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13 March 2026

Brian Henderson

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 155 Field Way, Waikanae Beach.

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

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

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

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

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

Prepared by Kāpiti Coast District Council for the property located at:

155 Field Way, Waikanae Beach

Document information

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

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

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

Application details

Applicant	Brian Henderson
LIM number	L260288
Application date	10/03/26
Issue date	13/03/26

Property details

Property address	155 Field Way, Waikanae Beach
Legal description	LOT 8 DP 91324
Area (hectares)	0.0632

Valuation information

Valuation number	1491075828
Capital value	\$1,200,000
Land value	\$485,000
Improvements value	\$715,000

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

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 \$6,845.27
This includes Greater Wellington Regional Council rates

Next instalment date 09/06/26

Arrears for previous years \$152.20

Water rates \$466.26 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

- 12/01/18 BUILDING CONSENT 170818: Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.
: Code Compliance Certificate issued 25/02/19
- 09/05/14 BUILDING CONSENT 140293: Install new Firenzo Contessa Freestanding Woodburner and flue system. New E2 flashing to suit roof.
: Code Compliance Certificate issued 5/08/14
- 07/11/11 BUILDING CONSENT 110554: Proposed addition on top of existing garage. Addition contains: Bed 2, Walk-in WD, En-suite & Stairs.
: Code Compliance Certificate issued 04/02/15
AMENDMENT 110554A: Replacing skellerup bituclad with Ardex Butynol roof membrane.
- 20/02/02 BUILDING CONSENT 020045: NEW DWELLING
: Code Compliance Certificate issued 28/05/04

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

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 2001 under resource consent number RM000117. A copy of the Decision is provided with this LIM.

There are no known easements.

Copies of the Deposited Plan (DP 91324) 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 RM000117: Residential Subdivision, 19 Residential Lots, 1 access strip to vest as road, earthworks - Stage 5 - Pharazyn - Field Way.

RESOURCE CONSENT RM110142: Additions to dwelling encroaching height in relation to boundary standard & home occupation (office work) at 155 Field Way, Waikanae Beach.

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.

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

The adjoining road carriageways (Field Way, Pharazyn Avenue & Reeves Street) are 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.

The adjoining road carriageways (Field Way, Pharazyn Avenue & Reeves Street) are shown to be subject to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

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

6. Other land and building classifications

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

No information located.

7. Private and Public stormwater and sewerage drains

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

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

Stormwater discharges to the kerb and channel. There is no record of any Council services running through the property.

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

8. Drinking water supply

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

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

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

9. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

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

Cultural and Archaeological

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

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

Development Impact Fees

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

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

155 Field Way, Waikanae Beach (LOT 8 DP 91324)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: March 10, 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 **WN59A/824**
Land Registration District **Wellington**
Date Issued 03 September 2001

Prior References
WN53D/345

Estate Fee Simple
Area 632 square metres more or less
Legal Description Lot 8 Deposited Plan 91324

Original Registered Owners

Shane Jervis Treadwell, Alastair Jervis Treadwell and Mical Shane Jervis Treadwell

Interests

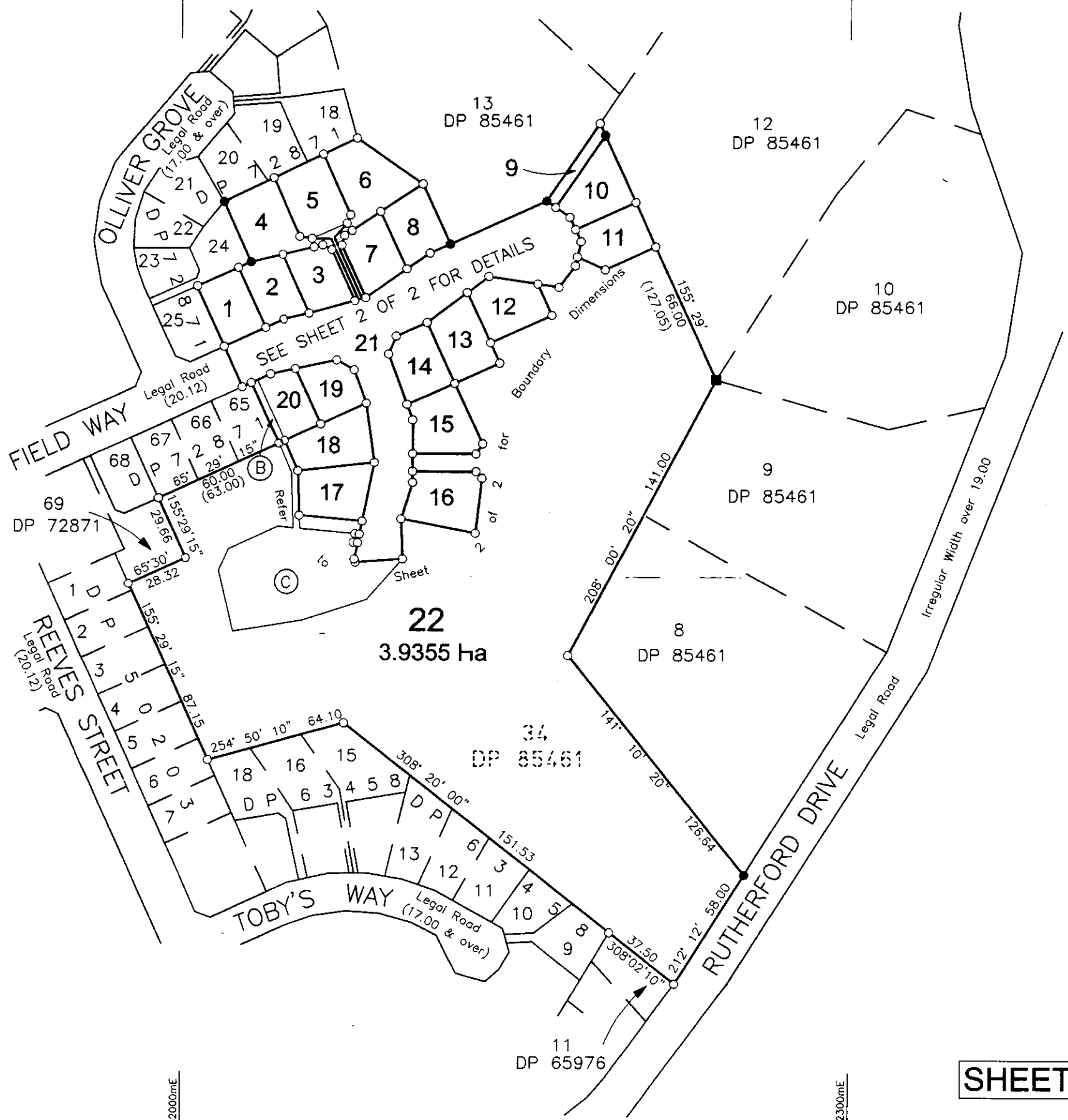
5078774.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.9.2001 at 3:33 pm
5164464.1 Transfer to Ian Michael Young and Jennifer Gai Young - 1.3.2002 at 9:00 am
Land Covenant in Transfer 5164464.1 - 1.3.2002 at 9:00 am
Fencing Covenant in Transfer 5164464.1 - 1.3.2002 at 9:00 am
5235461.1 Mortgage to The National Bank of New Zealand Limited - 30.5.2002 at 9:00 am
6127997.1 Discharge of Mortgage 5235461.1 - 26.8.2004 at 9:00 am
6127997.2 Transfer to Werner Richard Naef - 26.8.2004 at 9:00 am
7927338.1 Transfer to Werner Richard Naef, Andrea Cornelia Naef-Wittwer and Trustees Advisors Limited - 3.9.2008 at 1:55 pm
8110842.1 Transfer to Trustee Advisors Limited, Andrea Cornelia Naef-Wittwer and Werner Richard Naef - 25.3.2009 at 12:03 pm
8901546.1 Transfer to Werner Richard Naef, Andrea Cornelia Naef-Wittwer and John Marshall Scutter - 31.10.2011 at 9:32 am
12369002.4 Mortgage to Avanti Finance Limited - 24.3.2022 at 2:21 pm
12450249.2 Discharge of Mortgage 12369002.4 - 12.5.2022 at 3:01 pm
12450249.4 Mortgage to ASB Bank Limited - 12.5.2022 at 3:01 pm
12527889.1 Discharge of Mortgage 12450249.4 - 17.8.2022 at 1:53 pm
12527889.2 Transfer to Zachary Johnston and Shannon Henderson - 17.8.2022 at 1:53 pm
12527889.3 Mortgage to Westpac New Zealand Limited - 17.8.2022 at 1:53 pm
12672314.1 Discharge of Mortgage 12527889.3 - 22.2.2023 at 3:35 pm
12672314.2 Transfer to Brian John David Henderson, Shannon Henderson and Matemateaonga Trustee Limited - 22.2.2023 at 3:35 pm

12672314.3 Mortgage to Bank of New Zealand - 22.2.2023 at 3:35 pm

LT 91324 (TITLE PLAN)
 CPV-82/01, P03-882, 85/89/01, 15153
 DocID: 410241278

632050mN

631750mN



Approvals

I hereby certify that this plan was approved by the Kapiti Coast District Council pursuant to Section 223 of the Resource Management Act 1991 on the 29th day of May, 2001 subject to the granting or reserving of the easement(s) set out in the Memorandum hereon and subject to the amalgamation condition(s) set out hereon

Amalgamation Condition
 Lot 9 hereon and Lot 13 DP 85461 shall be held together within the one certificate of title.
 See **B.833058.1**

Authorised Officers *[Signature]*

Memorandum of Easements

Purpose	Shown	Servient Tenement	Grantee
Sewage Drainage	Lot 9	Lot 9	Kapiti Coast District Council
Stormwater Drainage	(B) (C)	Lot 20 Lot 22	
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way, Sewage, Stormwater Drainage, Electricity, Telephone, & Water Supply	(D)	Lot 4	Lots 5 & 6
	(E)	Lot 5	Lots 4 & 6
	(F)	Lot 6	Lots 4 & 5

CLASS I SURVEY

Total Area 5.8977ha
 Comprised in CT 53D/345

I, Kerry Gray Harford of Waikanae being a person entitled to practise as a registered surveyor, certify that -
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998;
 (b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Signature *[Signature]* Date 21.05.01

Field book 6527, p 138-151 Traverse Book 661, p.100-111
 Reference Plans DP's 50203, 63458, 65976, 72871 & 85461

Examined Correct *[Signature]*

Approved as to Survey
 20/6/2001 *[Signature]*
 Deputy Chief Surveyor

Deposited this 3 day of Sept 2001.
[Signature]
 for Registrar-General of Land

File 107.57
 Received 11/6/2001
 Instructions
 PLAN FORM APPROVED LM 97/2
 RM000117.



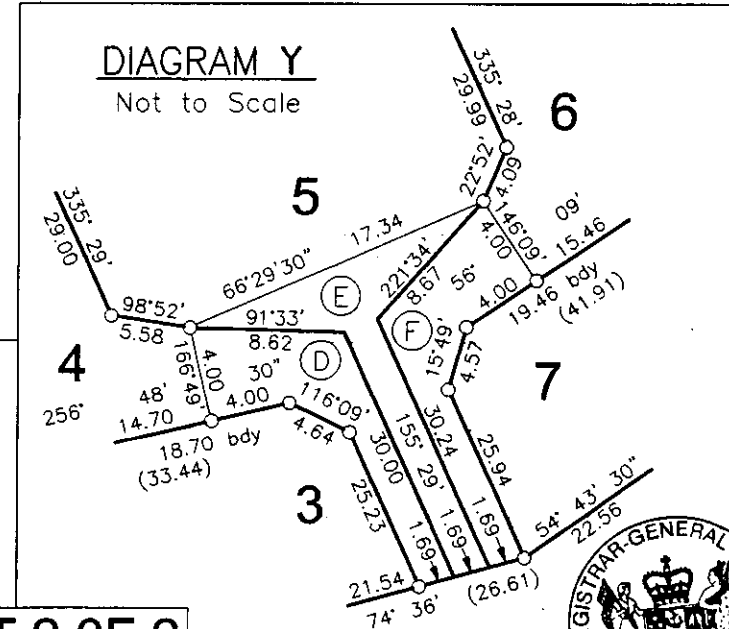
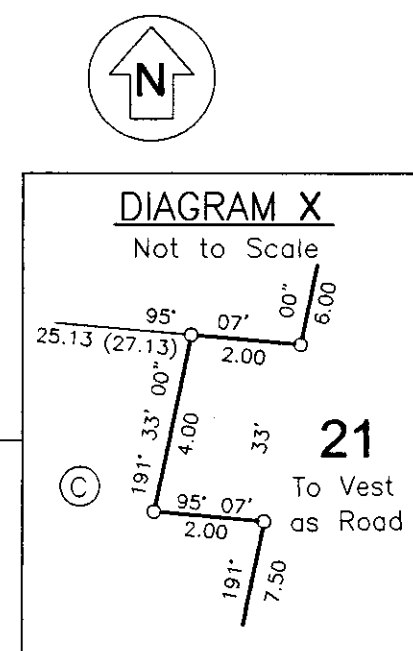
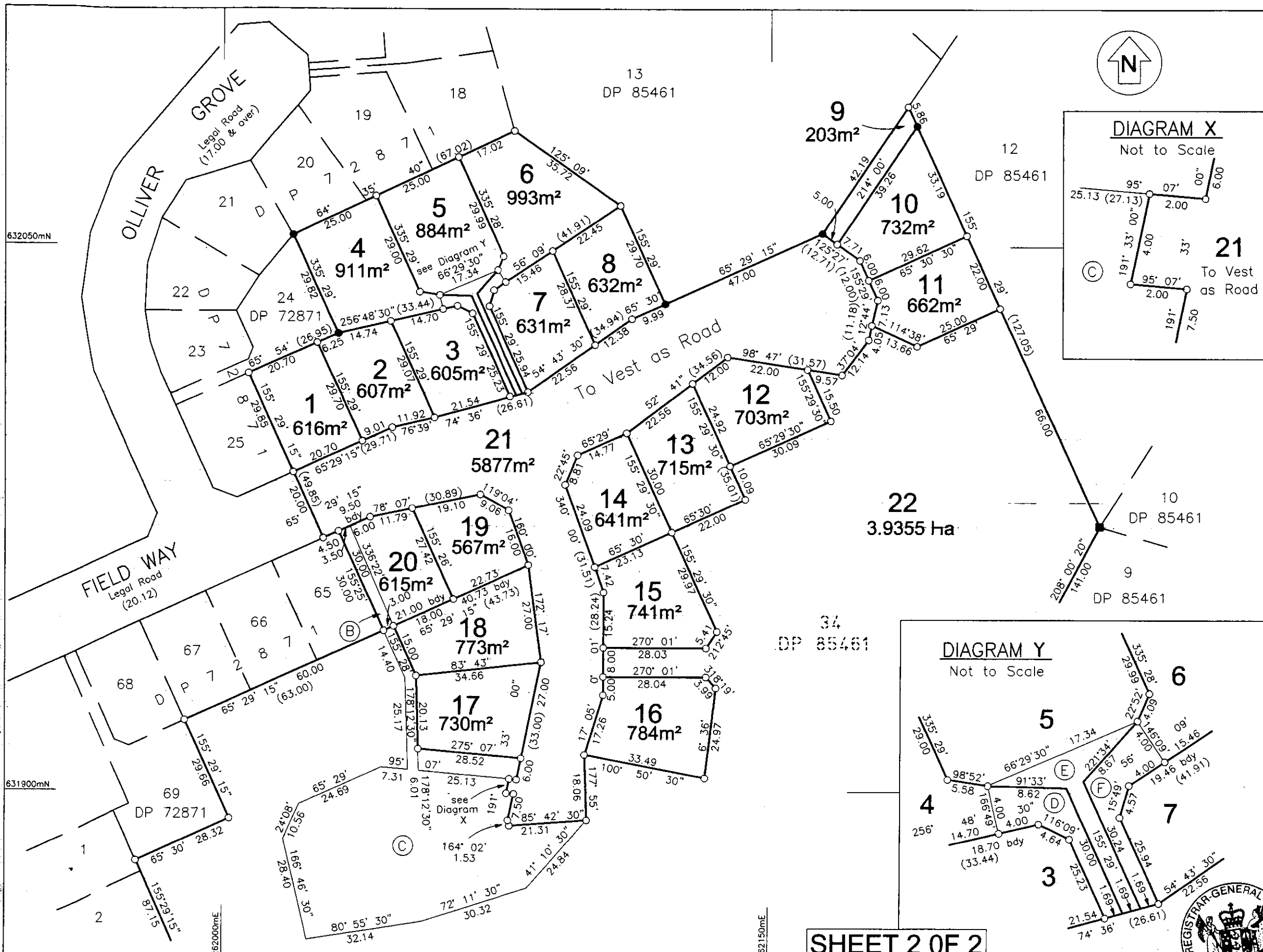
SHEET 1 OF 2

LAND DISTRICT WELLINGTON
 Survey Blk & Dist V, Kaitawa
 NZMS 261 Sht Record Map No. SDI

LOTS 1-22 BEING A SUBDIVISION OF
 LOT 34 DP 85461

Local Authority Kapiti Coast District
 Surveyed by LATTEY CONSULTANTS LTD
 Scale 1 : 1500 Date March 2001

91324



Approvals

New C'sT Allocated			
Lot 1	59A/817	Lot 12	59A/828
Lot 2	59A/818	Lot 13	59A/829
Lot 3	59A/819	Lot 14	59A/830
Lot 4	59A/820	Lot 15	59A/831
Lot 5	59A/821	Lot 16	59A/832
Lot 6	59A/822	Lot 17	59A/833
Lot 7	59A/823	Lot 18	59A/834
Lot 8	59A/824	Lot 19	59A/835
Lot 9	59A/825	Lot 20	59A/836
Lot 10	59A/826	Lot 21	Road
Lot 11	59A/827	Lot 22	59A/837

CLASS I SURVEY

Total Area 5.8977ha
 Comprised in CT 53D/345 All

I, Kerry Gray Harford of Waikanae being a person entitled to practise as a registered surveyor, certify that -
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998:
 (b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Signature *Kerry Gray Harford* Date 21-05-01

Field book 5527, p/28-25/ Traverse Book 661, p...100-111
 Reference Plans DP's 50203, 63458, 65976, 72871 & 85461
 Examined Correct *D. Harrison*

Approved as to Survey

[Signature] 20/6/2001
 Deputy Chief Surveyor

Deposited this 3 day of Sept 2001
[Signature]
 for Registrar-General of Land

File 107.57
 Received 11/6/2001
 Instructions
 PLAN FORM APPROVED LM 97/2

SHEET 2 OF 2

LAND DISTRICT WELLINGTON
 Survey Blk & Dist V, Kaitawa
 NZMS 261 Sht Record Map No. SDI

LOTS 1-22 BEING A SUBDIVISION OF LOT 34 DP 85461

Local Authority Kapiti Coast District
 Surveyed by LATTEY CONSULTANTS LTD
 Scale 1 : 750
 March 2001




91324

Operative District Plan 2021 - Zones and Precincts

155 Field Way, Waikanae Beach (LOT 8 DP 91324)



Key to map symbols

-  Precinct
-  General Residential Zone
-  General Rural Zone

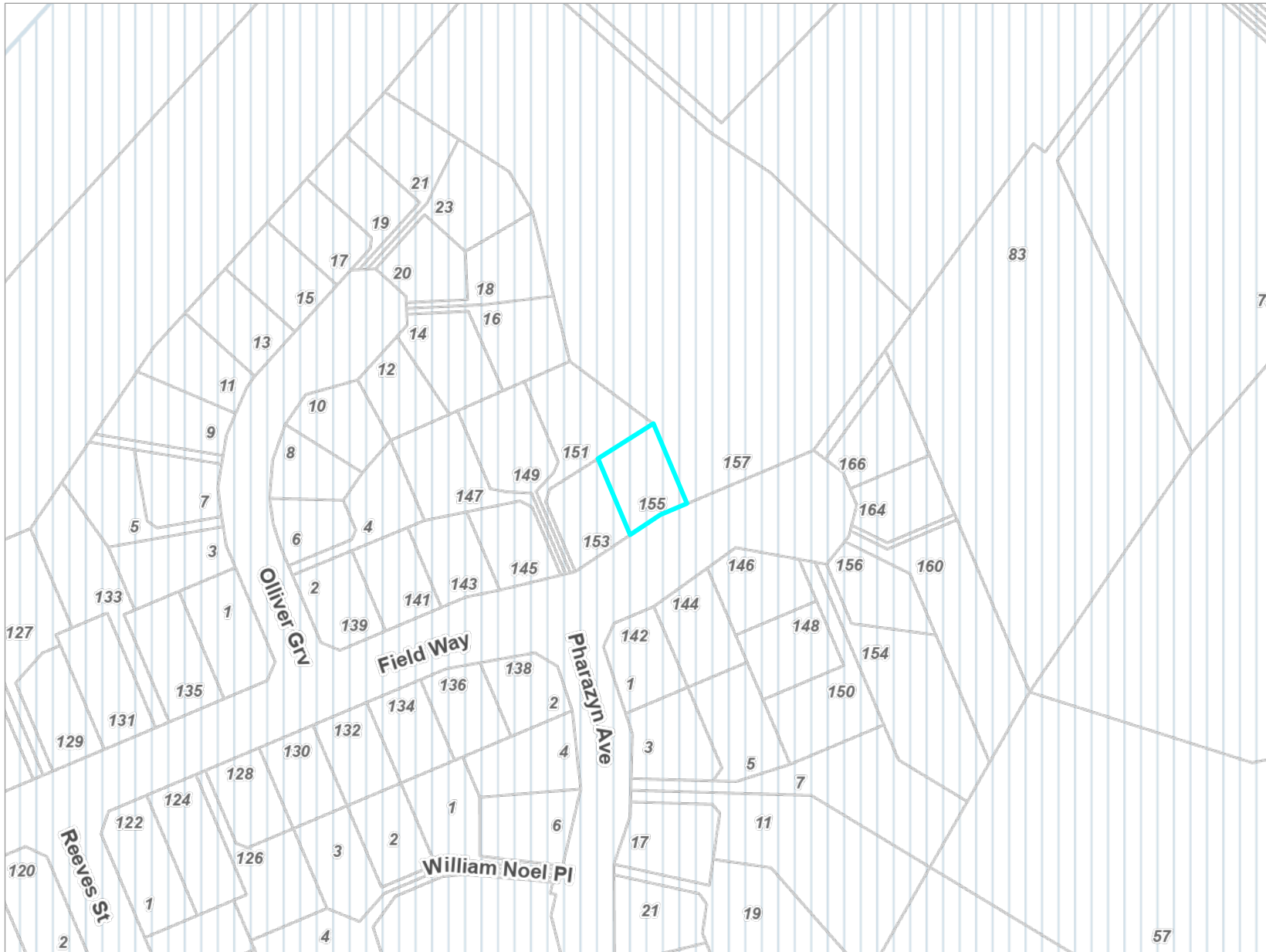


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Date Printed: March 10, 2026

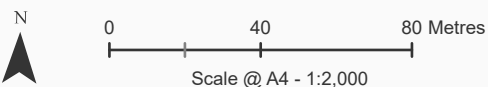
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Key to map symbols

 Coastal Environment

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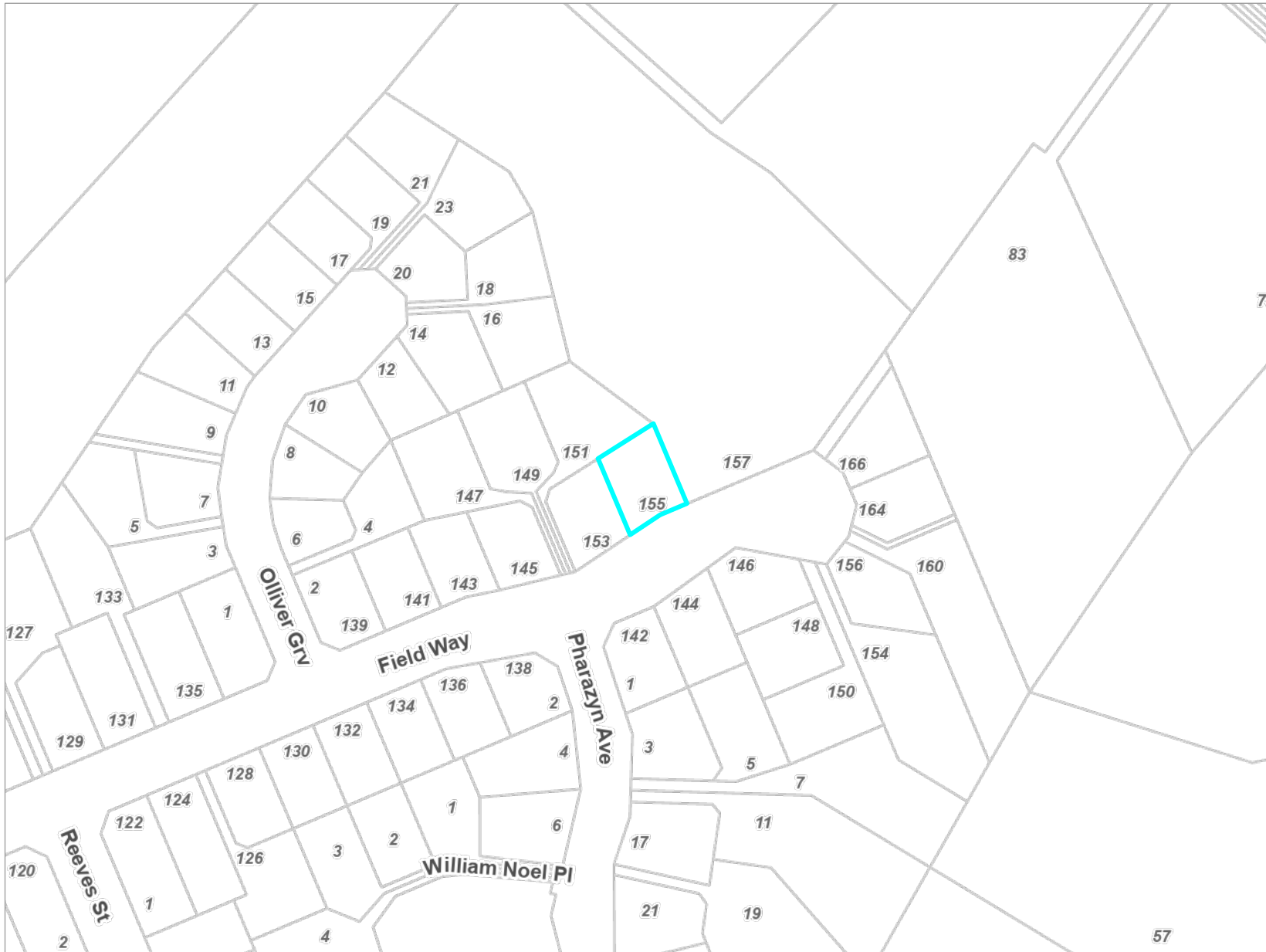


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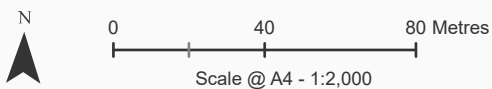
Operative District Plan 2021 - Designations & Miscellaneous Features

155 Field Way, Waikanae Beach (LOT 8 DP 91324)



Key to map symbols

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

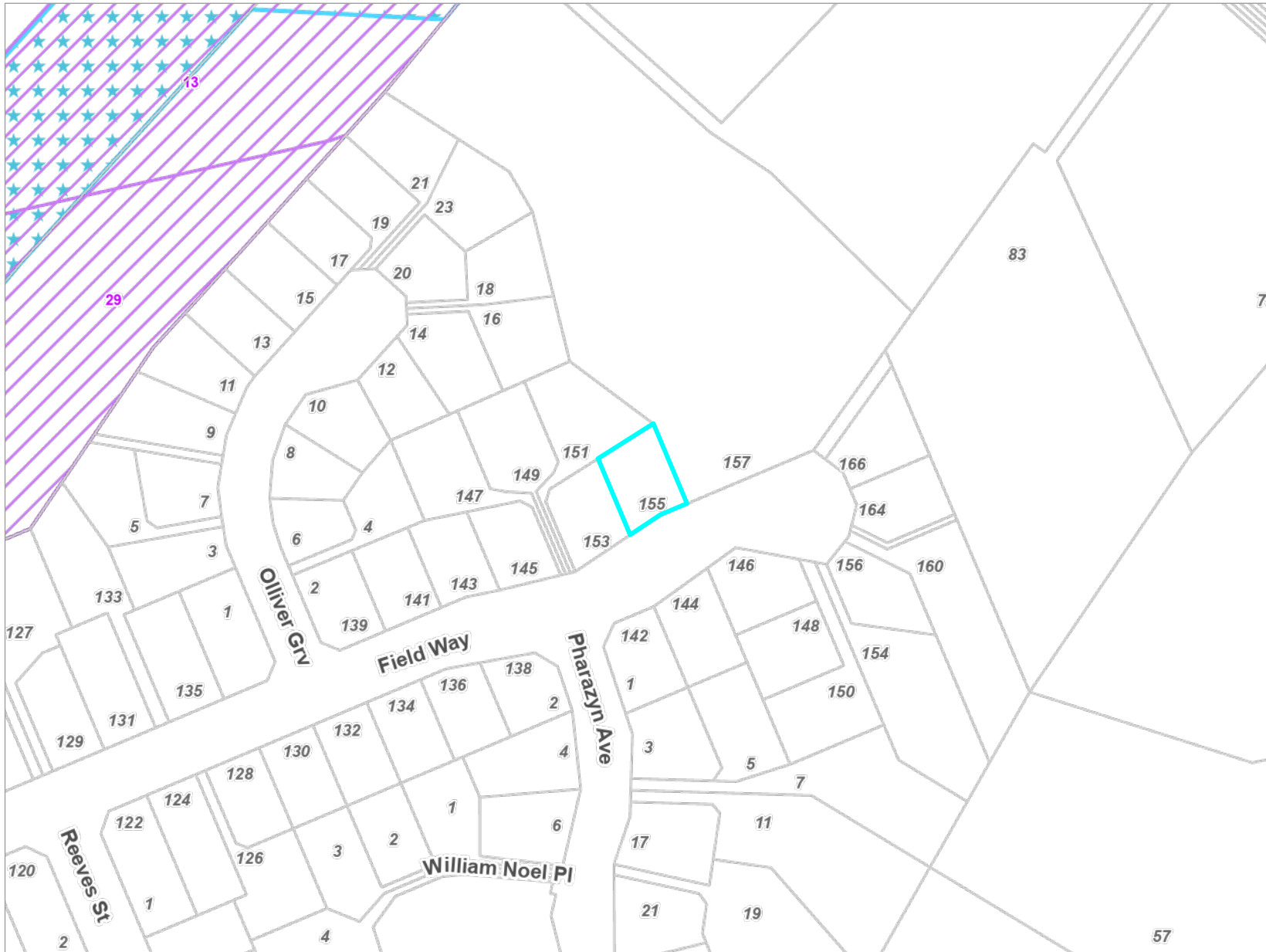


Date Printed: March 10, 2026



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Operative District Plan 2021 - Natural Features

155 Field Way, Waikanae Beach (LOT 8 DP 91324)



Key to map symbols

-  Special Amenity Landscapes
-  Areas of High Natural Character

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



0 40 80 Metres

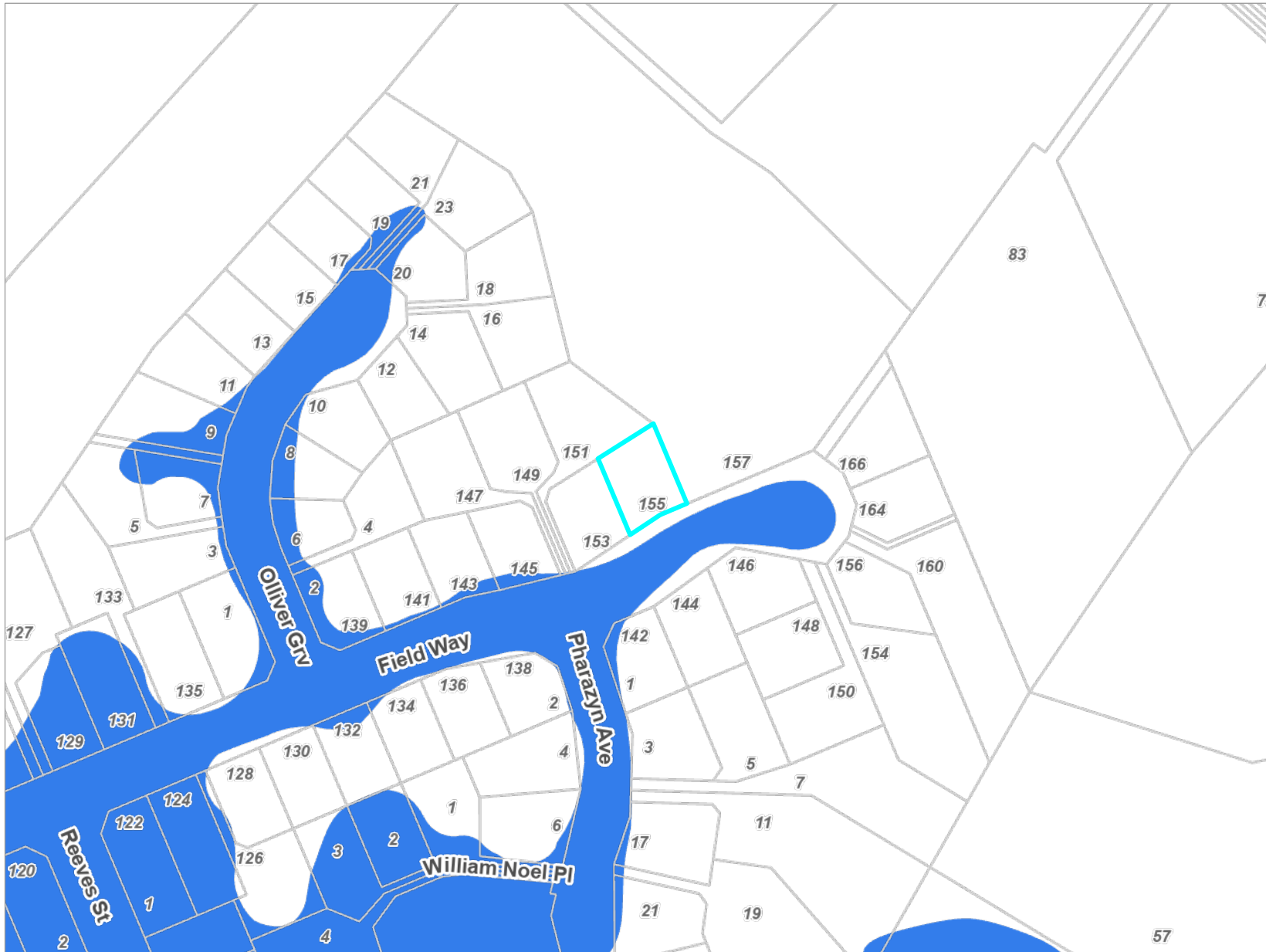
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Operative District Plan 2021 - Natural Hazards

155 Field Way, Waikanae Beach (LOT 8 DP 91324)



Key to map symbols

 Ponding Area

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0 40 80 Metres

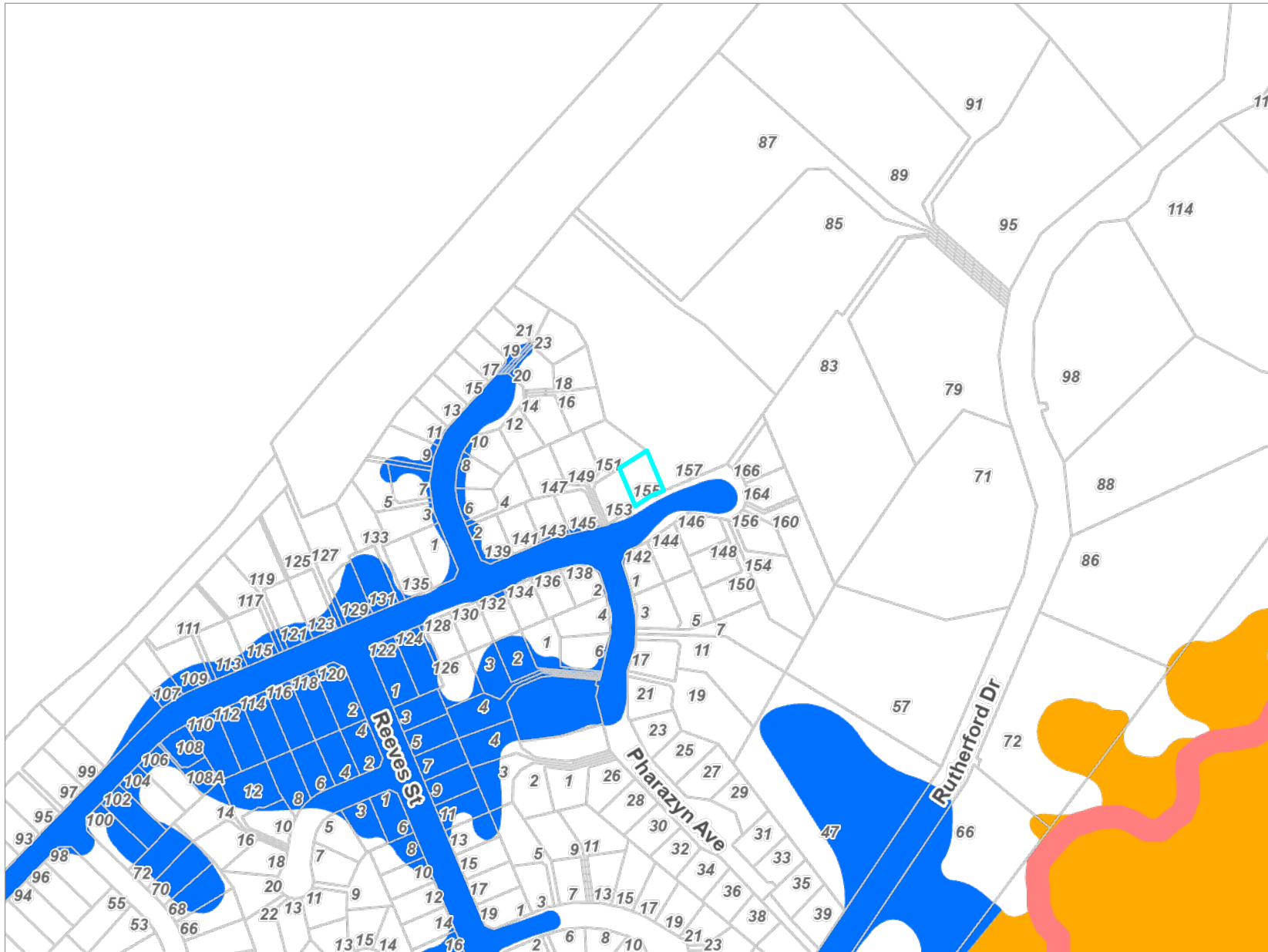
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Latest Flood Hazards

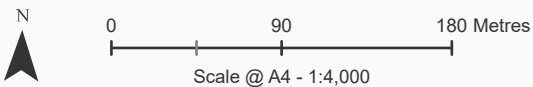
155 Field Way, Waikanae Beach (LOT 8 DP 91324)



Key to map symbols

-  Stream Corridor
-  Storage
-  Ponding

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



Date Printed: March 10, 2026

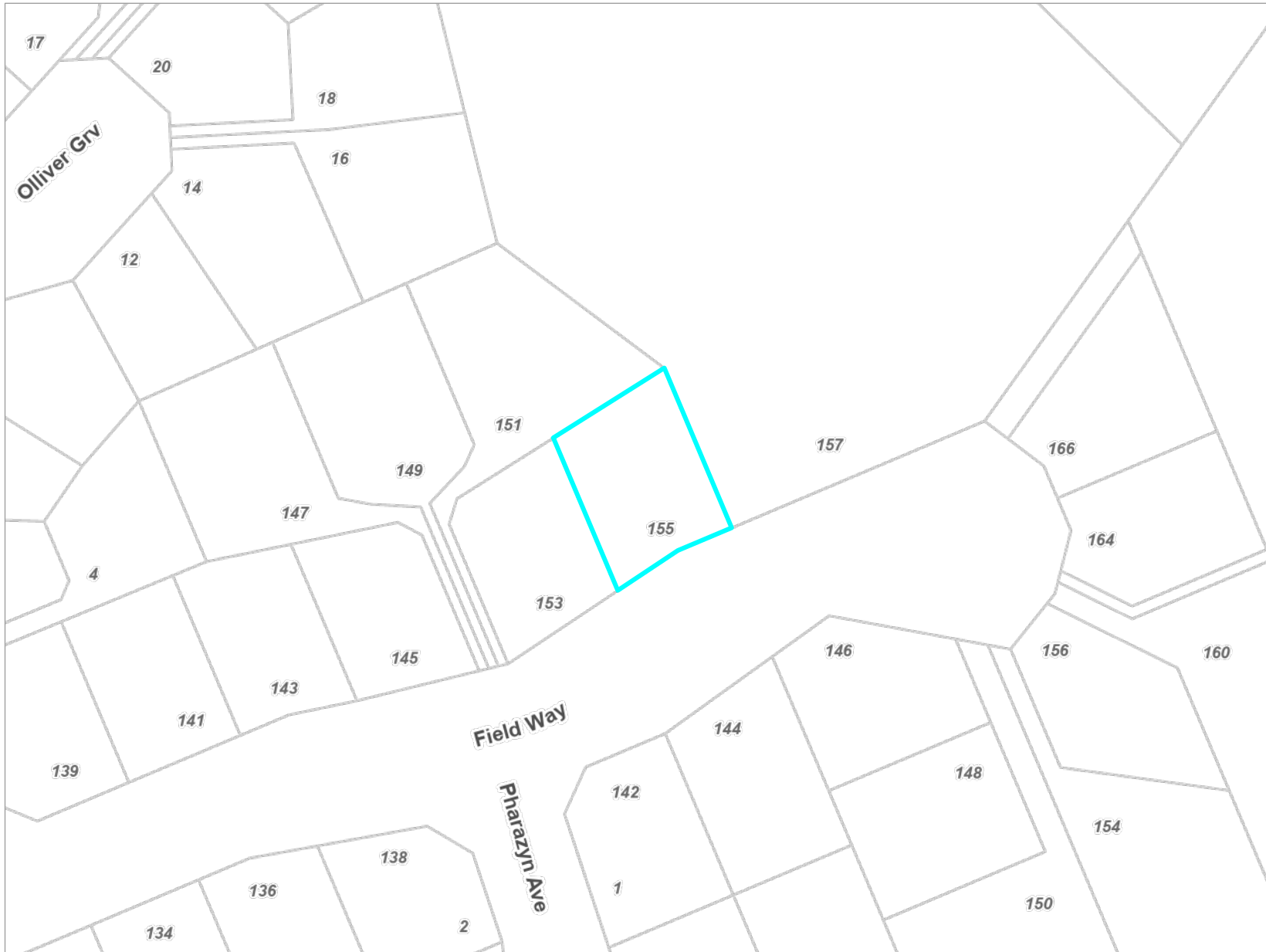
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Resource Consents Report

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
000117	157 Field Way, Waikanae Beach	1491075814	LOT 13 DP 85461 LOT 9 DP 91324	SC	RESIDENTIAL SUBDIVISION, 19 RESIDENTIAL LOTS, 1 ACCESS STRIP	N	N	s.224 Issued	2/3/2001	19/2/2001
020103	157 Field Way, Waikanae Beach	1491075814	LOT 13 DP 85461	LC	HOUSE ON ALTERNATIVE BUILDING SITE	N	N	Decision Issued	19/6/2002	9/5/2002
060153	18 Olliver Grove, Waikanae	1491041717	LOT 17 DP 72871	LD	Encroachment in height recession Plan, and front	N	N	Decision Issued	16/6/2006	26/5/2006
090154	149 Field Way, Waikanae Beach	1491075831	LOT 5 DP 91324 - SUBJ TO and INT IN R/W and	LD	Proposed new garage with side and rear boundary	N	N	Decision Issued	16/9/2009	2/9/2009
110142	155 Field Way, Waikanae Beach	1491075828	LOT 8 DP 91324	LD	Additions to dwelling encroaching height in relation to	N	N	Decision Issued	30/9/2011	9/9/2011
CE220029	145 Field Way, Waikanae Beach	1491075833	LOT 3 DP 91324	LD	Installation of an in-ground swimming pool with associated	N	N	Decision Issued	10/10/2022	22/9/2022

Health and Alcohol Licenses

155 Field Way, Waikanae Beach (LOT 8 DP 91324)



Key to map symbols

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



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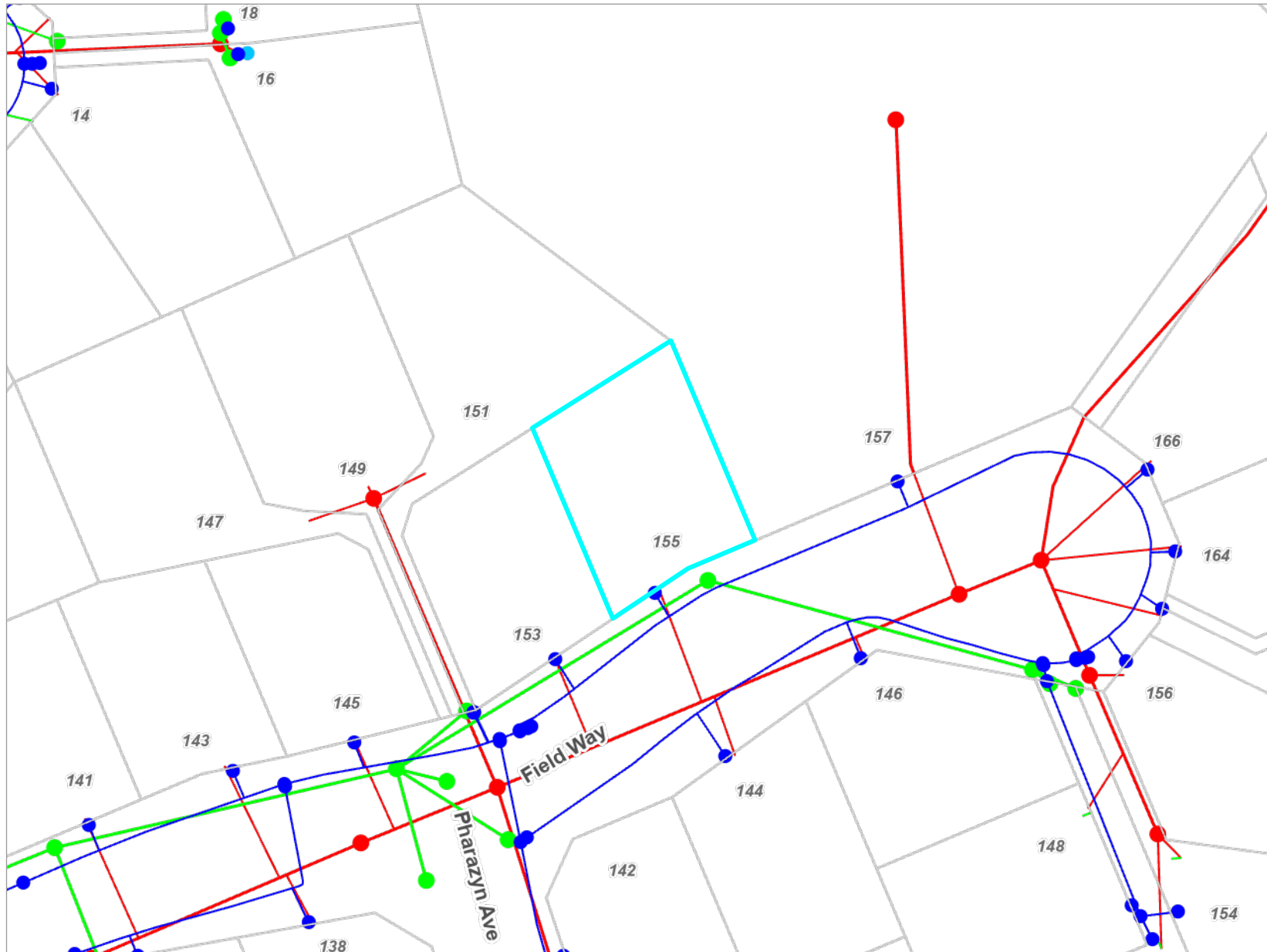
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Services Network

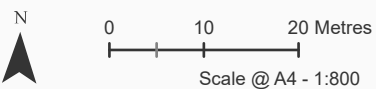
155 Field Way, Waikanae Beach (LOT 8 DP 91324)



Key to map symbols

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

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FILE: RM000117

Bldg ✓
DB 19/1/01

17th January 2001

Pharazyn Charitable Trust
c/- Lattey Consultants Ltd
PO Box 370
WAIKANAE

Dear Sir/Madam

**RM000117: SUBDIVISION CONSENT TO CREATE 19 RESIDENTIAL LOTS, AT
FIELDWAY, WAIKANAE BEACH**

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 \$90 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 unless your representative submits a survey plan to Council within 2 years (unless a longer period is specified in the consent conditions). Alternatively, you have until 3 months after the expiry of the consent to apply for an extension of the consent. 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.

Once Council has approved the survey plan, you then have 3 years to deposit the survey plan with Land Information New Zealand. Before the plan can deposit, your representative will have to obtain a certificate from Council which states that you have complied with all the conditions of the consent. Again, the consent will expire unless this timetable is 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 the writer on ext 856.

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dan Rodie', written in a cursive style.

Dan Rodie
RESOURCE CONSENTS PLANNER



RESOURCE CONSENT NUMBER: RM000117

That pursuant to section 105 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Subdivision Resource Consent to:

PHARAZYN CHARITABLE TRUST, C/- LATTEY CONSULTANTS LTD, PO BOX 370, WAIKANAE

to allow the creation of the 19 residential allotments, one allotment for access purposes and one allotment to vest as road and the associated earthworks as described in the application documents and shown on the Plans "(Subdivision) – 107.52-2 B, (Earthworks) 107.52-3 B & 107.55-1 A" submitted to Council with application No.RM000117, at Field Way, Waikanae Beach (Lot 34 DP85461) subject to the following conditions:

Planning Conditions:

1. The proposal shall proceed generally in accordance with the application documents and as shown on the approved plans numbered "(Subdivision) – 107.52-2 B, (Earthworks) 107.52-3 B & 107.55-1 A" submitted to Council with application No.RM000117 and date stamped 17-01-01 and approved as part of this decision.
2. The hours of work during the earthworks construction period shall be restricted to between 7.30am to 6.00 p.m. Monday to Friday and 8.00 am to 5.00pm on Saturdays, with no work being allowed on Sundays.
3. The land transfer plan shall be endorsed with the following amalgamation condition: "Lot 9 hereon and lot 13 DP 85461 shall be held together within the one certificate of title. See" The District Land Registrar consultation number shall be forwarded to the consent holder prior to the issuing of the section 223 certificate.
4. The final contours of the batters within lot 13 DP 85461 and in the vicinity of proposed lot 12 shall be altered to better reflect the natural shape of the dune topography within the surrounding area. The final design of the contours shall be submitted for the approval of the Resource Consents Manager prior to work commencing.

Engineering Conditions:

5. 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 Manager, Consents and Compliance.

6. Plans for engineering development of the subdivision (or development) shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.
7. The payment of Council engineering fees of \$211.50 (GST inclusive) per new residential lot created plus a one only \$90.00 GST inclusive site visit/internal reporting fee but refer to notes 1 to 7 of the engineering fees adopted by Council as from the 1 July 1998.

8. The Developer 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 (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting the soil conditions, site investigation details and foundation recommendations.

9. A financial contribution of \$388.50 (GST inclusive) for every new lot created towards a Community Facilities fund.
10. A financial contribution of \$660.00 (GST inclusive) for every new lot created towards a Water Services Fund (Water Supply \$302, Sewerage \$358).
11. 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.
12. A sign post and/or name plate for the new road shall be provided and this shall be satisfied by the payment of the appropriate fee (\$225 GST inclusive per sign). The new road name is to be shown on the survey plan. (Refer to the Code of Practice for Subdivision and Development).

Three road names per street shall be forwarded to Council for approval.

13. Lot 21 is to vest as road and shall be approximately 20 metres wide at the junction with Field Way. The carriageway width of Field Way shall be 10 metres up to the junction with the new side road. The remaining lengths of road to vest shall be not less than 17 metres wide overall and the carriageway widths shall be not less than 8 metres.

The roads shall be formed, metalled and two coat sealed, provided with kerb and channel, footpaths and a turning circle as shown on the Lattey Consultants plan 107.52-3 Issue B. The side road shall be extended to include the entire frontage of lot 17. The curve geometry in the vicinity of lots 2 to 8 inclusive may need to be modified.

The requirement for a second coat seal shall be met by lodging a cash contribution with Council calculated at \$3.95 (GST inclusive) per sqm of the area for first coat seal. Alternatively, a prime/seal coat and asphaltic concrete paving may be approved by the Subdivisional Engineer. All work shall comply with Council's standard requirements. Berms are to be not less than two metres wide and completed to the satisfaction of the Subdivisional Engineer and shall include the planting of approved trees or shrubs.

14. A heavy duty concrete vehicle crossing shall be provided to serve the right-of-way.
15. A piped stormwater system is to be provided to service the subdivision. This shall include the drainage of any surface water trapped on adjoining land by earthworks within the subdivision and the piping of all open drains, unless otherwise approved by the Subdivisional Engineer.
16. (i) 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.
- (ii) Encroachment onto adjacent land owned by others, is not permitted without having first obtained their written consent. This evidence shall be provided to Council prior to the commencement of any earthworks.
- (iii) The removal of soil support from adjacent lots is not permitted.
- (iv) All batters shall be self-supporting.
- (v) The natural drainage patterns shall be preserved and contravention of the Land Drainage Act is not permitted.
- (vi) If any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging, then a separate application must be made for a building consent.
- (vii) The Subdivisional Engineer may require the immediate erection of suitable fabric fencing or other acceptable mitigation measures to provide protection for adjacent property owners from wind-blown sand, soil or other material (sarlun cloth or similar).
- (viii) The Soils Engineer is to confirm in writing that all conditions of this consent have been met.

- (ix) Council is to be advised of the intended suitably qualified person. If that person is not acceptable to Council, then Council shall have the right to require the applicant to employ the services of someone who is, at the applicant's cost.
- (x) Should a waahi tapu or other cultural site be unearthed during earthworks the operator and/or owner shall :-
 - (a) cease operations;
 - (b) inform local Iwi (Te Ati Awa ki Whakarongotai,);
 - (c) inform the NZ Historic Place Trusty (NZHPT) and apply for an appropriate authority if required;
 - (d) take appropriate action, after discussion with the NZHPT, Council and Iwi to remedy damage and/or restore the site.

Note : In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Place trust is required if the site is to be modified in any way.

17. Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with AS/NZS 1158. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.
18. The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice.
19. 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 \$3.95 (GST inclusive) per sq metre of the area for first-coat seal. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.
20. 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 the lots in the subdivision.

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

Easements will be required over public services which lie outside of the area to vest as road.
21. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the Developer and to the approval of the Subdivisional Engineer.
22. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.

23. A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
24. The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets, which are to vest in Council. This will involve water supply, sewerage, stormwater and roading assets including street lights.
25. All costs arising from any of the above conditions shall be at the expense of the Developer.

ISSUED: 17th January 2001



Dan Rodie
RESOURCE CONSENTS PLANNER



Ex. sewage drainage easement 5.0 wide

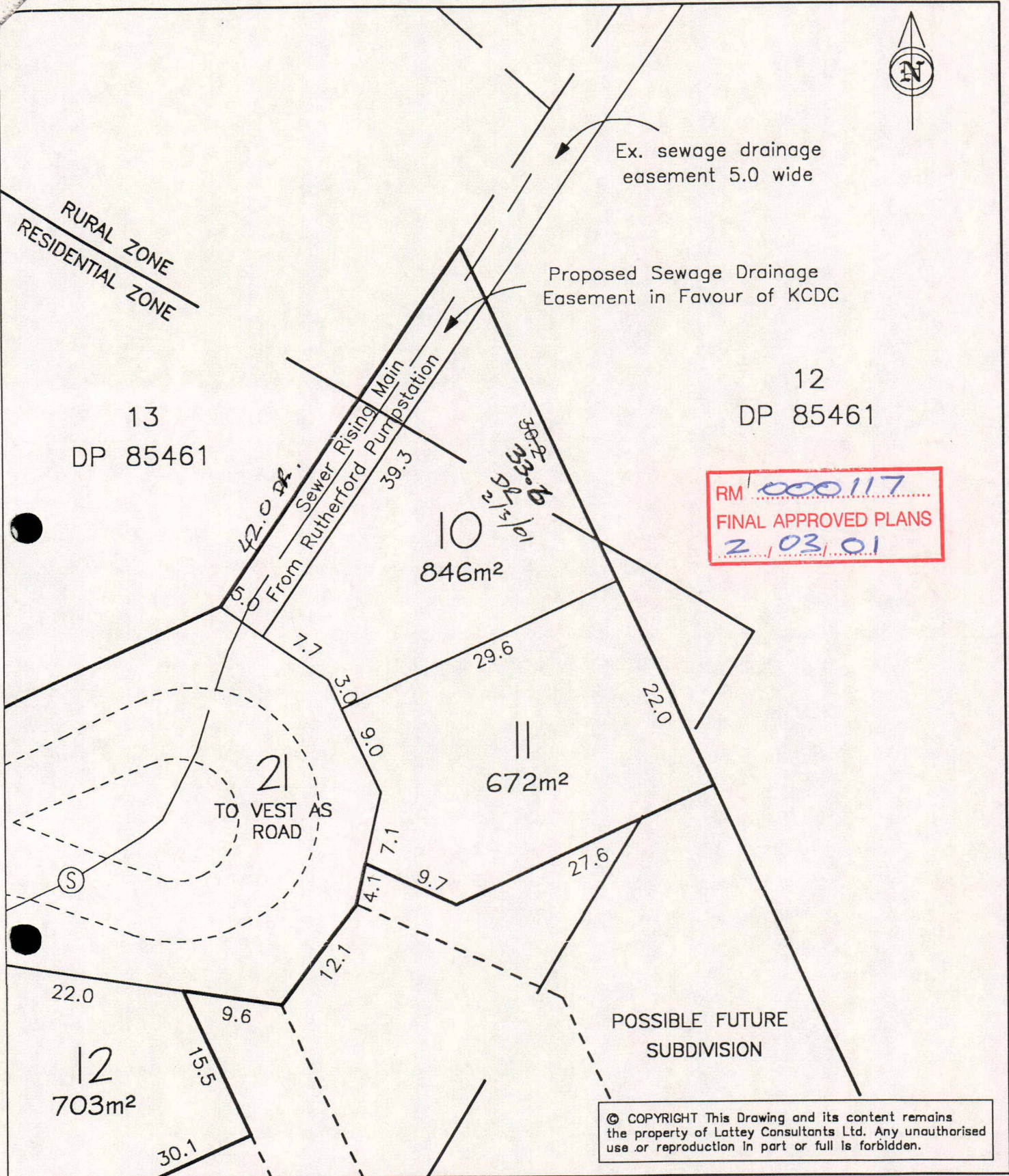
Proposed Sewage Drainage Easement in Favour of KCDC

RURAL ZONE
RESIDENTIAL ZONE

12
DP 85461

13
DP 85461

RM 000117
FINAL APPROVED PLANS
2 03 01



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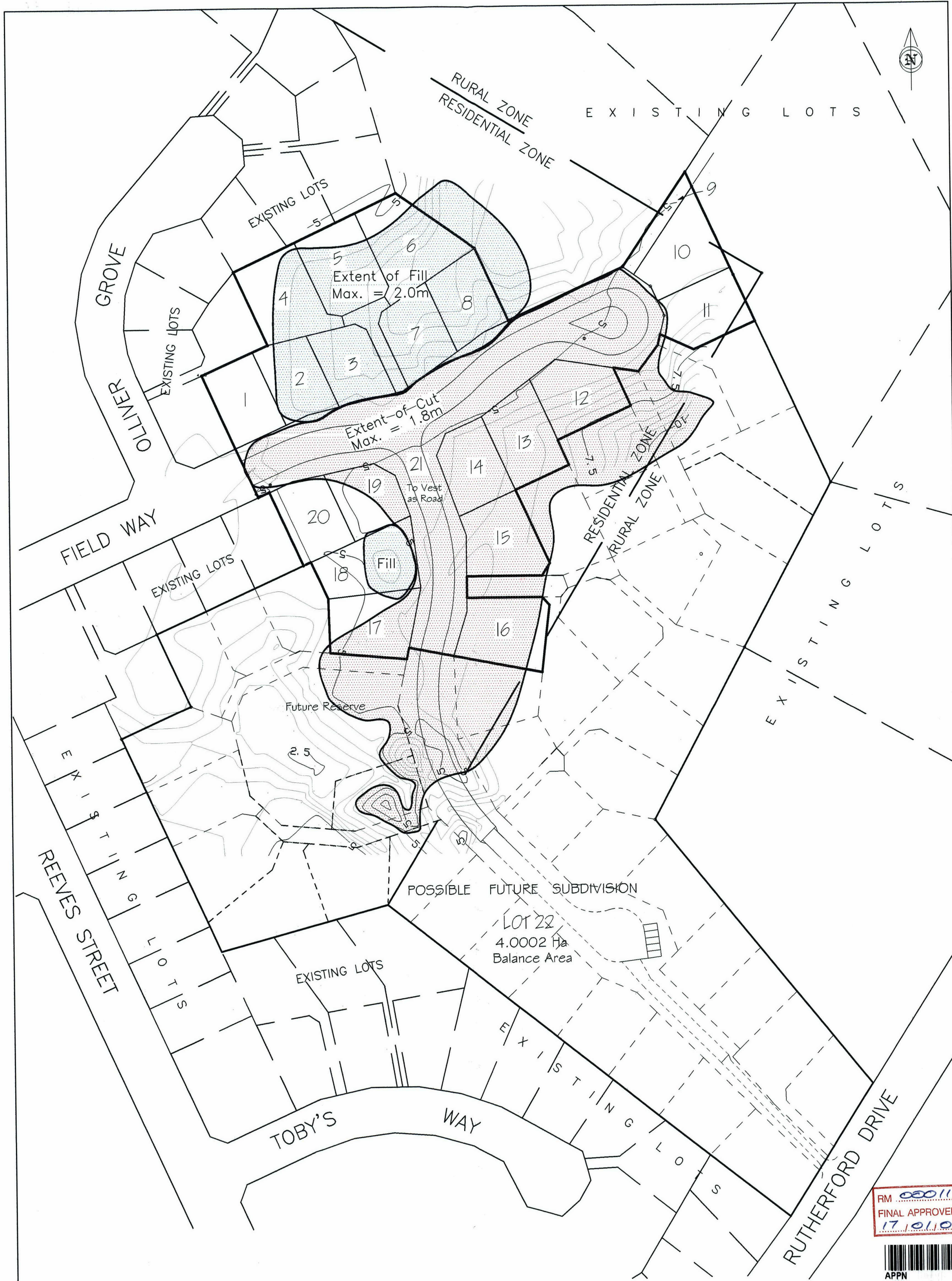
RM000117: CHANGE TO SCHEME PLAN - PHARAZYN STAGE 5

LATTEY CONSULTANTS LTD
LAND DEVELOPMENT + LAND SURVEYING
RESOURCE MANAGEMENT + DEVELOPMENT MANAGEMENT

First Floor Parker Building
PO BOX 370
WAIKANAÉ
NEW ZEALAND

TELEPHONE (04) 902-6161
FACSIMILE (04) 902-6162
E_MAIL contactus@landlink.co.nz
WEB SITE www.landlink.co.nz

SURVEYED		DATE	14/02/2001
DESIGNED		Scale	1:500
DRAWN	FWJ		Original Plan A4
CHECKED	<i>[Signature]</i>	DRAWING NO.	ISSUE
APPROVED	<i>[Signature]</i>	107.52-4	A



RM 000117
 FINAL APPROVED PLANS
 17.10.10



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 FACSIMILE (04) 902-6162
 E-MAIL contactus@landlink.co.nz
 WEB SITE www.landlink.co.nz

EXTENT OF EARTHWORKS

PHARAZYN STAGE 5
for PHARAZYN CHARTIBLE TRUST

REVISIONS	A - Original Issue B - Overlay Contours and Add Colour	
SURVEYED	DATE	NOV 2000
DESIGNED	WEL	Scale 1:1000
DRAWN	FWJ	Original Plan A2
CHECKED	WEL	DRAWING NO. 107.52-3
APPROVED	WEL	ISSUE B



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand



for sustainable initiative
in local government

3 October 2011

Werner Naef Trust
C/- Cuttriss Consultants Ltd
P O Box 386
Paraparaumu 5254
Attention: Dean Raymond

Dear Dean

RM110142: TO UNDERTAKE DWELLING ADDITIONS THAT ENCROACH THE HEIGHT IN RELATION TO BOUNDARY REQUIREMENT AND TO OPERATE A HOME OCCUPATION (OFFICE WORK) AT 155 FIELD WAY, WAIKANAE BEACH

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 \$216.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

Please note also that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964 621.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

Ross Goodman
Resource Consents Planner

delivering on the community's plan



me huri whakamuri, ka titiro whakamua
(04) 296 4700 or 0800 486 486
kapiti.council@kapiticoast.govt.nz
www.kapiticoast.govt.nz



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand



for sustainable initiative
in local government

RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991 CONSENT NO: RM110142

APPLICANT: Werner Naef Trust

LOCATION OF ACTIVITY: 155 Field Way, Waikanae Beach

DESCRIPTION OF ACTIVITY: To undertake dwelling additions that encroach the height in relation to boundary requirement and to operate a home occupation (office work)

DECISION:

Granted subject to conditions on 30 September 2011.

The following conditions were imposed under Section 108 of the Resource Management Act 1991:

Conditions:

General

- 1 The proposed activity shall be undertaken in accordance with the plans submitted by Design Network Architecture Ltd. titled "Proposed Alteration & Additions 155 Field Way, Waikanae Beach reference – 6604k" and specifications lodged with the application RM110142 and date stamped 'Final Approved Plans' on 30 September 2011.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.

delivering on the community's plan


KĀPITI COAST
DISTRICT COUNCIL
me huri whakamuri, ka titiro whakamua
(04) 296 4700 or 0800 486 486
kapiti.council@kapiticoast.govt.nz
www.kapiticoast.govt.nz



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand



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in local government

- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- 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.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage pattern are to be preserved.

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991 the actual and potential effects associated with the proposed activity have been assessed and are outlined in the report. It is considered that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

Ross Goodman
Resource Consents Planner

delivering on the community's plan



me huri whakamuri, ka titiro whakamua

(04) 296 4700 or 0800 486 486
kapiti.council@kapiticoast.govt.nz
www.kapiticoast.govt.nz



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

Applicant:	Werner Naef Trust
Site Address:	155 Field Way, Waikanae Beach
Legal Description:	LOT 8 DP 91324
Site Area:	632 square metres
Applicant's Address for Service:	Dean Raymond c/- Cuttriss Consultants
Proposal:	To undertake dwelling additions that encroach the height in relation to boundary requirement and to operate a home occupation (office work)
Land Owner:	Werner Richard Naef Trust
Zone:	Residential
Activity Status:	Discretionary

Report prepared by: Ross Goodman Resource Consents Planner
Report peer reviewed by: Monique Robertson Resource Consents Planner

Date consent application received: 9 September 2011

1. PREAMBLE

This report provides an analysis of the resource management issues relating to notification status and the Council's Section 104 decision for the activity proposed under resource consent application RM110142

2. SITE AND SURROUNDING ENVIRONMENT

2.1 Site Description



Map 1: Site and surrounds



Photograph 1: Application site



Photograph 2: View from Field Way

The application site known as 155 Field Way Waikanae Beach with a legal description of Lot 8 DP 91324 is shown to contain an area of 632m².

The site contains an existing dwelling and deck, a pergola and shed in the rear yard and a small wood shed in the front yard. The site is described as being flat and contains a variety of small trees and garden shrubs.

2.2 Immediate Environment

The immediate environment consist of 153 Field Way, where a dwelling less than 10 years old has been constructed. The adjoining land to the east zoned Rural is open pasture.

2.3 Surrounding Environment

The surrounding environment consist of properties zoned Residential where dwellings and accessory buildings have been erected.

The area is characterised by maturing vegetation that will provide screening and privacy when fully established.

2.4 Written Approvals

The following people have provided written approval to the activity:

Name of owner/occupier	Address
Terrence and Jennifer Cox	153 Field Way Waikanae Beach

2.5 Consent History

No previous consents

3. THE PROPOSAL

3.1 Description of Proposal

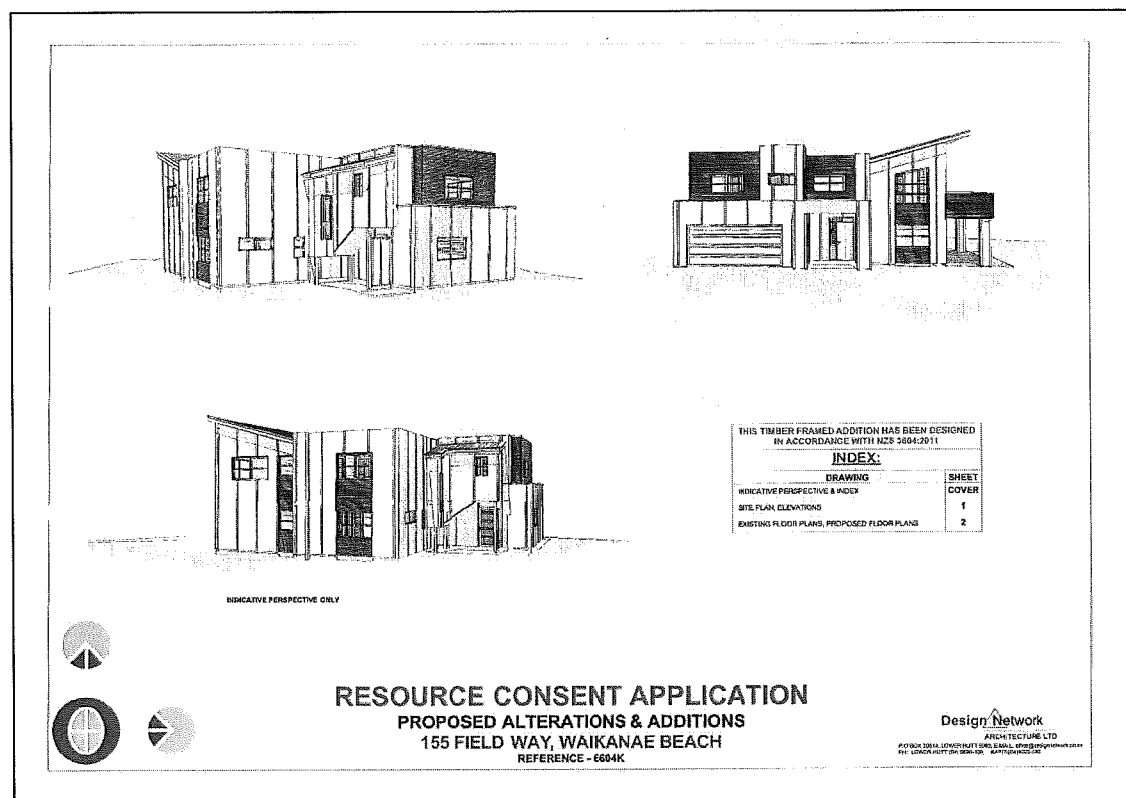


Image 1: Proposed elevations

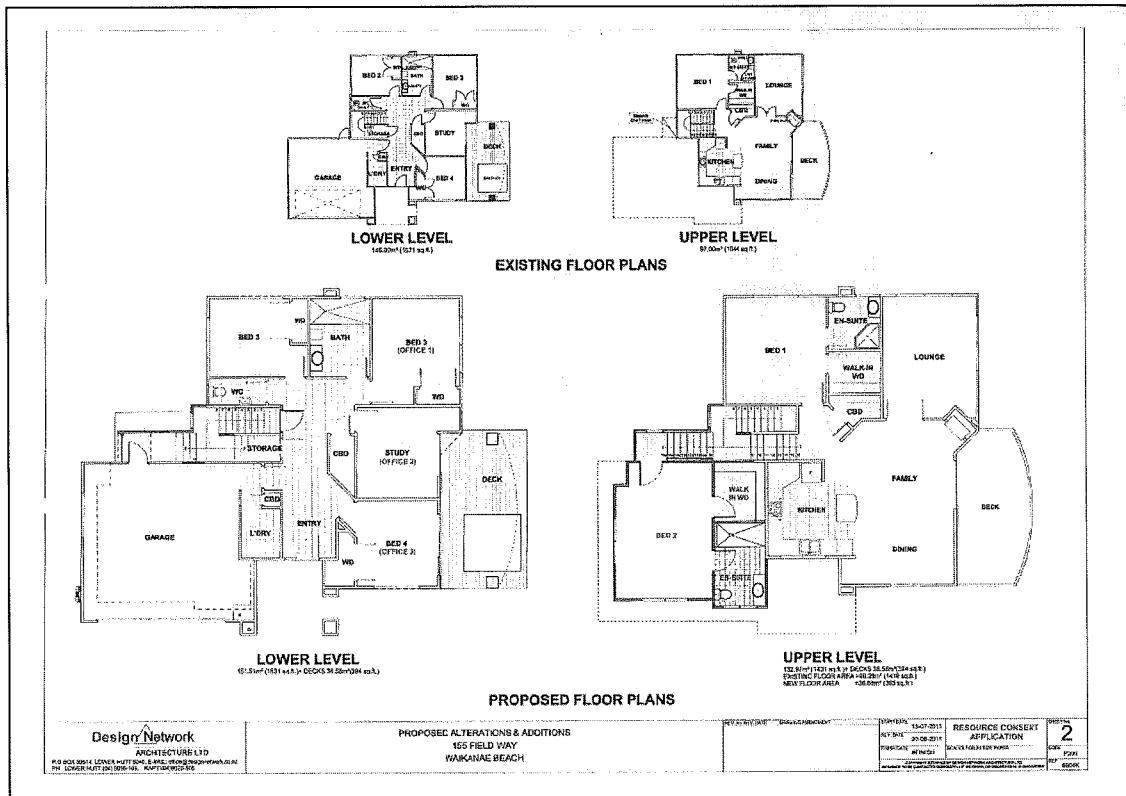


Image 2: Proposed floor plans

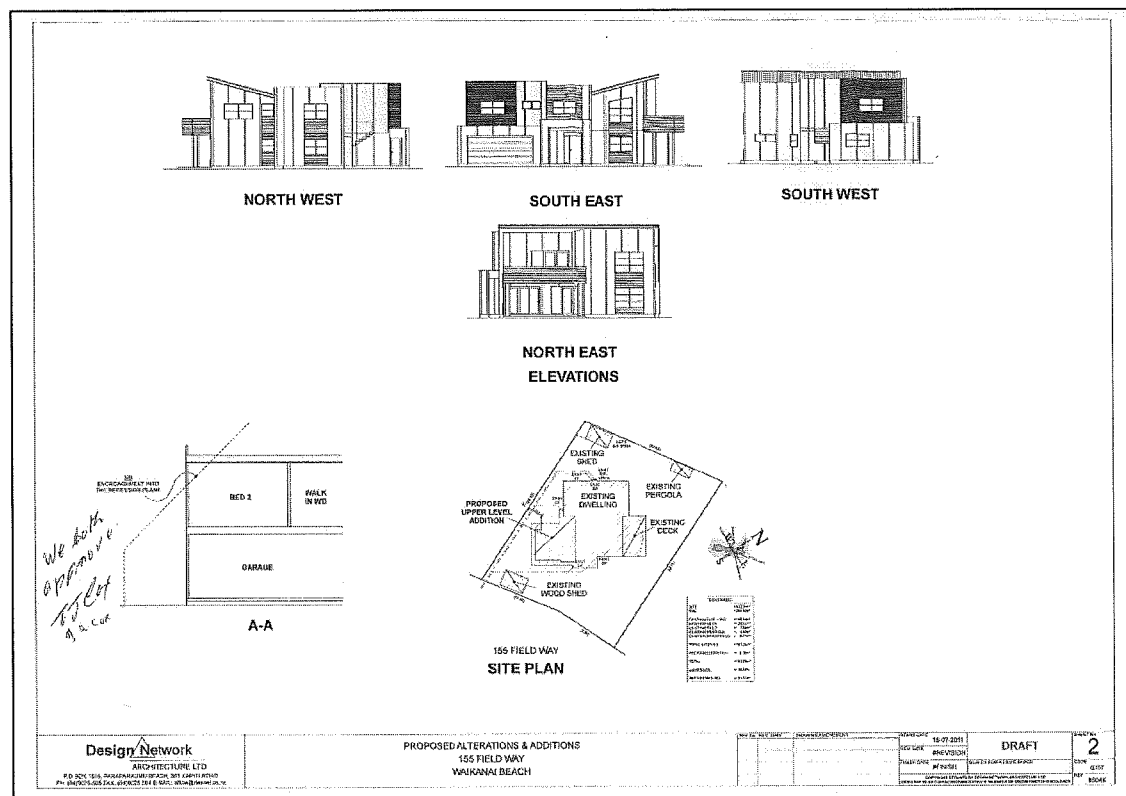


Image 3: Elevations

The company promotes the people and stress management in both New Zealand and Australia; the company's aim being to train and licence other people to run such training across Australasia.

From their home based office the applicants organise seminars, coordinate research, manage trainers and run the Australian branch via the internet. There are no courses taking place in Waikanae, nor do any customers call in.

Since the volume of the business has increased significantly they have decided to employ a full-time business manager from the 1st September 2011.

3.2 Applicant's Assessment of Effects

The applicant has provided an assessment of effects of the activity on the environment (AEE).

The AEE concludes that the effects on the environment will be no more than minor.

4. DISTRICT PLAN PROVISIONS

4.1 Kapiti Coast District Plan

The Kapiti Coast District Plan sets out the status of the activity within rules, that is whether they are permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited. The Objectives and Policies contained in the District Plan are also important in decision making as they are to be taken into account in the evaluation of the activities.

4.2 Zoning and Overlays

The property is zoned Residential under the Kapiti Coast District Plan.

4.3 Relevant Rules and Standards

The Rules and Standards that apply to this application are:

D.1 RESIDENTIAL ZONE RULES AND STANDARDS

D.1.1 Residential Zone Rules

D.1.1.1 Permitted Activities

The following are permitted activities:

- (i) One dwelling and one family flat and accessory buildings on any lot provided they comply with all the permitted activity standards.

D.1.1.2 Controlled Activities

- (ii) Home Occupations

Home occupations provided they comply with the Controlled activity standards.

The matters over which Council reserves control are:

The amenity of the locality is not detrimentally affected by noise, vibration, smell, fumes, smoke, dust, vapour, soot, ash, wastewater, waste products, grit, oil, electrical interference, appearance or other nuisance.

D.1.1.3 Discretionary Activities

- (B) The following are Discretionary Activities
- (i) All activities which are not listed as NON-COMPLYING or PROHIBITED and all other activities which do not comply with one or more of the permitted activity or controlled activity standards.

D.1.2 Residential Zone Standards

D.1.2.1 Permitted Activity Standards

COVERAGE

The maximum area of any site covered by all buildings shall be 40% except that this Standard shall not apply to network utilities on sites less than 200m².

FLOOD HAZARD – PONDING AREAS / OVERFLOW PATHS

- (i) New and relocated buildings shall be above the estimated 1 in 50 year flood event level to be established in accordance with the Building Act 2004, and in addition, owners will be provided with a recommended minimum floor level above the estimated 1 in 100 year flood event level. Where there is more than one dwelling on the property, the dwellings shall be able the estimated 1 in 100-yr flood level event. Refer to Dwellings Per Lot standard.
- (ii) The following buildings are exempt from (i) and are subject to Notices where appropriate in terms of the provisions of the Building Act 2004 and/or any other subsequent legislation:
- Accessory buildings
 - Non-habitable rooms
 - Extensions to existing rooms where they do not exceed 25% of the total floor space of the existing room or 30m² total floor space of the building whichever is the lesser.

The 1 in 100 year and 1 in 50 year levels are based on the best information available at the time of notification of the Plan. Further information can be obtained from the Greater Wellington Regional Council.

HEIGHT

Note: Refer to definition of “Height” in Part Q.

The maximum height of any building from original ground level is:

- (i) Buildings (other than accessory buildings)
- 6 metres - Peka Peka Beach, within 90 metres of the toe of the foredune (refer to Peka Peka Urban Zone Maps 2-4)

- 8 metres - other areas.
- (ii) Accessory Buildings - 4.5 metres
- (iii) Buildings in the 'Waikanae Golf Residential Area' shall have a maximum height of 4.5m above the 1 in 100 year flood level.

HEIGHT IN RELATION TO BOUNDARY

Note: Refer to definition of "Height" in Part Q.

All buildings must fit within a height envelope (refer to definition and diagrams in Part Q) which is made up of "recession planes" which incline inwards and upwards from all the property's boundaries.

Each recession plane commences at a point 2.1 metres above the property boundary and inclines inwards at an angle of 45 degrees.

The exception to this is that garages located in the side or rear yard and not more than 2.4 metres in height may infringe the height envelope.

Where there is a right-of-way or an access strip/leg immediately adjacent to and on the other side of the property boundary, the recession plane shall be measured from a point 2.1 metres above a point midway across the right-of-way or access strip/leg.

MANOEUVRABILITY

All buildings shall be designed so that wherever practicable sufficient manoeuvring space on site will ensure no reversing onto the road is necessary.

OUTDOOR LIVING COURT

All dwellings shall have an outdoor living court area of at least 40m² in size (with minimum dimension of 4 metres) and orientated to the north, west and/or east side of the dwelling.

Outdoor living court areas shall be screened by a fence or vegetation of at least 1.5 metres in height, to provide privacy from the ground floor window and the outdoor living courts of other dwellings, whether or not on the same site.

Outdoor living courts shall not be used as a vehicle parking area. Direct access to the living court from the internal living areas shall be provided.

PARKING, LOADING AND ACCESS

Compliance with the parking, loading and access standards in Part J of this Plan.

PERMEABLE SURFACE

Each site shall have a permeable surface that is not covered by buildings or paving of not less than 30% except that this standard shall not apply to network utilities on sites less than 200m².

YARDS

The minimum yard requirements for any site shall be:

(i) **Front Yard**

- Buildings
All buildings shall be set back at least 4.5 metres from a road boundary.
- Eaves
Intrusions of eaves up to 0.6 metres are excluded, except where an eave would overhang an easement.

(ii) **Side and Rear Yards**

- Separation Of Dwellings/Family Flats From Adjoining Landowners - (building set back from external boundaries):
Front site - 3 metres rear yard, 3 metres one side yard (for vehicular access), 1.5 metres all other side yards (<1.5 metres on one side only with adjoining landowners written consent).
Rear site - 3 metres all yards (reductions on one side only with adjoining landowners written consent).
- Separation Of Detached Accessory Buildings (being > 1 metre from dwelling) From Adjoining Landowner - (building set back from external boundary):
 - 1 metre rear and side yards.
 - < 1 metre, adjoining landowners written consent.
 - 3 metres from habitable buildings on another site.

In all cases the accessory buildings must not prevent access to rear of dwelling (drive through if necessary)

- Separation of Non-Residential Activity Buildings From Adjoining Landowners (building set back from external boundaries) shall be 4 metres.

4.4 Activity Status

The home occupation is a Controlled Activity as the applicant has demonstrated that they comply with all of the Controlled Activity standards relating to home occupations.

The height in relation to boundary encroachment is a Discretionary activity under Rule D.1.1.3 (B) (i) because it does not comply with the Permitted Activity Standards Rule D.1.2.1.

4.5 Relevant Objectives and Policies

The following Objectives and Policies apply to this application:

C.1 RESIDENTIAL ZONE

C.1.1 OBJECTIVES & POLICIES

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 THE ADVERSE EFFECTS OF RESIDENTIAL USE AND DEVELOPMENT ON THE NATURAL ENVIRONMENT ARE AVOIDED, REMEDIED OR MITIGATED

Objective 2.0 – Non Residential Activities

Ensure that the adverse effects of non-residential activities in residential areas on the amenity values and environmental quality of residential areas are avoided, remedied or mitigated.

Policy 1- Home Occupation

Ensure that where professional, trades, crafts and other persons carry out their business at home, the adverse effects on amenity values and environmental quality are avoided, remedied or mitigated.

5. RELEVANT NATIONAL ENVIRONMENTAL STANDARDS

There are no National Environmental Standards that apply to this application.

6. RELEVANT NATIONAL POLICY STATEMENTS

There are no National Policy Statements that apply to this application.

7. RELEVANT STATUTORY PROVISIONS

In considering whether or not notification is required, Sections 95A to 95F of the Resource Management Act 1991 must be considered.

95A Public Notification of consent application at consent authority's discretion

95B Limited notification of consent application

95C Public notification of consent application after request for further information or report

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

95E Consent authority decides if person is affected person

95F Consent authority decides if person is affected order holder

In considering the merits of an application, Section 104 of the Resource Management Act 1991 must be considered. Section 104 is set out below:

104 Consideration of applications

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*

- (a) any actual and potential effects on the environment of allowing the activity; and
 - (b) any relevant provisions of—
 - (i) a national environmental standard:
 - (ii) other regulations:
 - (iii) a national policy statement:
 - (iv) a New Zealand coastal policy statement:
 - (v) a regional policy statement or proposed regional policy statement:
 - (vi) a plan or proposed plan; and
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.
- (2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.
- (2A) When considering an application affected by section 124, the consent authority must have regard to the value of the investment of the existing consent holder.
- (3) A consent authority must not,—
- (a) when considering an application, have regard to—
 - (i) trade competition or the effects of trade competition; or
 - (ii) any effect on a person who has given written approval to the application:
 - (c) grant a resource consent contrary to—
 - (i) section 107, 107A, 107E, or 217:
 - (ii) an Order in Council in force under section 152:
 - (iii) any regulations:
 - (iv) a Gazette notice referred to in section 26(1), (2), and (5) of the Foreshore and Seabed Act 2004:
 - (d) grant a resource consent if the application should have been notified and was not.
- (4) A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.
- (5) A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.
- (6) A consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.
- (7) In making an assessment on the adequacy of the information, the consent authority must have regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.

Sections 104A-104D set out particular restrictions on determining applications for controlled, restricted discretionary, discretionary, or non-complying activities. The relevant provisions are summarised below:

104B Determination of applications for discretionary or non-complying activities

Section 104B states that after considering an application for a resource consent for a discretionary or non-complying activity, a consent authority-

(a) May grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

8. SECTION 104 ASSESSMENT

8.1 Adequacy of information

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

Adequate information was provided with the application.

8.2 Actual or potential effects on the environment

Sections 95A-95F & 104(1)(a) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any actual and potential effects on the environment of allowing the activity.

Methods of analysis to determine the actual or potential environmental effects of the activity have focused on site visits, studies of Council held data and feedback from other relevant Council departments.

Visual Amenities and Residential character

In terms of the visual impact of the proposed dwelling additions and alterations, the District Plan provides a certain degree of protection for other property owners via the imposition of rules relating to bulk, location and density.

The dwelling addition will be constructed of materials to complement the existing dwelling.

The applicant's desire to allow for better development of the property has led to the infringement as well as the positioning of the existing dwelling on site.

The plans submitted show the proposed dwelling additions to infringe the height in relation to boundary requirements of the District Plan by a maximum vertical distance of 2.0 metres.

The effects of this proposed building works and the encroachment on the height envelope are considered to be limited to the adjoining property owners.

It is considered that the visual impact of the proposed dwelling addition infringing the height in relation to boundary requirement will be mitigated by the additions being constructed in materials sympathetic of the existing dwelling.

The owners of the property to the west i.e. 153 Field Way, have considered the proposed plans and have signed the plans submitted, and as such any effects on them must be disregarded in accordance with the Section 95e of the Resource Management Act.

The effects to be generated upon the surrounding properties including privacy, noise, overlooking and shading will be less than minor.

Home Occupation (office work)

The controlled activity status infers that home occupations can be undertaken with minimal impact on amenity, and should therefore be approved, provided they meet the minimum performance standards listed in the Plan.

In terms of the adverse effects that could be generated by the proposed activity, it is considered that noise as well as vehicle movements are the only aspects that may cause an adverse effect on the surrounding environment.

Each aspect is assessed as follows:

Amenity

It is considered that the proposed activity will have less than minor effects upon the residential amenities of the area.

The activity comprises use of computers and telephones and the effects are considered to be no more than those associated with a residential activity.

The proposed activity will be undertaken within the existing dwelling on site (occupying 2 of the bedrooms and study) and as such there will be no change to the external appearance of the building. The combined floor area of these 3 rooms is shown as 35m².

Three small signs with a total area of 0.2m² comprising the name of the company are located adjacent to the front door.

The small signs to be located adjacent to the front door of the dwelling are to be sited as to be not visible from the street.

No goods are to be displayed, one non-resident person is to be employed and it is considered that the volume of noise to be generated will be at a level consistent with a residential environment.

It is considered that the proposed activity will have less than minor effects upon the residential amenities of the area.

Vehicle Movements

As explained in the application there is considered to be adequate space on the site for the parking of three vehicles for the residents and the one non-resident person to be employed, with a double garage and extra off-street space.

As there are to be no courses taking place on site and customers are not expected to drop in the increase in vehicle movements in the vicinity of the application site are likely to be minimal.

Positive Effects

The placement of a dwelling addition on this site will give benefits to the property owners in allowing better utilisation of their residential property.

Conclusion

The effects to be generated upon the amenity of other parties that include privacy, noise, overlooking and shading are considered to be de minimis, and the effects on the environment will be similar to that which already exists.

The establishment and operation of a home occupation is considered to be an efficient use of a residential site, and will provide an opportunity for the applicants to work from home which can be seen to benefiting the community at large.

Overall, the consent is regarded as being in compliance with the controlled activity standards and any adverse effects will be less than minor. As such, Council may grant consent on a non-notified basis.

8.3 Relevant NES, regulations, policy statements, plans or proposed plans

Section 104(1)(b) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any relevant provisions of—

- (i) a national environmental standard;
- (ii) other regulations;
- (iii) a national policy statement;
- (iv) a New Zealand coastal policy statement;
- (v) a regional policy statement or proposed regional policy statement;
- (vi) a plan or proposed plan.

There are no relevant NES, regulations, policy statements, plans or proposed plans that refer to this application.

8.4 Other relevant matters

Section 104(1)(c) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Regard was had to the Long Term Plan.

9. NOTIFICATION DECISION

NB: Please refer to Section 8.2 'Actual or Potential Effects on the Environment' for the assessment upon which the notification decision is based.

9.1 Public Notification Decision

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

- 1 The applicant did not request that the application be publicly notified;

- 2 The effects of the activity will be no more than minor, for the reasons discussed below under the heading "Actual or potential effects of the environment";
- 3 Special circumstances do not exist in relation to the application that requires it to be notified; and
- 4 Council has not exercised its discretion to publicly notify the application.

Recommendation:

That the application **need not be publicly notified** in accordance with Sections 95A and 95D of the Resource Management Act 1991.

Reported and Recommended by:



Ross Goodman

Resource Consents Planner

Decision:

"That the above recommendation be adopted."

Delegated Officer (Peer Reviewer):



Monique Robertson

Resource Consents Planner

9.2 Limited Notification Decision

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

The reasons for this decision were:

1. Affected persons have been identified as:

Name of owner/occupier	Address
Terence and Jennifer Cox	153 Field Way, Waikanae Beach

2. There are no affected order holders.
3. The written approval of all affected persons has been obtained and there are no affected order holders.

Recommendation:

That the application be processed on a **non-notified** basis in accordance with Sections 95B, 95E and 95F of the Resource Management Act 1991.

Reported and Recommended by:



Ross Goodman

Resource Consents Planner

Decision:

"That the above recommendation be adopted."

Delegated Officer (Peer Reviewer): 
Monique Robertson Resource Consents Planner

10. PART 2 MATTERS

Any consideration under Section 104(1) is subject to Part 2 of the Act. Part 2 sets out the purpose and principles of the Act. In addition, Part 2 requires the Council to recognise and provide for matters of national importance (Section 6); have particular regard to other matters (Section 7); and to take into account the principles of the Treaty of Waitangi (Section 8).

10.1 Section 5-Purpose

Section 5(1) states that the purpose of the Act is to promote the sustainable management of natural and physical resources.

The proposal is in accordance with Section 5 of the Act as it allows for the better utilisation of a residential property and will meet the reasonably foreseeable needs of future generations whilst protecting the residential environment.

10.2 Section 6-Matters of National Importance

Section 6 establishes seven matters which must be recognised and provided for by all persons exercising functions and powers under the Act.

The proposal provides for the protection of the residential environment from inappropriate subdivision, use and development.

10.3 Section 7-Other Matters

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

The proposal allows for the efficient use and development of a finite resource.

10.4 Section 8-Treaty of Waitangi

The proposal is in accordance with the principles of te Tiriti o Waitangi.

10.5 Conclusion on Part 2 matters

Overall, the proposal is consistent with Part 2 matters because it allows for the better utilisation of a residential property.

11. CONDITIONS

The applicant volunteered no conditions.

The proposal does not trigger the requirement for a financial contribution or a development contribution.

12. CONCLUSION

The encroachment for the dwelling addition has been assessed and the effects are considered to be less than minor.

The potentially affected party has considered the proposal and has given their written approval.

The establishment and operation of a Home Occupation (office work) from the property has been shown to be in accordance with the provisions of the Controlled Activity Standards of the District Plan and the effects have been assessed as being minimal.

The proposal is not considered to be contrary to the objectives and policies of the District Plan and the purpose of the Resource Management Act 1991, and as such it could be determined on a non-notified basis. It is considered that consent can be granted subject to appropriate conditions.

13. DECISION

That officers acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991 **grant** consent to undertake dwelling additions that encroach the height in relation to boundary requirement and to operate a home occupation (office work) at 155 Field Way, Waikanae Beach (Lot 8 DP 91324) subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

Conditions:

General

- 1 The proposed activity shall be undertaken in accordance with the plans submitted by Design Network Architecture Ltd. titled "Proposed Alteration & Additions 155 Field Way, Waikanae Beach reference – 6604k" and specifications lodged with the application RM110142 and date stamped 'Final Approved Plans' on 30 September 2011.

Advice Notes:

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- 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.

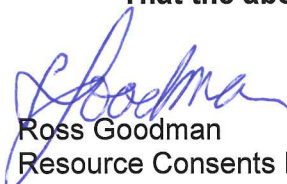
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage pattern are to be preserved.

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

I consider that the adverse effects of the proposed activity on the environment will be less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan.

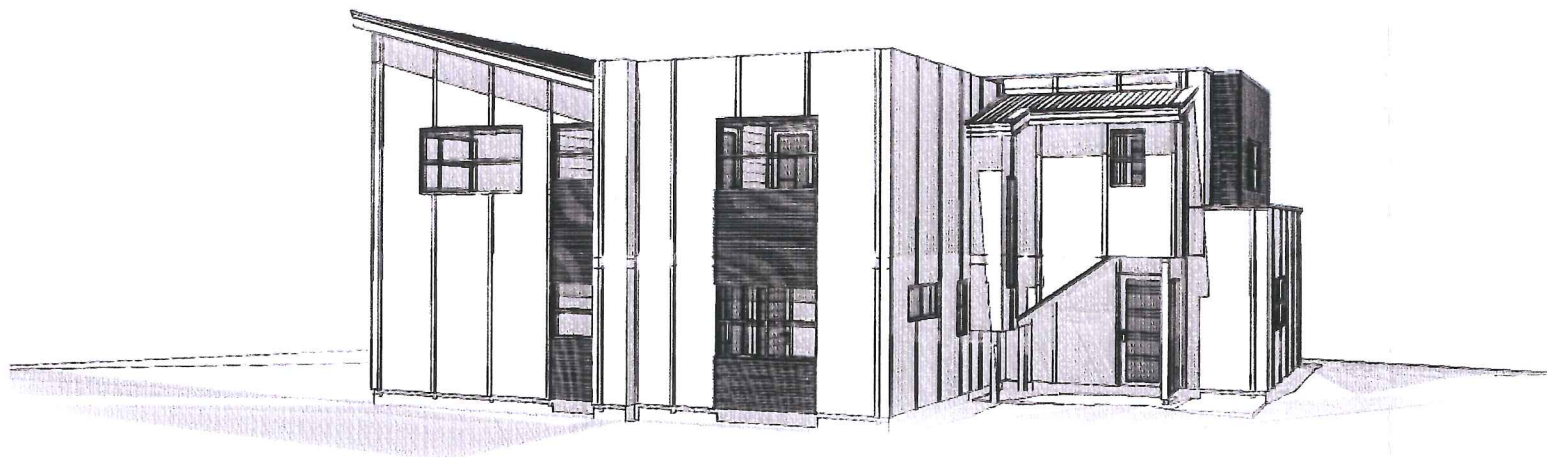
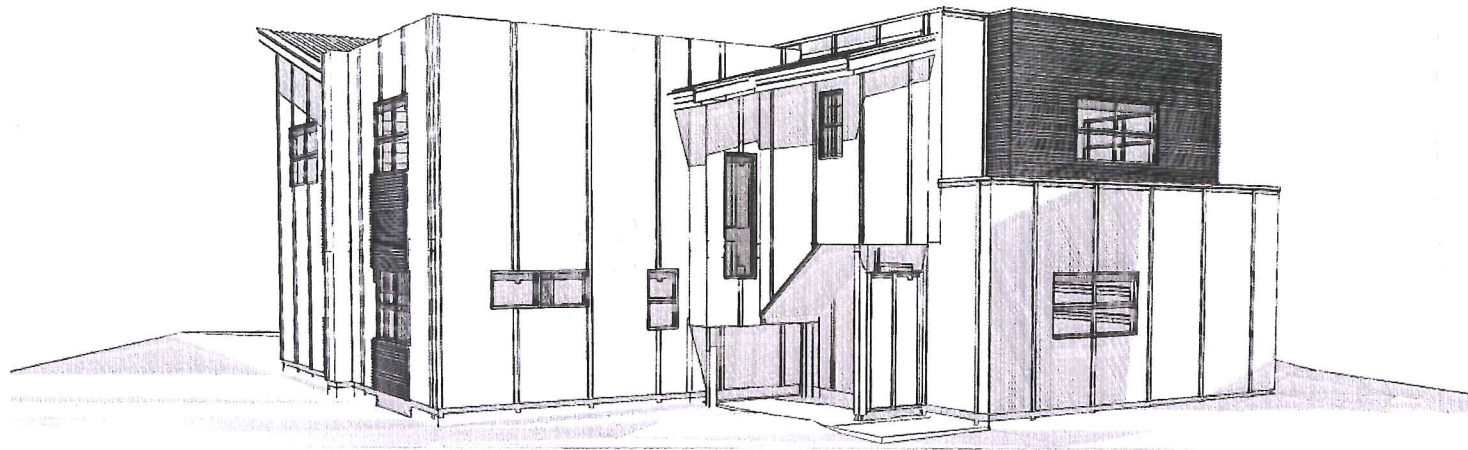
“That the above recommendation be adopted under delegated authority”


Ross Goodman
Resource Consents Planner

30 September 2011


Monique Robertson
Resource Consents Planner

30 September 2011



INDICATIVE PERSPECTIVE ONLY

**THIS TIMBER FRAMED ADDITION HAS BEEN DESIGNED
IN ACCORDANCE WITH NZS 3604:2011**

INDEX:

DRAWING	SHEET
INDICATIVE PERSPECTIVE & INDEX	COVER
SITE PLAN, ELEVATIONS	1
EXISTING FLOOR PLANS, PROPOSED FLOOR PLANS	2

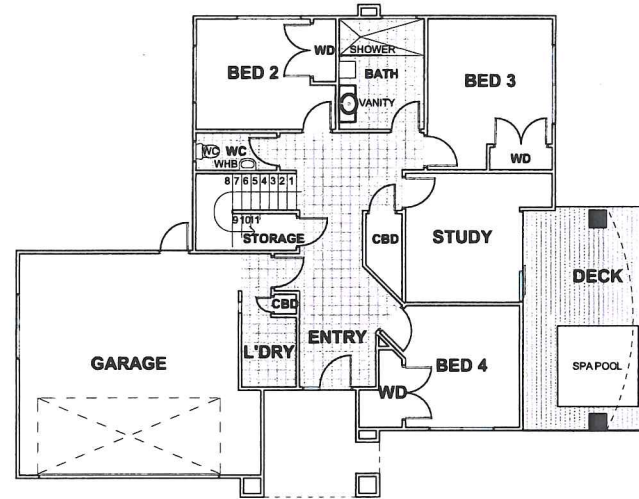


RESOURCE CONSENT APPLICATION
PROPOSED ALTERATIONS & ADDITIONS
155 FIELD WAY, WAIKANAЕ BEACH
 REFERENCE - 6604K

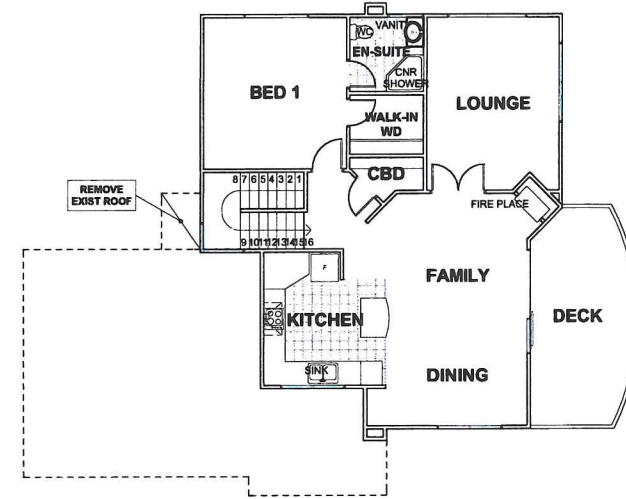
Design Network

ARCHITECTURE LTD

P.O BOX 30614, LOWER HUTT 5040, E-MAIL: office@designnetwork.co.nz
 PH: LOWER HUTT:(04) 5696-109, KAPITI(04)9025-505

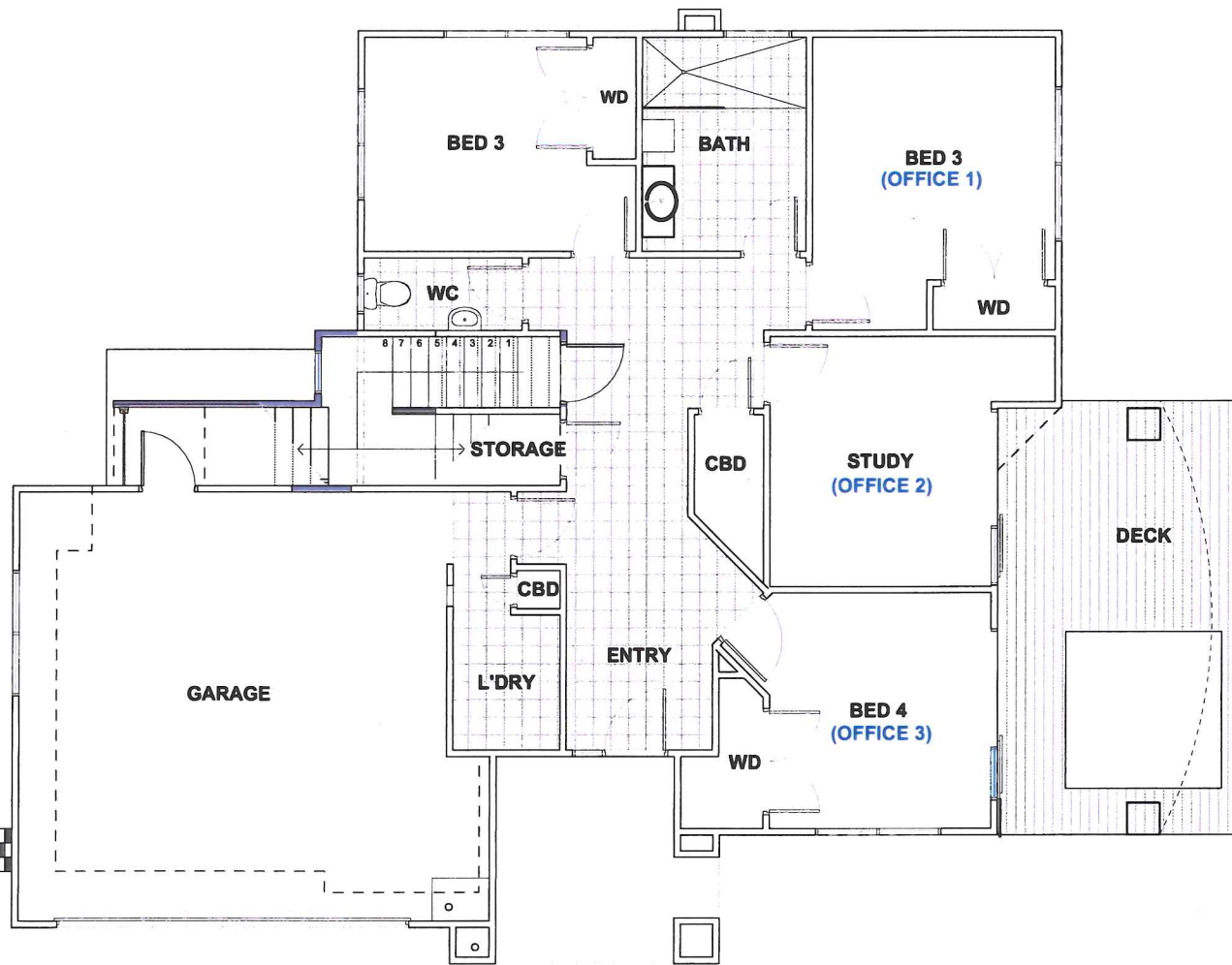


LOWER LEVEL
145.00m² (1571 sq.ft.)

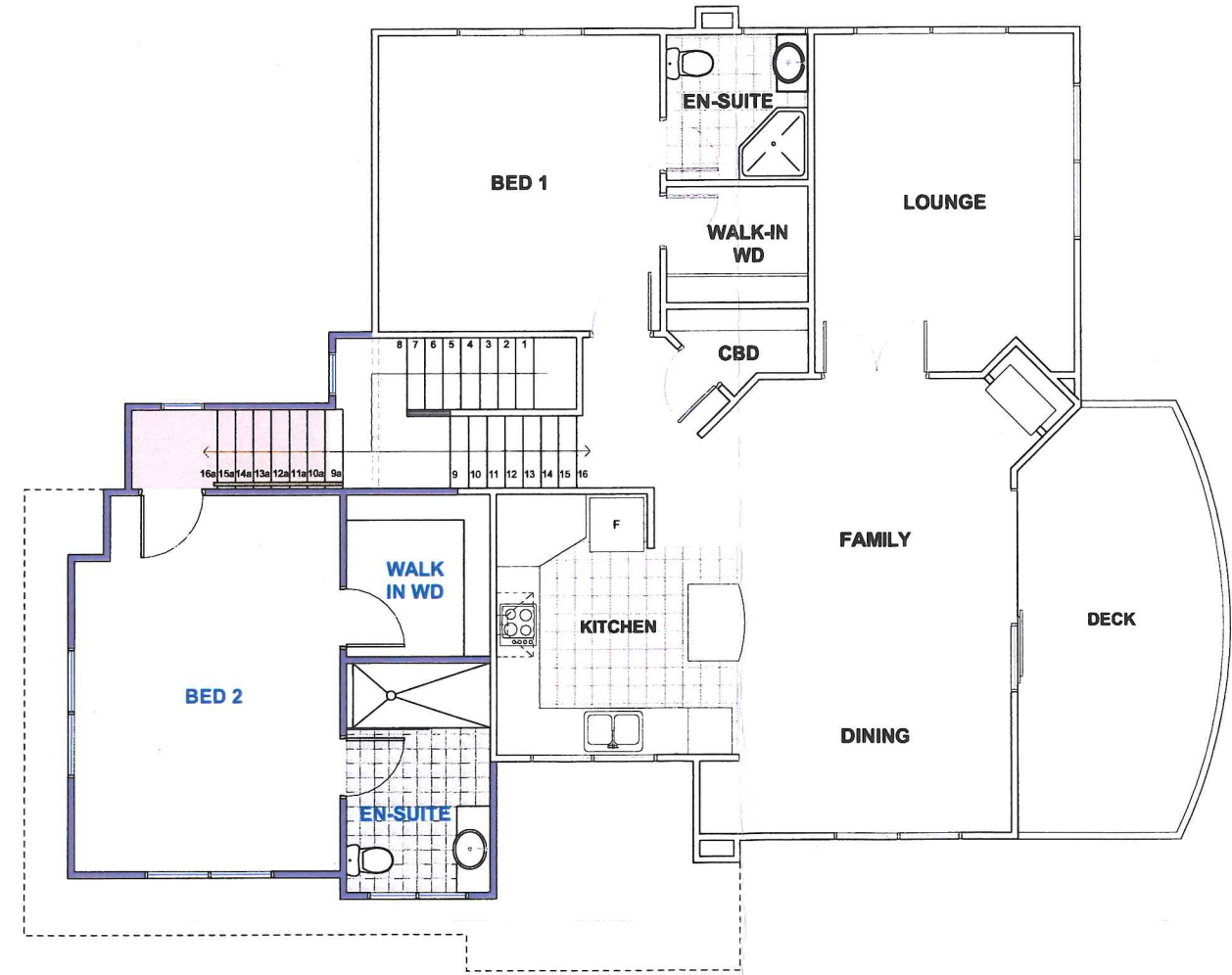


UPPER LEVEL
97.00m² (1044 sq.ft.)

EXISTING FLOOR PLANS



LOWER LEVEL
151.51m² (1631 sq.ft.)+ DECKS 36.58m²(394 sq.ft.)



UPPER LEVEL
132.97m² (1431 sq.ft.)+ DECKS 36.58m²(394 sq.ft.)
EXISTING FLOOR AREA =96.29m² (1419 sq.ft.)
NEW FLOOR AREA =+36.68m² (395 sq.ft.)

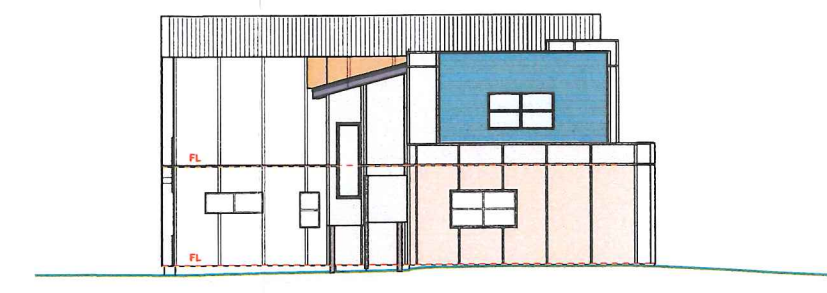
PROPOSED FLOOR PLANS

REV. No	REV. DATE	DRAWING AMENDMENT	START DATE	RESOURCE CONSENT APPLICATION	SHEET No.	
			18-07-2011		CODE P20N	2
			30-08-2011			
			FINISH DATE #FINISH	SCALES FOR A1 SIZE PAPER	REF 6604K	
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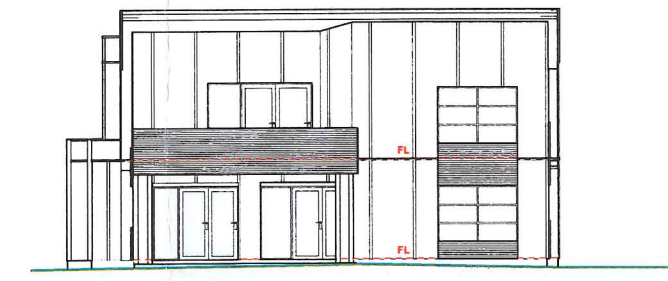
RM 110/142
 FINAL APPROVED PLAN:
 30/09/2011



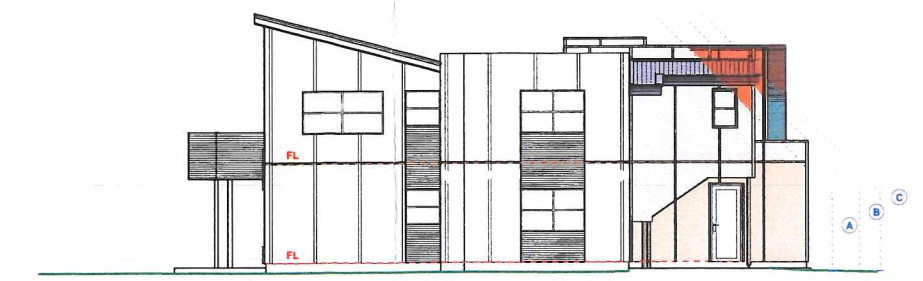
SOUTH EAST



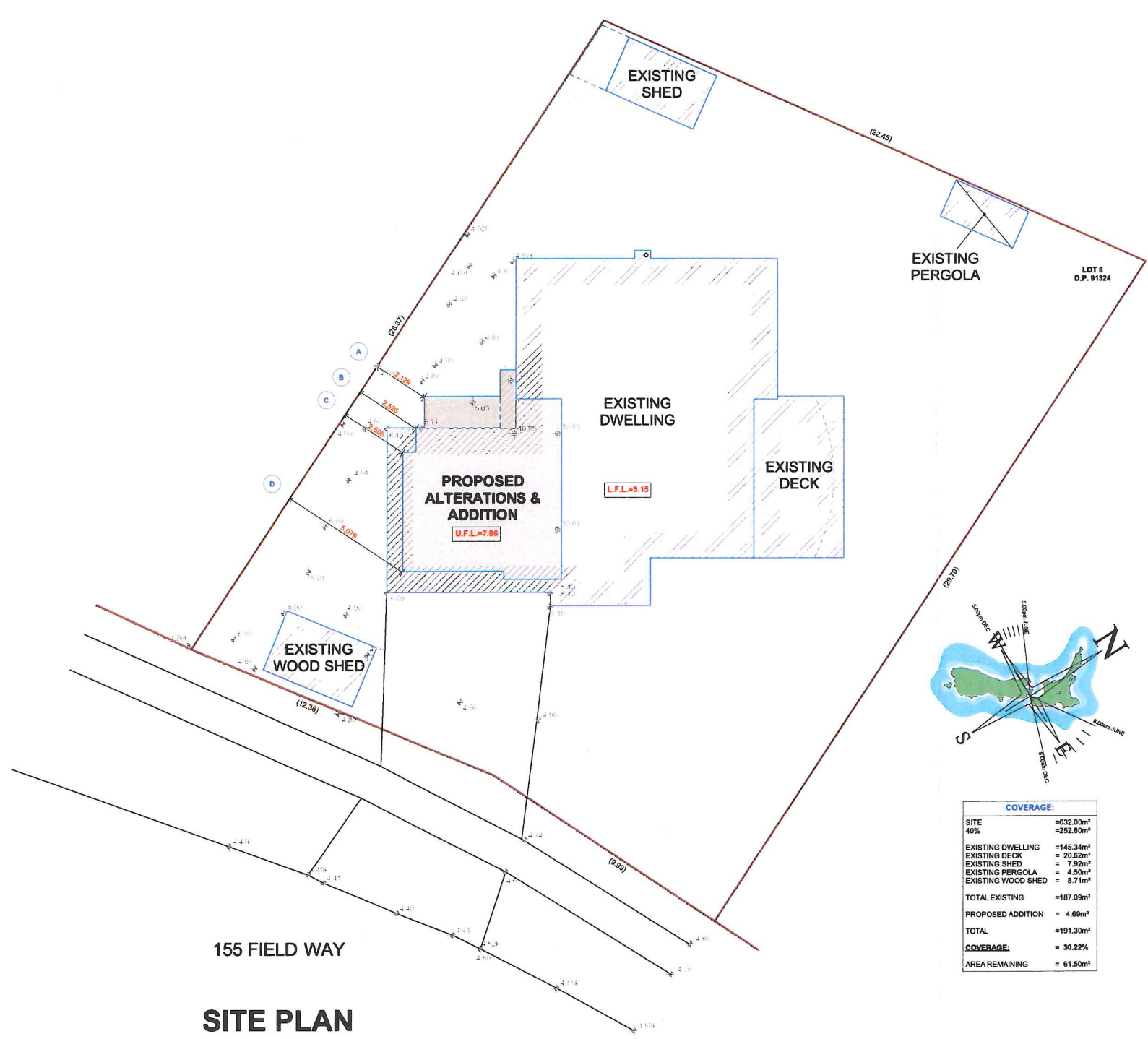
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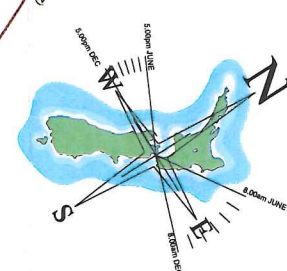
NORTH EAST



NORTH WEST



155 FIELD WAY
SITE PLAN

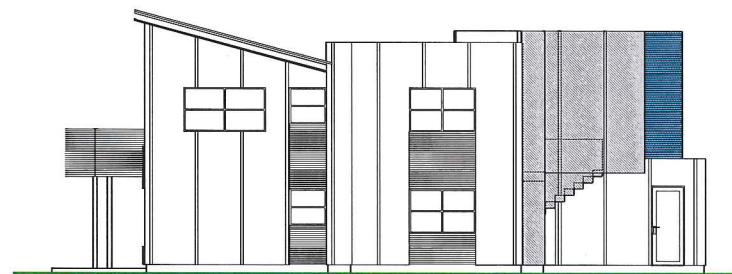


COVERAGE:

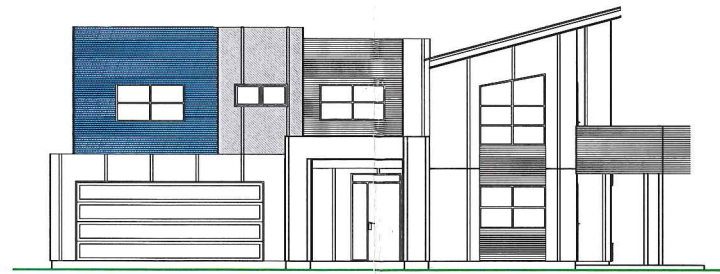
SITE	=632.00m ²
40%	=252.80m ²
EXISTING DWELLING	=145.34m ²
EXISTING DECK	= 20.62m ²
EXISTING SHED	= 7.92m ²
EXISTING PERGOLA	= 4.50m ²
EXISTING WOOD SHED	= 8.71m ²
TOTAL EXISTING	=187.09m ²
PROPOSED ADDITION	= 4.69m ²
TOTAL	=191.30m ²
COVERAGE:	= 30.22%
AREA REMAINING	= 61.50m ²

REV. No	REV. DATE	DRAWING AMENDMENT

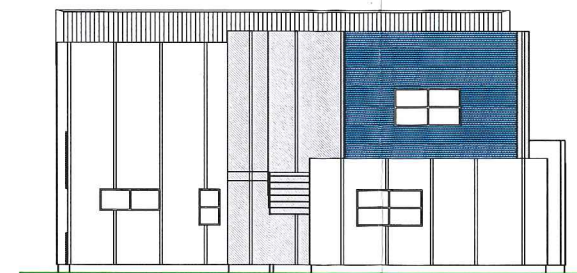
START DATE	18-07-2011	RESOURCE CONSENT APPLICATION	SHEET No.	1
REV. DATE	30-08-2011		CODE	P20N
FINISH DATE	#FINISH	SCALES FOR A1 SIZE PAPER	REF	6604K
		1:100	DESIGNER TO BE CONTACTED IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED	



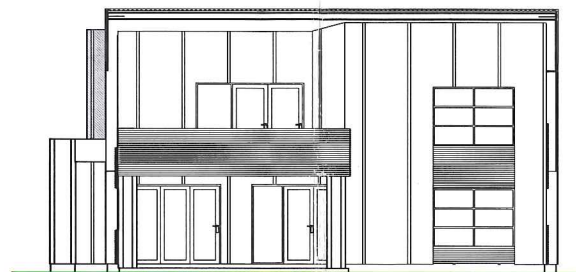
NORTH WEST



SOUTH EAST



SOUTH WEST



NORTH EAST
ELEVATIONS

NB
ENCROACHMENT INTO
THE RECESSION PLANE

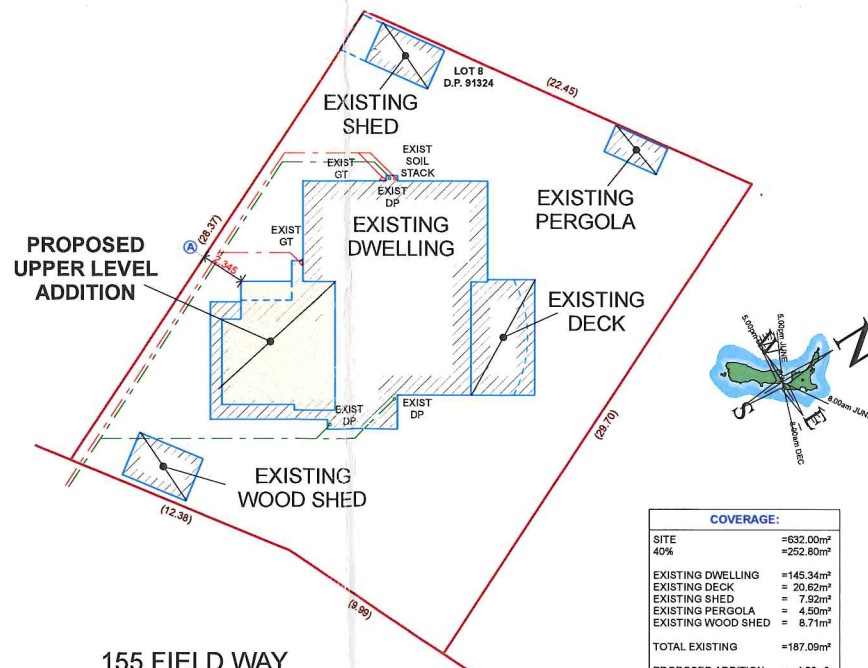
BED 2

WALK
IN WD

GARAGE

A-A

*We both
approve.
TJ Cox
of a Cox*



155 FIELD WAY
SITE PLAN

COVERAGE:	
SITE	=632.00m ²
40%	=252.80m ²
EXISTING DWELLING	=145.34m ²
EXISTING DECK	= 20.62m ²
EXISTING SHED	= 7.92m ²
EXISTING PERGOLA	= 4.50m ²
EXISTING WOOD SHED	= 8.71m ²
TOTAL EXISTING	=187.09m ²
PROPOSED ADDITION	= 4.20m ²
TOTAL	=191.29m ²
COVERAGE:	= 30.22%
AREA REMAINING	= 61.51m ²

Design Network

ARCHITECTURE LTD

P.O BOX 1616, PARAPARAUMU BEACH, 301 KAPITI ROAD
PH: (04)9025-505 FAX: (04)9025-504 E-MAIL: office@desnet.co.nz

PROPOSED ALTERATIONS & ADDITIONS
155 FIELD WAY
WAIKANAI BEACH

REV. No	REV. DATE	DRAWING AMENDMENT

START DATE	18-07-2011
REV. DATE	#REVISION
FINISH DATE	#FINISH

DRAFT	
SCALES FOR A4 SIZE PAPER	

SHEET No.	2
CODE	G15T

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REF 6604K



KAPITI COAST DISTRICT COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221

OF THE RESOURCE MANAGEMENT ACT 1991

FOR THE DEPOSIT OF LAND TRANSFER PLAN 91324

BEING THE PROPOSED SUBDIVISION OF LOT 34 DP 85461,

FIELD WAY, WAIKANAE,

FOR THE PHARAZYN CHARITABLE TRUST

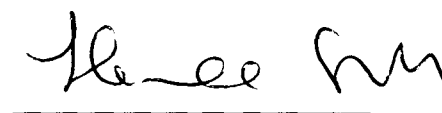
The District Land Registrar at Wellington

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

1. That specific foundation design by a registered engineer may be required for any new dwelling or additions and alterations to a dwelling within lots 1 – 8, and lots 10 - 20 land transfer plan 91324 in accordance with the recommendations within the soil test report prepared by Samcon Ltd. submitted with application No. RM 000117 a copy of which is available in Council's Resource Consents Office.

Issued in respect of application No. RM 000117 on this 28th day of August 2001.


AUTHORISED OFFICER


AUTHORISED OFFICER



**PURSUANT TO SECTION 243
OF THE RESOURCE MANAGEMENT ACT 1991
IN THE MATTER OF DEPOSITED PLAN **91324**
(BEING THE SUBDIVISION OF 34 DP85461),

Pharazyn Avenue, Waikanae
for the Pharazyn Charitable Trust**

RESOLVED:

In the matter of Deposited Plan No. 91324 the Kapiti Coast District Council resolves that pursuant to Section 243(e) of the Resource Management Act 1991, it revokes any subdivision consent condition that required creation of an easement for Stormwater Drainage in gross on DP91324 over Lot 22 DP91324 in favour of the Kapiti Coast District Council and as specified in easement certificate No. T.5078774.8.

Issued in respect of application No. RM 030081 on this 2nd day of June, 2004.

A handwritten signature in black ink, appearing to be "W. Gair", written over a horizontal line.

**Wayne Gair
AUTHORISED OFFICER**

A handwritten signature in black ink, appearing to be "P. Lowe", written over a horizontal line.

**Paul Lowe
AUTHORISED OFFICER**