public stormwater and sewerage drains

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

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

Stormwater discharge should be confined to site or discharged to the kerb and channel. There is a Council stormwater main or open drain within the property. The Council has access rights under the Local Government Act 1974.

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://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

14 Kereru Street, Waikanae (LOT 20 DP 18903 CT 884/50)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: February 3, 2026

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 **WN884/50**
Land Registration District **Wellington**
Date Issued 26 February 1960

Prior References
WN730/53

Estate Fee Simple
Area 1122 square metres more or less
Legal Description Lot 20 Deposited Plan 18903

Original Registered Owners

Alan Francis Ayson as to a 1/2 share
Phyllis Daphne Ayson as to a 1/2 share

Interests

B774797.1 Mortgage to AMP Bank Limited - 22.3.2000 at 9:00 am
6206798.1 Transfer of Mortgage B774797.1 to The Hongkong and Shanghai Banking Corporation Limited - 8.11.2004 at 9:00 am
6292523.1 Discharge of Mortgage B774797.1 - 28.1.2005 at 9:00 am
6292523.2 Transfer to Bryan Stewart Kilmister, Elizabeth Kilmister and John Walter Kilmister - 28.1.2005 at 9:00 am
11339023.1 Transfer to Beata Dagmar Celine Nannestad and Arne Josef Nannestad - 25.1.2019 at 3:03 pm
11339023.2 Mortgage to Arbech Limited - 25.1.2019 at 3:03 pm

Reference: { Vol. 730, Folio 53
Transfer No. 454618
Order for N/C No.



REGISTER

Register-book,
Vol. 887, folio 50

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twenty sixth day of February, one thousand nine hundred and sixty under the hand and seal of the District Land Registrar of the Land Registration District of Wellington WITNESSETH that EMILY FIRTH of Wellington Married Woman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 1 ROD 4, 36 PERCHES more or less situate in Block X of the Kaitawa Survey District being part Ngarara West C 41 and being also Lot 20 on Deposited Plan 18903

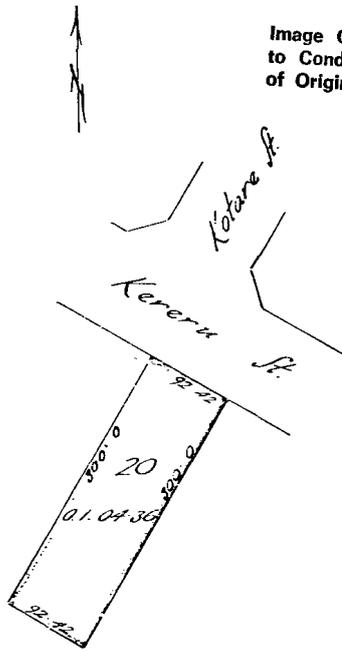


Image Quality due to Condition of Original



Pencing covenant in Transfer 454618 F. J. Jones
Mortgage 478622 Emily Firth to The State Advances Corporation of New Zealand produced by 454618 at 9.55 a.m. W. J. Jones
Variation of Mortgage 478622 produced 5.5.1966 at 9.10 a.m. W. J. Jones
Transfer 596716 to Amy Matilda Lucy Webber of Wellington retired Schoolteacher 23.6.1964 at 11.19 a.m. W. J. Jones
Mortgage 596717 to Margaret Gwendolyn Russell produced by 596716 at 9.10 a.m. W. J. Jones

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
C. J. Gifford
A.L.R.

Scale: 1 chain to an inch.

Transfer 095119.1 to John Gifford Bell of Waikanae, Farmer and Frances Mary Bell his wife - 6.5.1976 at 9.13 a.m.
W. J. Jones
A.L.R.

OVER

AREA IS METRIC
AREA IS 1125...

884/50

308597.1
DISCHARGED
Mortgage 095119.2 to Crown Nominees
N.Z. Limited - 6.5.1976 at 9.13 a.m.
A.L.R. *[Signature]*
A.L.R.

308597.2
DISCHARGED
Mortgage 095119.3 to The Bank of New
South Wales - 6.5.1976 at 9.13 a.m.
A.L.R. *[Signature]*
A.L.R.

477677.1
Mortgage 098597.3 to Bank of New South Wales
Savings Bank (N.Z.) Limited - 14.9.1978
at 11.08 a.m.
A.L.R. *[Signature]*
A.L.R.

Transfer 477677.2 to John Henry Peter Fligg
of Wellington, Public Servant and Joan Doris
Fligg his wife as tenants in common in equal
shares - 5.3.1982 at 2.13 p.m
A.L.R. *[Signature]*

B.367714.1 Transfer to Alan Francis Ayson
of Waikanae, Retired and Phyllis Daphne
Ayson his wife as tenants in common in
equal shares - 28.6.1994 at 2.39 p.m.
A.L.R. *[Signature]*

B774797.1 Mortgage to AMP Bank Limited
22.3.2000 at 9.00.
[Signature]
for RGL

Land Transfer Office
 Received 4/1/1956
 Title Ref: 18903
 Referred to Draughtsman

18903

18903

Deposited this 24 day
 of January 1956

District Land Registrar
 (Signature)

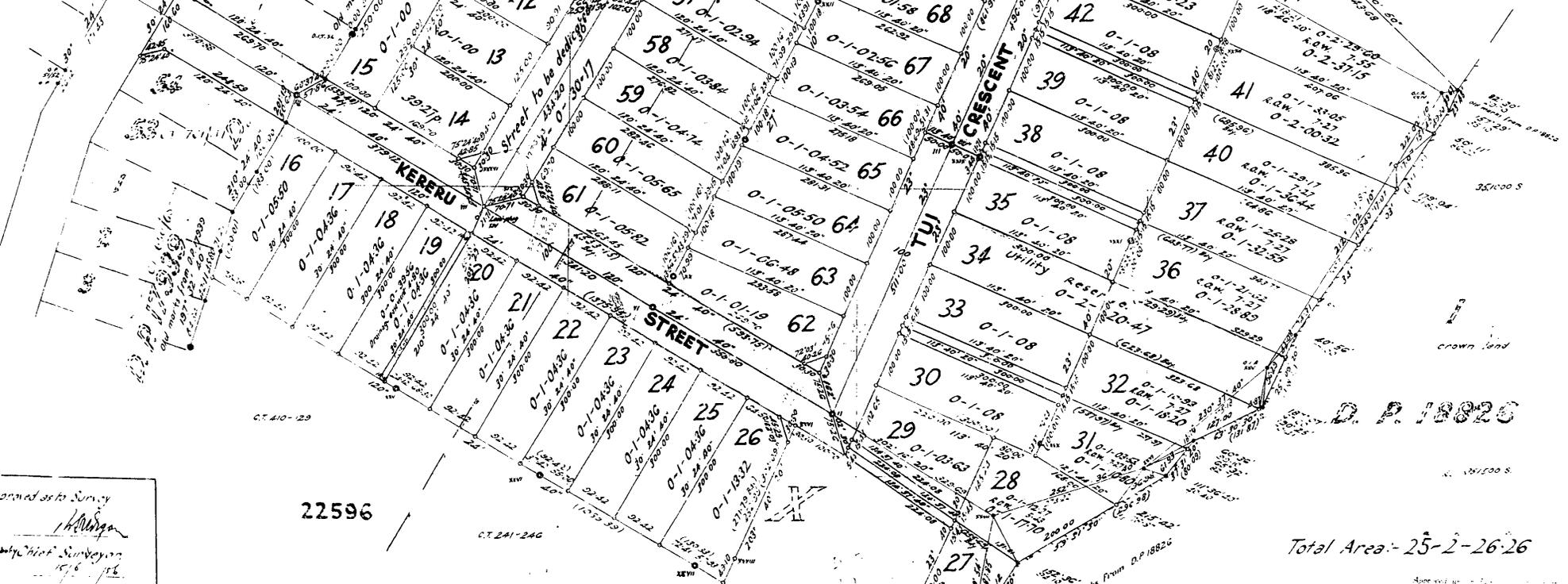
K38543
 230 10
 4/1/56
 G. Donnell & Co

Memorandum of Easements

R. of Way	Servient	Dominant
Yellow	Lot 27	Lot 28
	28	27
	31	32
	32	31
	36	37
	37	36
	40	41
	41	40
	44	45
	45	44

Electric Power & Telephone line rights over Lots 4+5+6+7+8+9+10+11+12+13+14+15+16+17+18+19+20+21+22+23+24+25+26+27+28+29+30+31+32+33+34+35+36+37+38+39+40+41+42+43+44+45+46+47+48+49+50+51+52+53+54+55+56+57+58+59+60+61+62+63+64+65+66+67+68+69+70+71+72+73+74+75+76+77+78+79+80+81+82+83+84+85+86+87+88+89+90+91+92+93+94+95+96+97+98+99+100

Lot	CT	Lot	CT	Lot	CT
1	758-42	28	825-84	43	794-59
2		29	759-84	44	825-84
3	794-91	30	754-44	45	84-632
4	838-37	31	759-84	46	782-11
5	838-74	32	759-81	47	795-91
6	751-6	33	765-97		
7	731-25	34			
8		35	825-25		
9		36	732-90		
10		37			
11	726-22	38			
12	810-72	39			
13	791-78	40	837-81		
14	791-78	41	837-81		
15	742-23	42	873-44		
16	763-40				
17					
18	809-91				
19					
20	824-50				
21	86-31				
22					
23	719-31				
24					
25					
26	794-31				
27	751-82				



Approved as to Survey
 (Signature)
 Deputy Chief Surveyor
 1956

18903

L.T. Draughtsman
 Received 7/5/56
 Ref. Plan 22596, 22597, 22598, 22599, 22600, 22601, 22602, 22603, 22604, 22605, 22606, 22607, 22608, 22609, 22610, 22611, 22612, 22613, 22614, 22615, 22616, 22617, 22618, 22619, 22620, 22621, 22622, 22623, 22624, 22625, 22626, 22627, 22628, 22629, 22630, 22631, 22632, 22633, 22634, 22635, 22636, 22637, 22638, 22639, 22640, 22641, 22642, 22643, 22644, 22645, 22646, 22647, 22648, 22649, 22650, 22651, 22652, 22653, 22654, 22655, 22656, 22657, 22658, 22659, 22660, 22661, 22662, 22663, 22664, 22665, 22666, 22667, 22668, 22669, 22670, 22671, 22672, 22673, 22674, 22675, 22676, 22677, 22678, 22679, 22680, 22681, 22682, 22683, 22684, 22685, 22686, 22687, 22688, 22689, 22690, 22691, 22692, 22693, 22694, 22695, 22696, 22697, 22698, 22699, 22700, 22701, 22702, 22703, 22704, 22705, 22706, 22707, 22708, 22709, 22710, 22711, 22712, 22713, 22714, 22715, 22716, 22717, 22718, 22719, 22720, 22721, 22722, 22723, 22724, 22725, 22726, 22727, 22728, 22729, 22730, 22731, 22732, 22733, 22734, 22735, 22736, 22737, 22738, 22739, 22740, 22741, 22742, 22743, 22744, 22745, 22746, 22747, 22748, 22749, 22750, 22751, 22752, 22753, 22754, 22755, 22756, 22757, 22758, 22759, 22760, 22761, 22762, 22763, 22764, 22765, 22766, 22767, 22768, 22769, 22770, 22771, 22772, 22773, 22774, 22775, 22776, 22777, 22778, 22779, 22780, 22781, 22782, 22783, 22784, 22785, 22786, 22787, 22788, 22789, 22790, 22791, 22792, 22793, 22794, 22795, 22796, 22797, 22798, 22799, 22800, 22801, 22802, 22803, 22804, 22805, 22806, 22807, 22808, 22809, 22810, 22811, 22812, 22813, 22814, 22815, 22816, 22817, 22818, 22819, 22820, 22821, 22822, 22823, 22824, 22825, 22826, 22827, 22828, 22829, 22830, 22831, 22832, 22833, 22834, 22835, 22836, 22837, 22838, 22839, 22840, 22841, 22842, 22843, 22844, 22845, 22846, 22847, 22848, 22849, 22850, 22851, 22852, 22853, 22854, 22855, 22856, 22857, 22858, 22859, 22860, 22861, 22862, 22863, 22864, 22865, 22866, 22867, 22868, 22869, 22870, 22871, 22872, 22873, 22874, 22875, 22876, 22877, 22878, 22879, 22880, 22881, 22882, 22883, 22884, 22885, 22886, 22887, 22888, 22889, 22890, 22891, 22892, 22893, 22894, 22895, 22896, 22897, 22898, 22899, 22900, 22901, 22902, 22903, 22904, 22905, 22906, 22907, 22908, 22909, 22910, 22911, 22912, 22913, 22914, 22915, 22916, 22917, 22918, 22919, 22920, 22921, 22922, 22923, 22924, 22925, 22926, 22927, 22928, 22929, 22930, 22931, 22932, 22933, 22934, 22935, 22936, 22937, 22938, 22939, 22940, 22941, 22942, 22943, 22944, 22945, 22946, 22947, 22948, 22949, 22950, 22951, 22952, 22953, 22954, 22955, 22956, 22957, 22958, 22959, 22960, 22961, 22962, 22963, 22964, 22965, 22966, 22967, 22968, 22969, 22970, 22971, 22972, 22973, 22974, 22975, 22976, 22977, 22978, 22979, 22980, 22981, 22982, 22983, 22984, 22985, 22986, 22987, 22988, 22989, 22990, 22991, 22992, 22993, 22994, 22995, 22996, 22997, 22998, 22999, 23000

TOWN OF PARATA EXTN NO 16
 PLAN OF SUBDIVISION OF PT NGARARA WEST C41,
 & PT LOT 5 D.P. 3433 BEING PT NGARARA WEST C41.
 COMPRISED IN CT. 241-246 & 410-129

VI & X KAITAWA S. D.
 WELLINGTON LAND DIST. HOROWHENUA COUNTY.

Scale: 1 Chain to an Inch. Surveyed by W.S. Wright Date: March 1956

I, Wilbur Shepherd Wright of Wellington, Registered Surveyor and a holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927
 Declared at Wellington this 24 day of March 1956
 (Signature)
 Registered Surveyor

This does not apply to the Drainage Easement in 5003 over Lot 19 - Proposed Grantee being Horowhenua C.C.
 1934

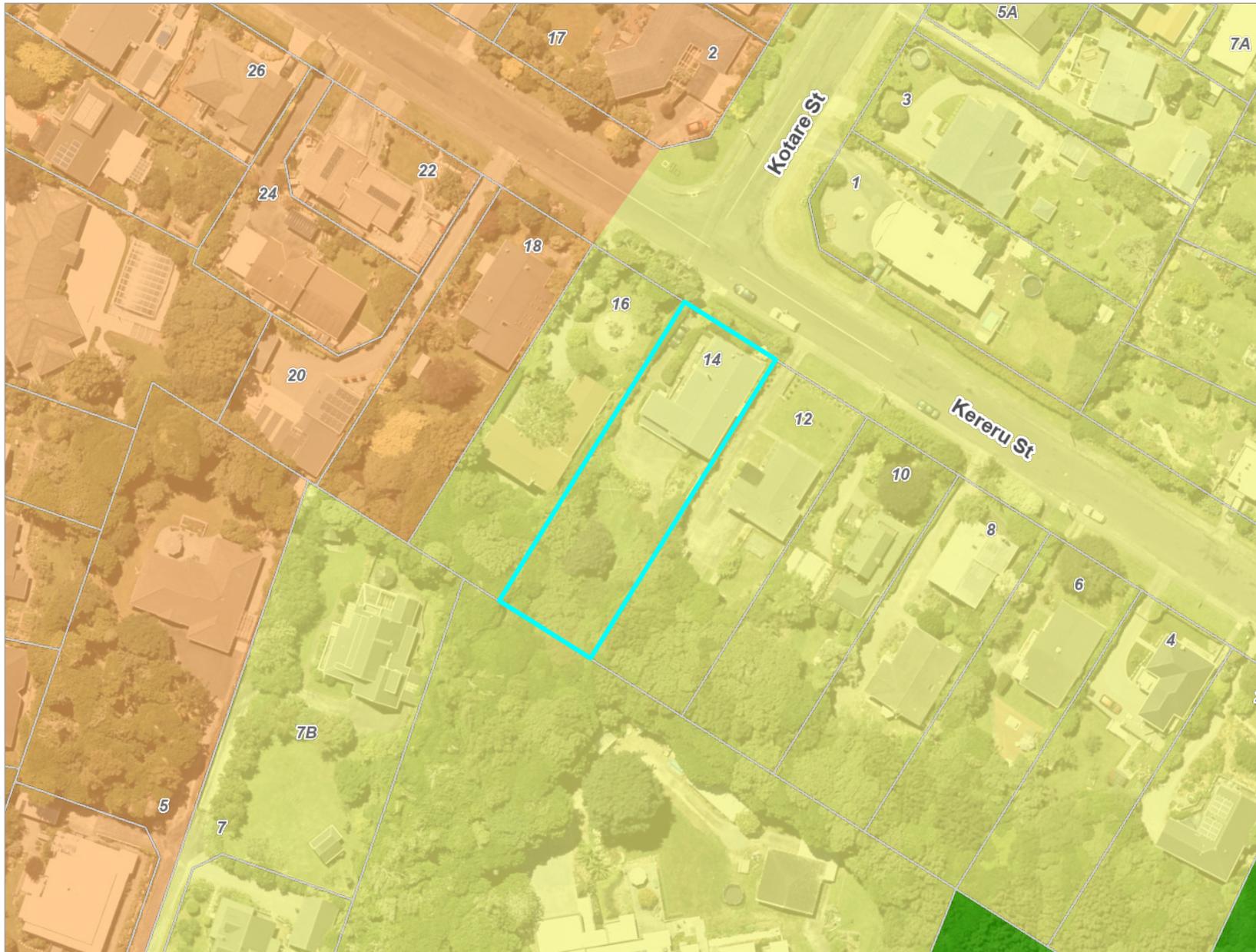
Approved
 (Signature)
 Owner

18903
 18903

Lot	CT	Lot	CT
48		60	735-23
49	41-1481	61	
50	217-62	62	
51	711-83	63	820-30
52	827-83	64	752-67
53	791-66	65	720-100
54		66	711-100
55	752-20	67	810-100
56		68	725-100
57	712-82	69	628-81
58	723-25	70	
59		71	225-82

Operative District Plan 2021 - Zones and Precincts

14 Kereru Street, Waikanae (LOT 20 DP 18903 CT 884/50)



Key to map symbols

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



0 20 40 Metres

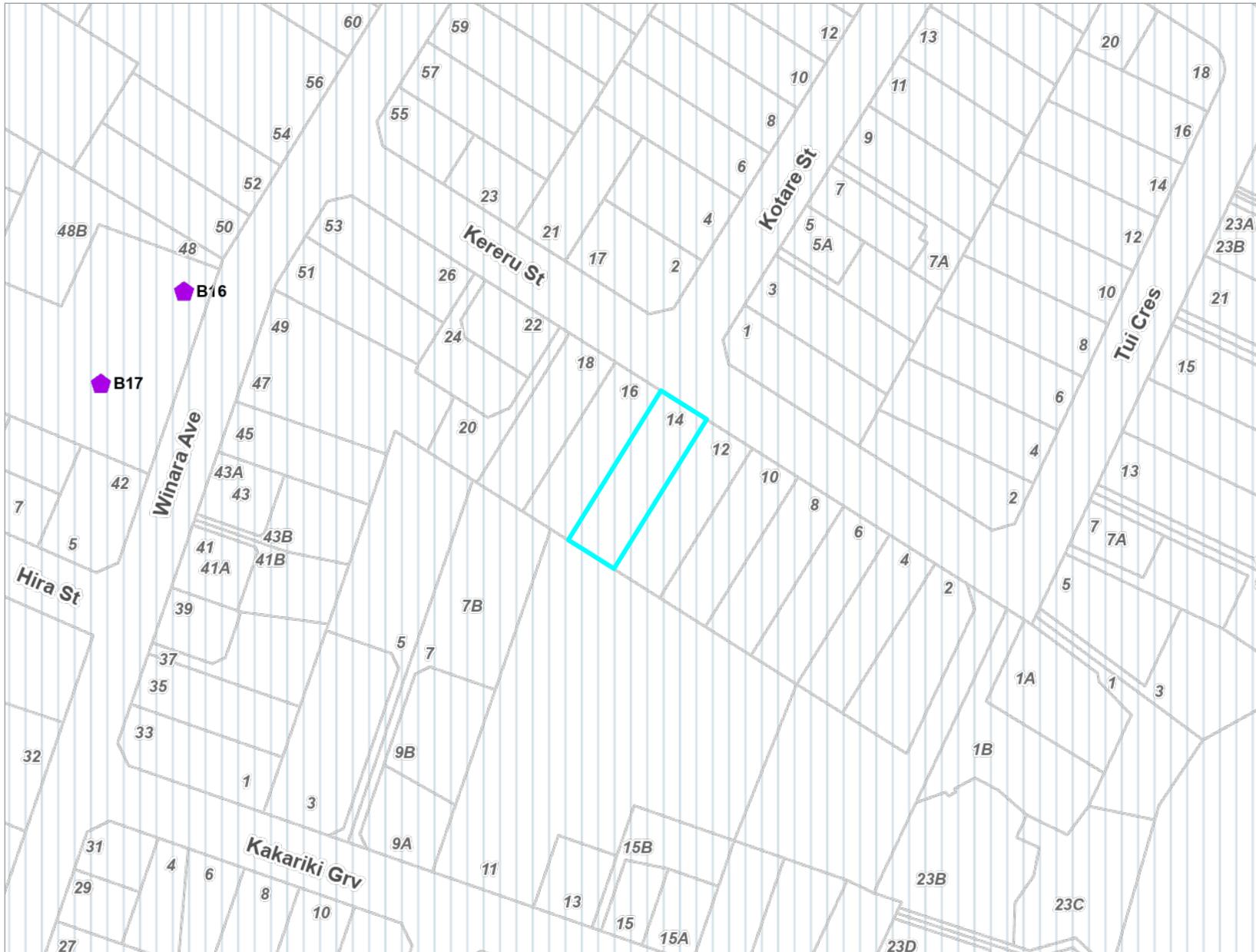
Scale @ A4 - 1:1,000

Date Printed: February 3, 2026

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

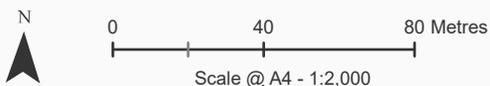
14 Kereru Street, Waikanae (LOT 20 DP 18903 CT 884/50)



Key to map symbols

-  Historic Heritage Places
-  Coastal Environment

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



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Operative District Plan 2021 - Designations & Miscellaneous Features

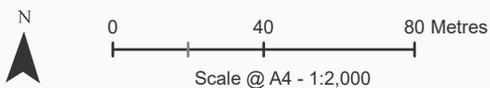
14 Kereru Street, Waikanae (LOT 20 DP 18903 CT 884/50)



Key to map symbols

 Designation

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Operative District Plan 2021 - Natural Features

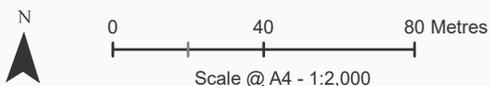
14 Kereru Street, Waikanae (LOT 20 DP 18903 CT 884/50)



Key to map symbols

-  Ecological Sites
-  Outstanding Natural Features and Landscapes
-  Key Indigenous Trees

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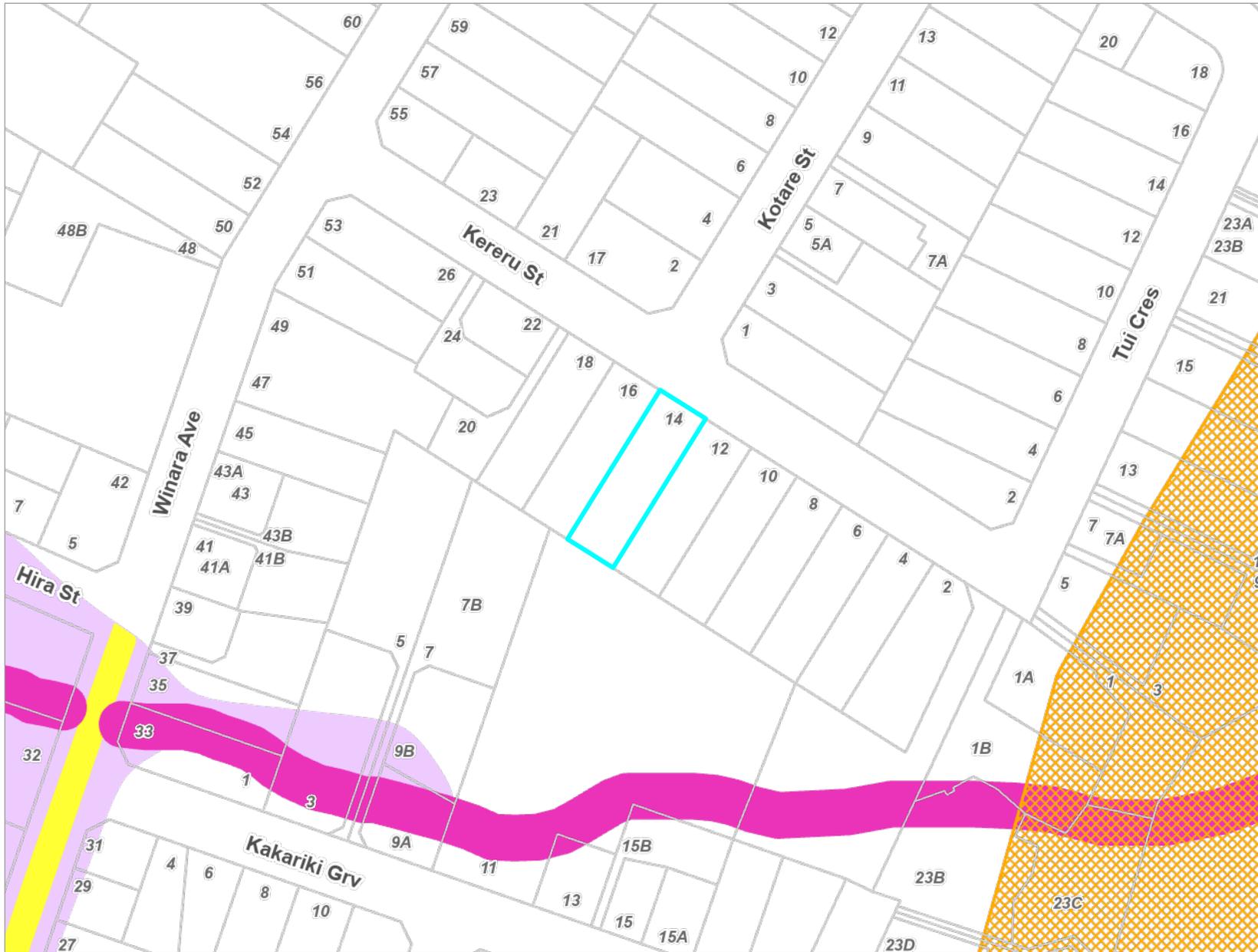


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Operative District Plan 2021 - Natural Hazards

14 Kereru Street, Waikanae (LOT 20 DP 18903 CT 884/50)



Key to map symbols

-  Uncertain Constrained
-  Stream Corridor
-  Overflow Path
-  Shallow Surface Flow

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



0 40 80 Metres

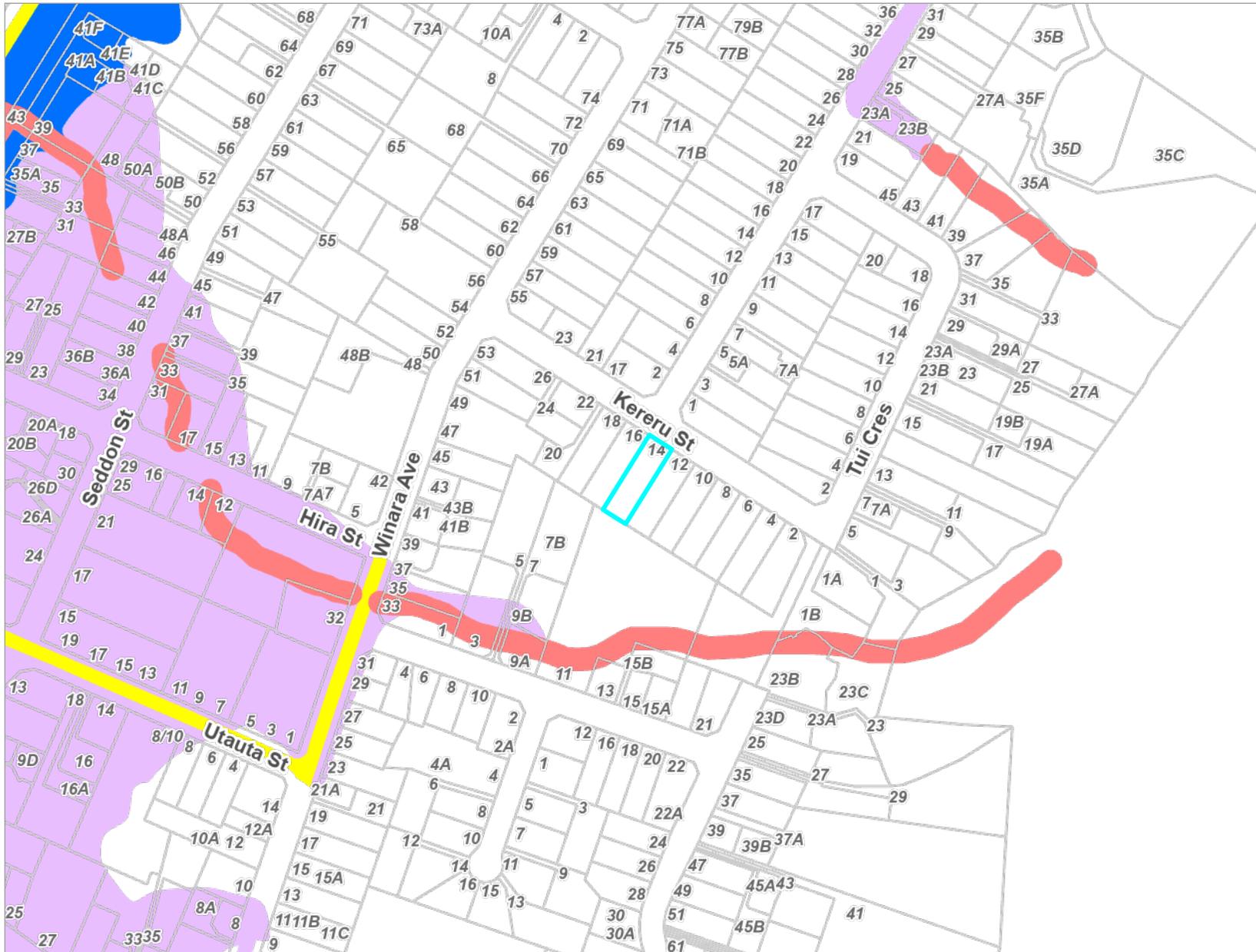
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Latest Flood Hazards

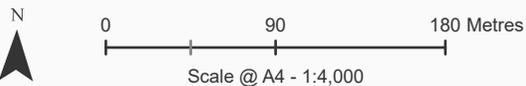
14 Kereru Street, Waikanae (LOT 20 DP 18903 CT 884/50)



Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Ponding
-  Shallow Surface Flow

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Resource Consents Map

14 Kereru Street, Waikanae (LOT 20 DP 18903 CT 884/50)



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
050263	11 Kakariki Grove, Waikanae	1496066800	LOT 2 DP 56468	SC	Boundary Adjustment - Subdivision.	N	N	s.224 Issued	13/10/2005	15/9/2005
050267	14 Kereru Street, Waikanae	1496065600	LOT 20 DP 18903 CT 884/50	LD	Alterations encroaching front yard.	N	N	Decision Issued	21/9/2005	19/9/2005
060024	11 Kakariki Grove, Waikanae	1496066800	LOT 2 DP 56468	LD	Minor trimming of kohekohe in ecological site to	N	N	Decision Issued	13/2/2006	27/1/2006
110164	18 Kereru Street, Waikanae	1496065700	LOT 18 DP 18903 C/T 30918	LD	New carport which encroaches yard requirements at 18 kereru	N	N	Decision Issued	3/11/2011	10/10/2011
140063	11 Kakariki Grove, Waikanae	1496066800	LOT 2 DP 363949	LD	New dwelling and conversion of existing buildings to new	N	N	Decision Issued	16/6/2014	14/4/2014
900111	7B Kakariki Grove, Waikanae	1496066703	LOT 7 DP 65733 -SUBJ and INT IN ROW	SC	PROPOSED SUBDIVISION, ONE ADDITIONAL LOT	N	N	Decision Issued	20/2/1991	25/10/1990
960359	5 Kakariki Grove, Waikanae	1496066706	LOT 6 DP 65733	LC	TO REMOVE NATIVE BUSH AS PER PLANS	N	N	Decision Issued	2/10/1996	9/9/1996

Health and Alcohol Licenses

14 Kereru Street, Waikanae (LOT 20 DP 18903 CT 884/50)



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.



0 20 40 Metres

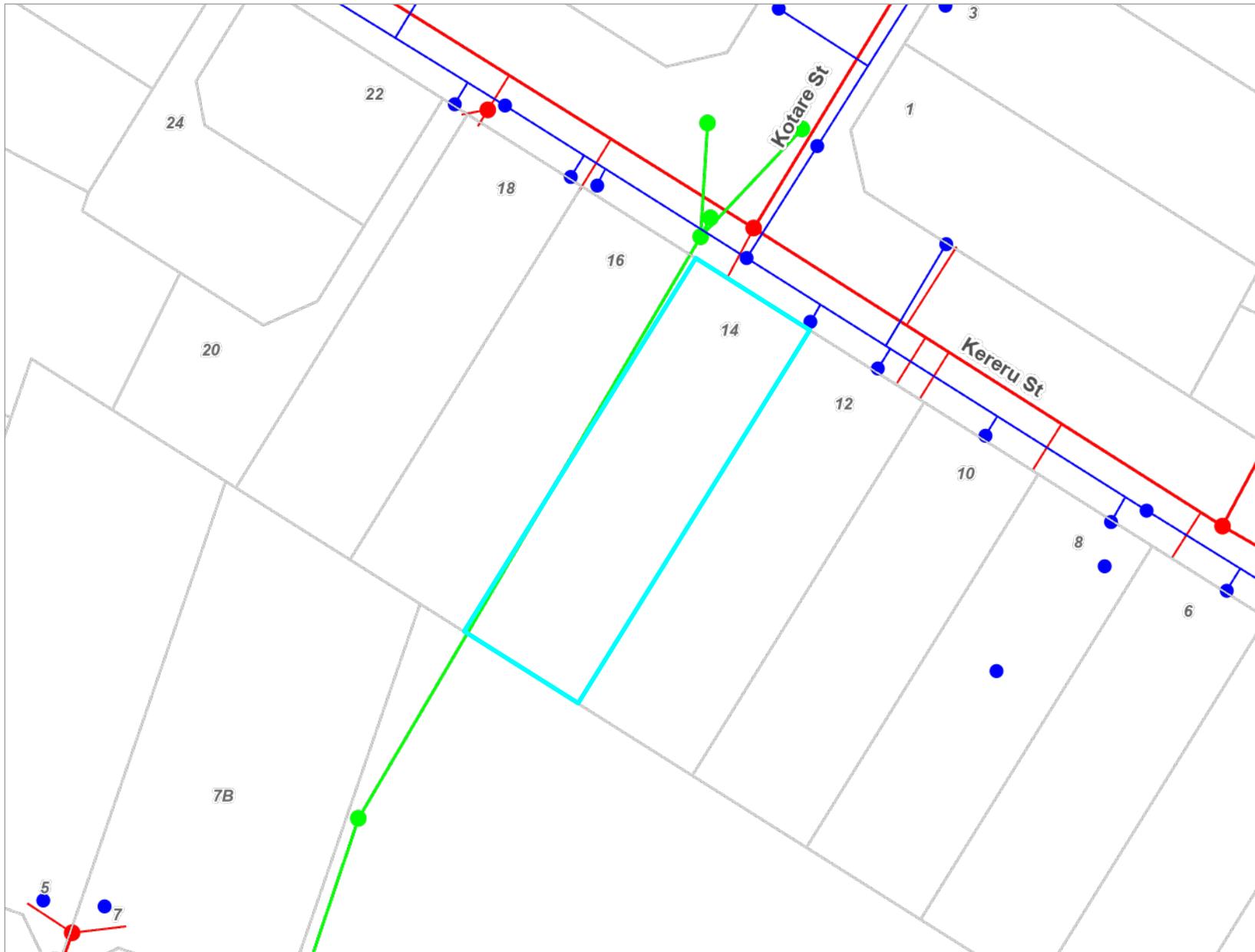
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Services Network

14 Kereru Street, Waikanae (LOT 20 DP 18903 CT 884/50)



Key to map symbols

- WS Node
- Non-KCDC WS Node
- WS Pipe
- SW Point
- SW Pipe
- 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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CAUTION
Plans have been digitally reproduced and may not be to scale.

Endorsements made on any single page apply equally to the entire project.

APPROVED BY PLANNING
Janice Lee
Officer
26/09/2005

APPROVED BY BUILDING
Paul Ashford
Officer
23/9/2005

B.C 055848

APPROVED BY P & D
Simon Copp
Officer
14/9/2005

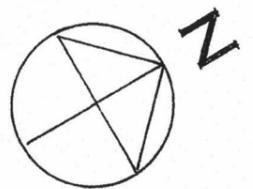
ALL WORK TO BE DONE IN ACCORDANCE WITH NZS 3604, NZS 2918 AND OTHER RELEVANT STANDARDS

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES

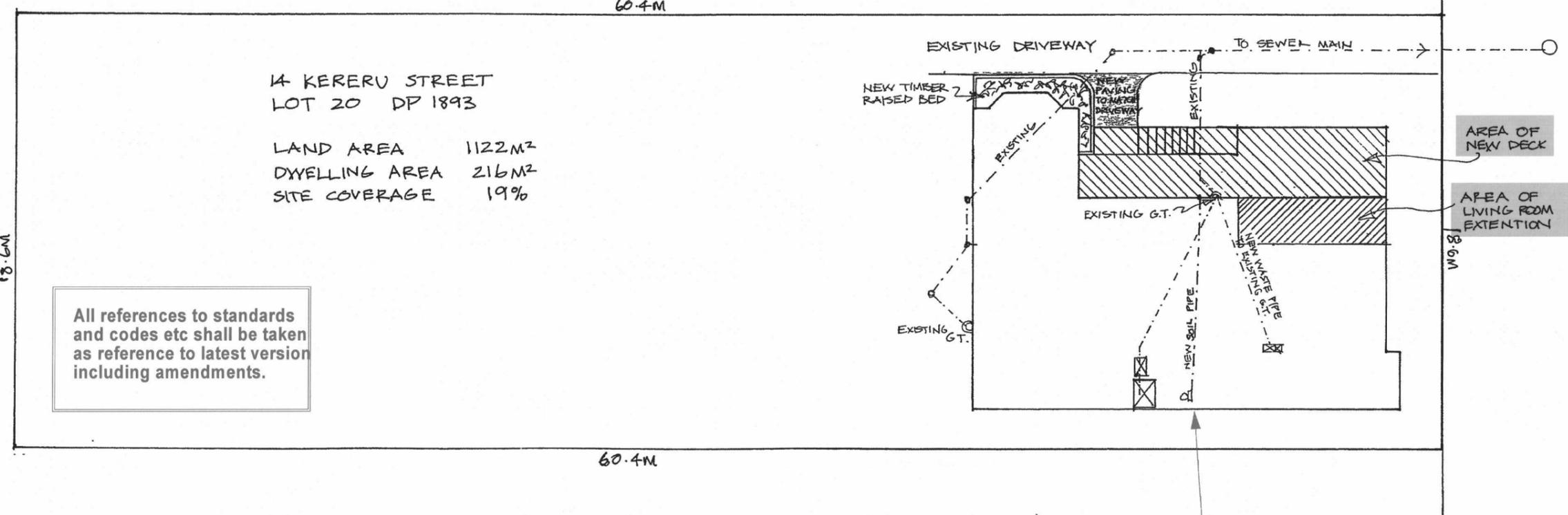
HIGH WIND ZONE
wall top plates (light roof).

CHECK P.I.M INFORMATION FOR SERVICE CONNECTIONS PROVIDED IN THE PLUMBING @ DRAINAGE PACK.

PLUMBER / DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL ALSO PROVIDE AN ASBUILT DRAINAGE PLAN



BED DRAIN IN PEA METAL



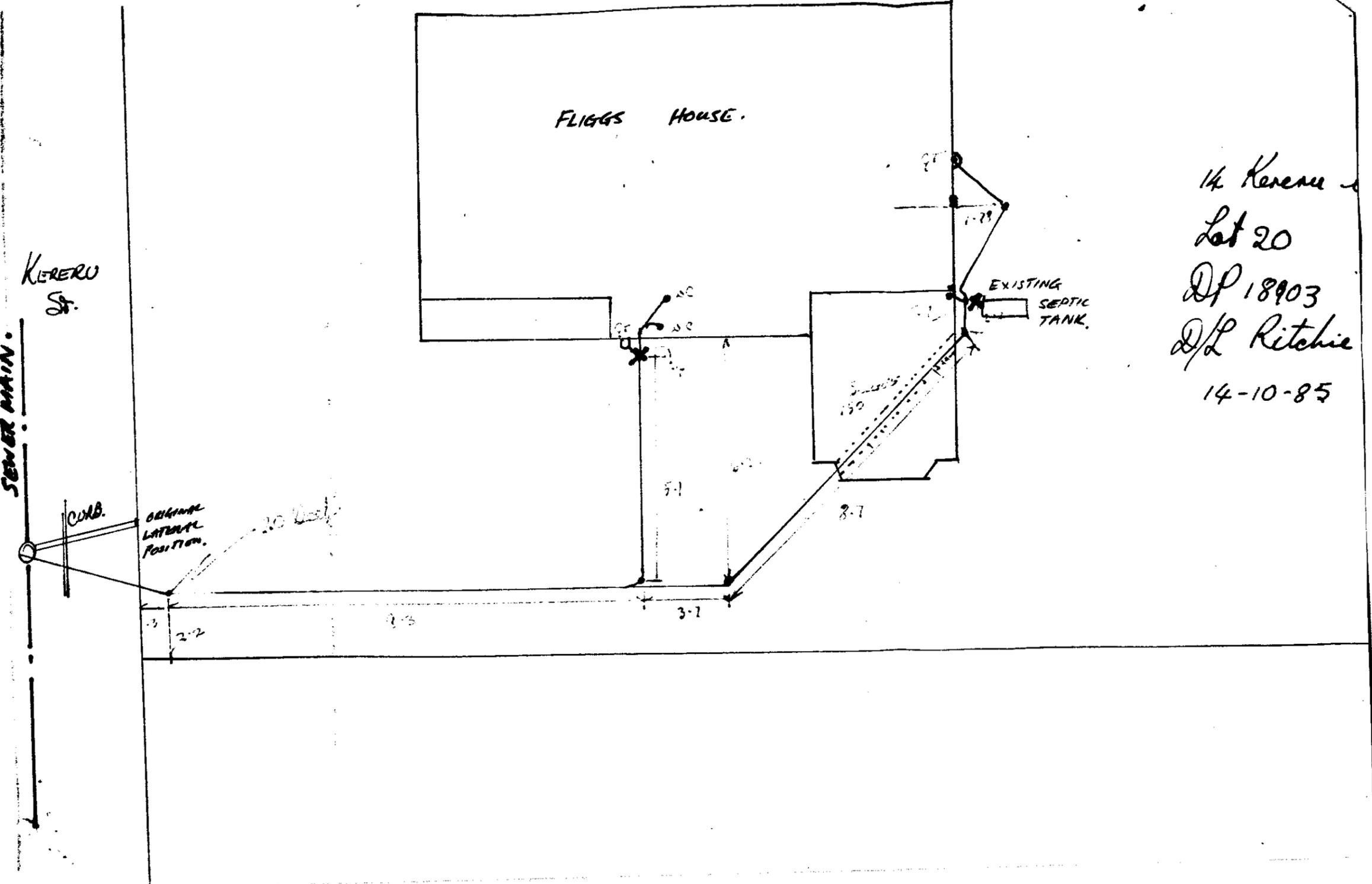
All references to standards and codes etc shall be taken as reference to latest version including amendments.

All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS.3604:1999 For Light Timber Framed construction.

KIRSTY CHAMBERLAIN
architectural design
115 Townsend Road, Miramar, Wellington
P 04 977 8759
M 025 206 8134
E kirsty.chamberlain@paradise.net.nz

PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANA
AUGUST 2005
DRAWN BY KIRSTY CHAMBERLAIN

SITE/DRAINAGE PLAN
SCALE 1:200
PAGE 01 OF 16



14 Kereru
 Lot 20
 DP 18903
 D/L Ritchie
 14-10-85

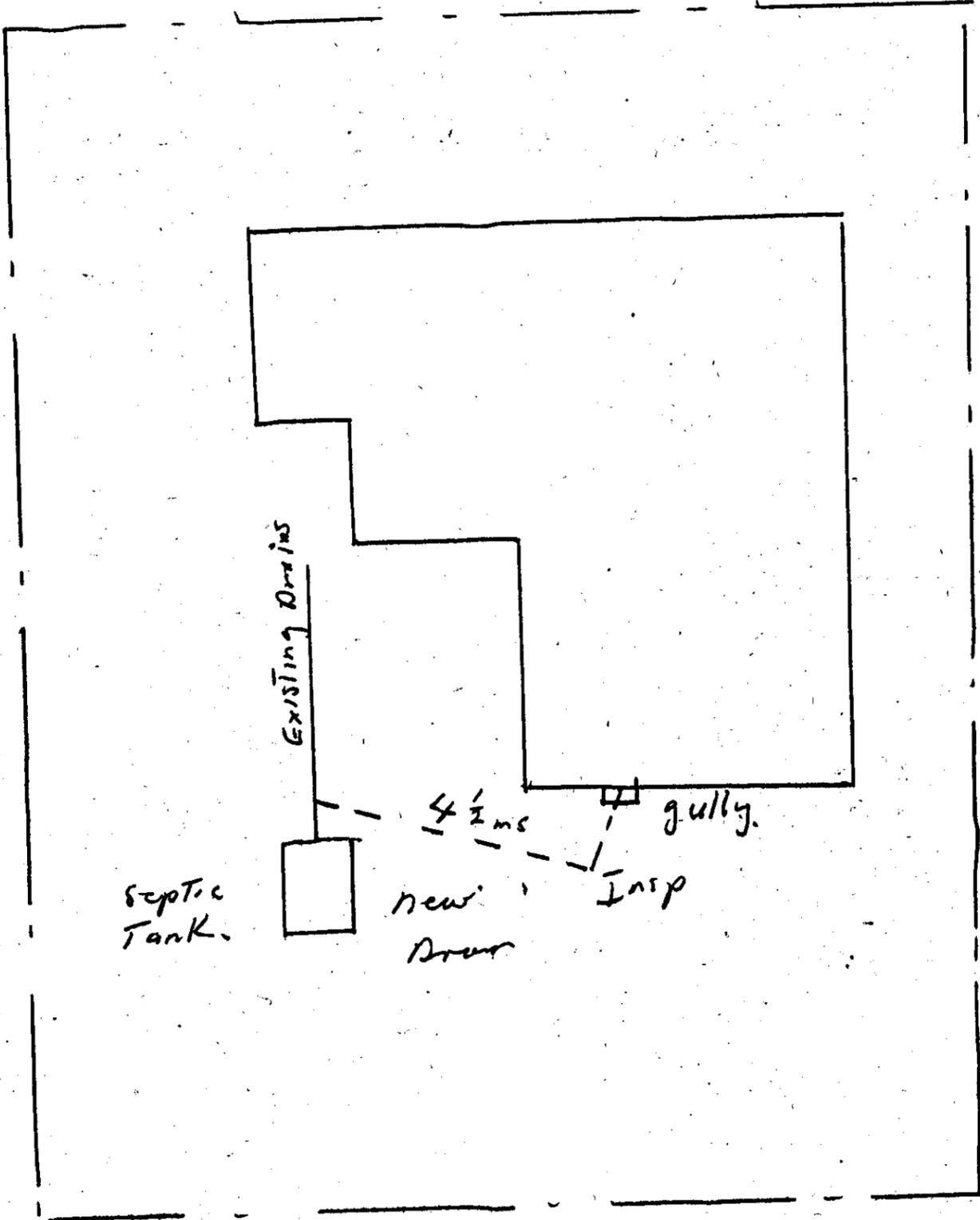
PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

Boundary Lines to be shown thus: - - - - -

Frontage to Heron St. Road



PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAE

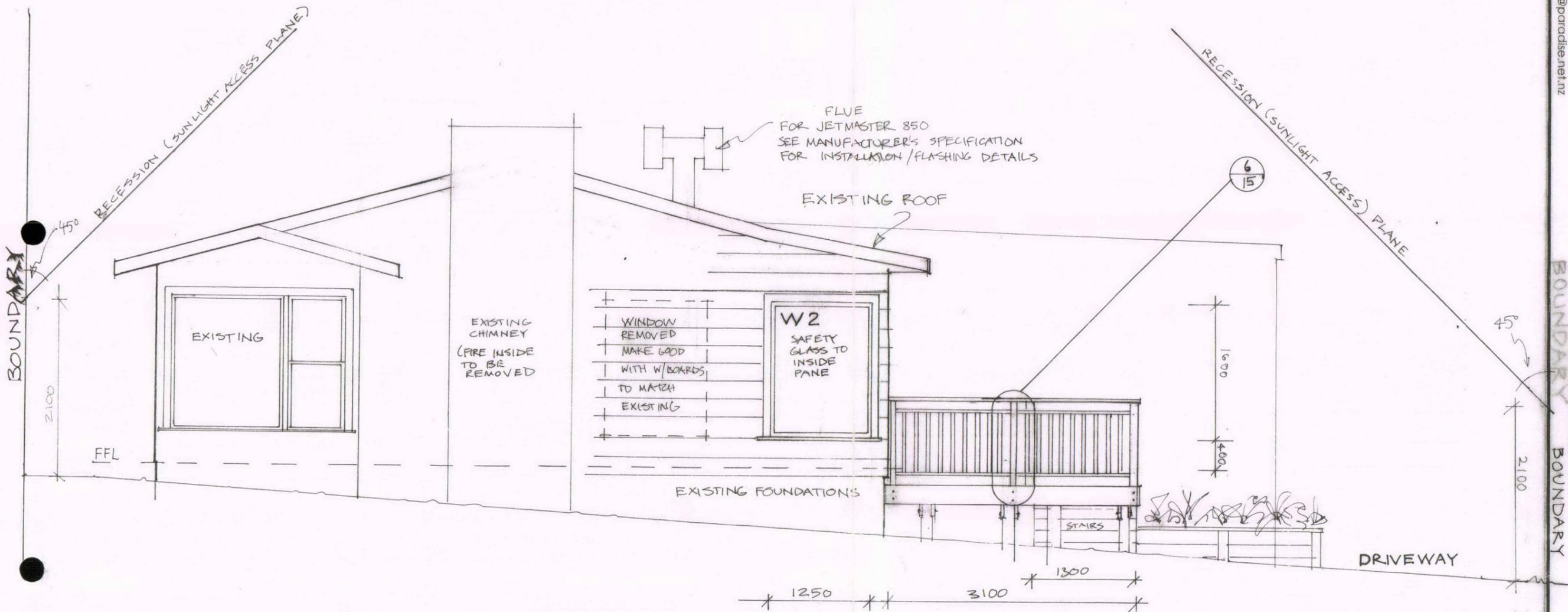
AUGUST 2005

DRAWN BY KIRSTY CHAMBERLAIN

BOUNDARY BOUNDARY BOUNDARY

NORTH/EAST ELEVATION
SCALE 1:50

PAGE 11 OF 16



NORTH/EAST ELEVATION 1:50

RM 050267
FINAL APPROVED PLANS
21/9/05

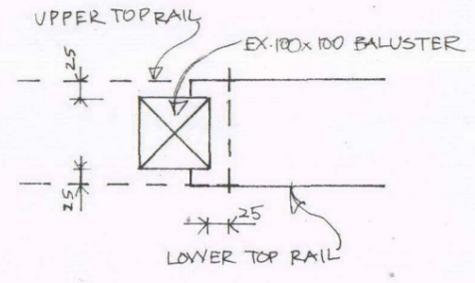
MW Chamberlain
J Kilminster

**PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAE**
AUGUST 2005
DRAWN BY KIRSTY CHAMBERLAIN

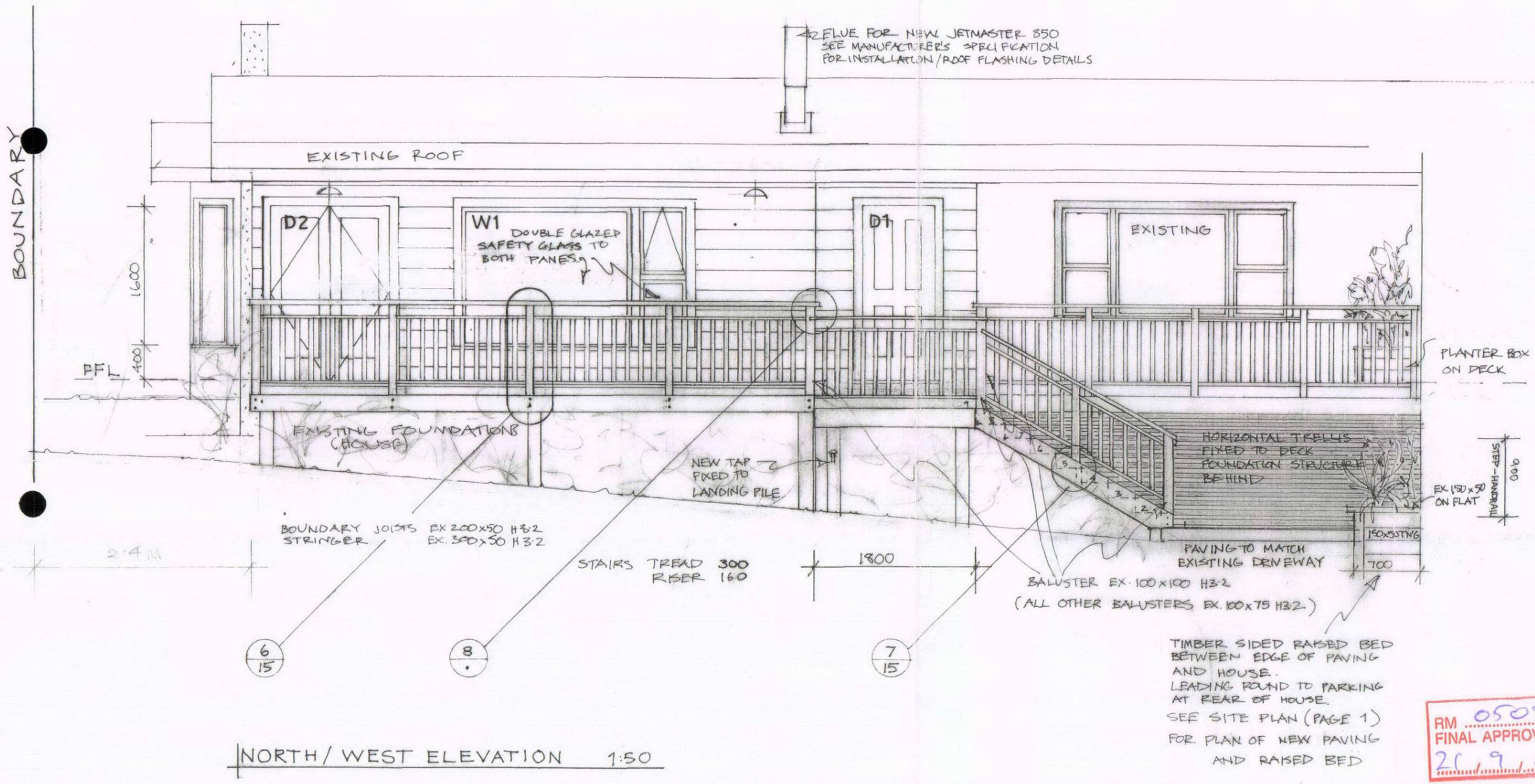
**NORTH/WEST
ELEVATION
SCALE 1:50**

PAGE 10 OF 16

**DETAIL 8
SCALE 1:10**



DETAIL 8 1:10



NORTH/WEST ELEVATION 1:50

RM 050267
FINAL APPROVED PLANS
21.9.05

*M. W. Chamberlain
K. Chamberlain*

PROPOSED ALTERATIONS
FOR BRIAN AND ELIZABETH KILMISTER
14 KERERU STREET, WAIKANAЕ

AUGUST 2005
DRAWN BY KIRSTY CHAMBERLAIN

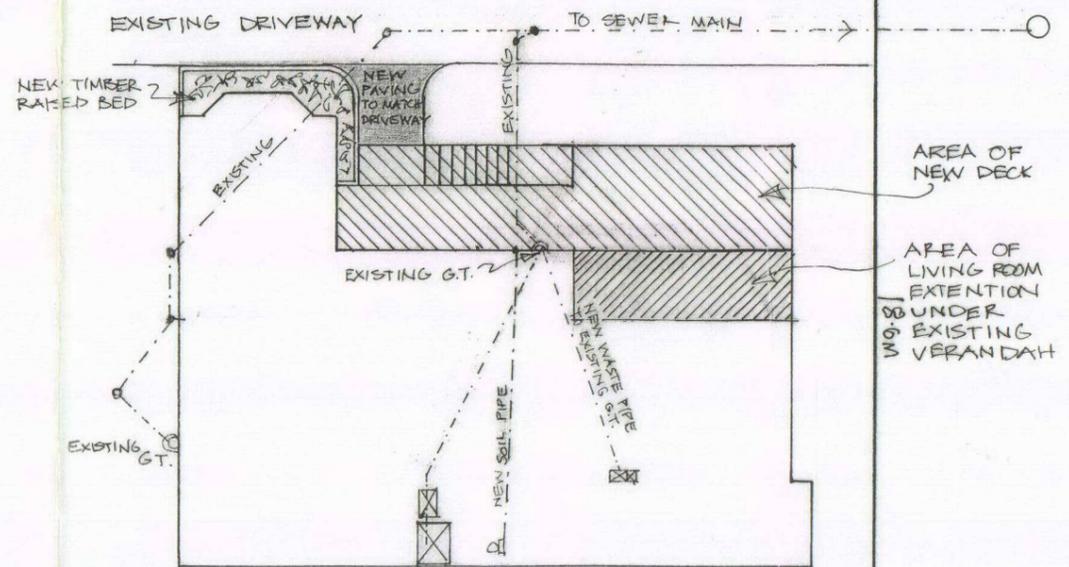
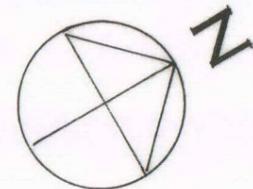
SITE/DRAINAGE PLAN
SCALE 1:200

PAGE 01 OF 16

M. Chamberlain
E. Kilmister

RM 050267
FINAL APPROVED PLANS
21/9/05

KERERU STREET



60.4M

60.4M

14 KERERU STREET
LOT 20 DP 1893

LAND AREA 1122M²
DWELLING AREA 216M²
SITE COVERAGE 19%

ALL WORK TO BE DONE
IN ACCORDANCE WITH
NZS 3604, NZS 2918
AND OTHER RELEVANT
STANDARDS

ALL DIMENSIONS TO BE
CHECKED ON SITE BEFORE
WORK COMMENCES

POTENTIALLY ADVERSELY AFFECTED PERSONS:

Name	Address	Consent Obtained Yes/No
Graeme Clarke	12 Kereru Street	Yes
Michael Cardiff	16 Kereru Street	Yes
There are no additional parties considered to be affected by the proposal due to separation distances, or mature screening vegetation.		
SECTION 94 DECISION:		
93(1)(b) / 94(2) Adverse effects de minimis and there are no adversely affected parties.		
94C(2) There are no special circumstances relating to this proposal which requires it to be publicly notified.		

ASSESSMENT:

I concur with the applicant's assessment of the proposal as set out in the AEE and information accompanying the application and consider that it is consistent with the relevant Assessment Criteria set out in the Plan.

Relevant Assessment Criteria no. **Part D 2. Assessment Criteria A. Regarding Discretionary Activities D.1.2.1 Yards**

This proposal is consistent with the relevant Objectives and Policies of the Plan.

Relevant Objective/Policy nos. **C.1.1 Residential Zone Objective 1.0 General & Policy 1 - Amenity Values.**

CONCLUSION

The effects of this proposal are de minimis and the proposal is consistent with the Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan. Having considered the matters set out in Section 104 of the Act, I am of the opinion that consent can be granted subject to appropriate conditions.

DECISION:

That Officers acting under Delegated Authority from Council and pursuant to Section 104B of the Resource Management Act 1991 **grant consent** to the proposal for a **Front Yard Encroachment** at **14 Kereru Street, Waikanae** being **Lot 20 DP 18903**, subject to the following conditions:

Conditions of Consent:

Monitoring:

1. 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.
2. 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.

General:

3. The proposal shall be in accordance with the **Kirsty Chamberlain Plans "Proposed Alterations for Brian and Elizabeth Kilmister 14 Kereru Street, Waikanae" Drwg. Ref. North/East Elevation, North/West Elevation Detail 8, and Site/Drainage Plan, all dated August 2005 and stamped as 'Final Approved Plans' on 21 September 2005 and the information submitted with the application RM050267.**

Advice Notes:

1. The land use consent must be given effect to within 5 years of the granting of this consent, or within such extended period of time pursuant to Sections 125 and 37 as the Council may allow.
2. This resource consent is not a consent to build. Such a consent must be obtained under the Building Act 2004 prior to commencement of construction.
3. Rights of objection to the conditions specified above may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.
4. 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:

1. The effects of the proposal on the environment will be de minimis and there are no adversely affected parties.
2. This proposal is in accordance with the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

Report prepared by: Mike Mackiggan

DECISION:

RM050267 - APPROVED

DATE: 21 September 2005



Mike Mackiggan
Senior Resource Consent Planner
Delegated Officer
21 September 2005



Rachelle Voice
Resource Consent Planner
Delegated Officer
21 September 2005



21 September 2005

Elizabeth and Bryan Kilmister
14 Kereru Street
Waikanae

Attn: Elizabeth and Bryan Kilmister

Dear Elizabeth and Bryan,

RM050267: LAND USE CONSENT – Additions and Alterations

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.

There is no deposit for an objection. However, a fee of \$144.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld 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.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 904 - 5622

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully



Mike Mackiggan
SENIOR RESOURCE CONSENTS PLANNER

DECISION:

That Officers acting under Delegated Authority from Council and pursuant to Section 104B of the Resource Management Act 1991 **grant consent** to the proposal for a **Front Yard Encroachment** at **14 Kereru Street, Waikanae** being **Lot 20 DP 18903**, subject to the following conditions:

Conditions of Consent:

Monitoring:

1. 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.
2. 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.

General:

3. The proposal shall be in accordance with the **Kirsty Chamberlain Plans "Proposed Alterations for Brian and Elizabeth Kilmister 14 Kereru Street, Waikanae" Drwg. Ref. North/East Elevation, North/West Elevation Detail 8, and Site/Drainage Plan, all dated August 2005 and stamped as 'Final Approved Plans' on 21 September 2005 and the information submitted with the application RM050267.**

Advice Notes:

1. The land use consent must be given effect to within 5 years of the granting of this consent, or within such extended period of time pursuant to Sections 125 and 37 as the Council may allow.
2. This resource consent is not a consent to build. Such a consent must be obtained under the Building Act 2004 prior to commencement of construction.

3. Rights of objection to the conditions specified above may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.
4. 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:

1. The effects of the proposal on the environment will be de minimis and there are no adversely affected parties.
2. This proposal is in accordance with the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

DECISION:

RM050267 - APPROVED

DATE: 21 September 2005



Mike Mackiggan

SENIOR RESOURCE CONSENTS PLANNER