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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.



SOLD ON KĀPITI
real estate

28 March 2025

Samuel Botica

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 46 Nimmo Avenue West, Waikanae.

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

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

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

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

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



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

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

46 Nimmo Avenue West, Waikanae

Document information

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

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

Application details

Applicant	Samuel Botica
LIM number	L250390
Application date	20/03/25
Issue date	28/03/25

Property details

Property address	46 Nimmo Avenue West, Waikanae
Legal description	LOT 2 DP 530029
Area (hectares)	0.0742

Valuation information

Valuation number	1493144200
Capital value	\$810,000
Land value	\$370,000
Improvements value	\$440,000

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

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

1. Rates

In this section: information relating to any rates owing in relation to the property.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Amounts stated are inclusive of GST.

Current rates year Current Rates Year 2024 to 2025

Annual rates \$4,790.54

This includes Greater Wellington Regional Council rates

Next instalment date 06/06/25

Arrears for previous years \$0.00

Water rates \$330.89 last year (2023/24)

All water used is charged for at a volumetric rate of \$1.19 (incl. GST) per cubic metre (1000 litres) and a fixed annual charge of \$222.00 (incl. GST) per separately used or inhabited part of a rating unit, charged at a daily rate of \$0.6066, calculated on the number of days in each invoice period.

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

07/03/22 BUILDING CONSENT 220040 : 4 bedroom 2 storey dwelling James Hardie Linea cladding Trapezoidal roof cladding.
: Code Compliance Certificate issued 31/01/23

24/11/86 Building Permit SHED 19 SQ M

Building Consent 220040 has been granted under Section 72 of the Building Act 2004. A notification, that is registered against the title, identifies a hazard in respect to inundation and ponding.

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

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

4. Land use and Conditions

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

Planning/Resource Management

District Plan Zone/Precinct/Development Area:

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended.

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

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

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

District Plan Features and Overlays

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

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

This property was created via subdivision in 2019 under resource consent number RM170276 (To undertake a two-lot residential subdivision). A copy of the Decision is provided with this LIM.

A Section 221 Consent Notice was imposed as part of this subdivision which requires certain conditions to be complied with on an on-going basis. For detail refer to the attachments provided with this LIM.

There are no known easements.

Copies of the Deposited Plan (DP 530029) 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.

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.

Air Space Designation - land within the airport flight paths where height restrictions apply to buildings and trees as set out in the Operative District Plan (2021).

This property is located within the Conical Surface 1:20, Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

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

In this section: information known to Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that is known to the Council.

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)).

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](http://Greater Wellington - Search Selected Land Use Register (gw.govt.nz)).

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.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the areas residents may need to evacuate in the event of a tsunami.

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

Other Information

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

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

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

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

All of the property is shown to be subject to and adjacent to ponding or residual 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.

Residual ponding areas related to a residual flood risk for areas which are protected from flooding by structural measures, such as stopbanks or floodwalls, constructed to the 1% AEP flood standard. The residual risk is in the event of a failure or overtopping of the flood protection structure.

Part of the property is shown to be subject to and adjacent to a residual overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

A residual overflow path is a residual flood hazard for areas which are protected from flooding by structural measures, such as stopbanks or floodwalls, constructed to the 1% AEP flood standard. The residual hazard is in the event of a failure or overtopping of the flood protection structure.

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 are via the water re-use tank(s) installed in accordance with the Council District Plan Water Demand Management Solution. Overflow from water re-use tank(s) is confined to site in soak pit.

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 dual restricted metered water supply connection. Location of the Council service valve (manifold/toby) is shown on the services network plan provided with this LIM. One pipe goes to the dwelling; the second pipe is restricted and goes to top up the rainwater storage tank [600 litres/day].

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

46 Nimmo Avenue West, Waikanae (LOT 2 DP 530029)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: March 21, 2025

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




R. W. Muir
Registrar-General
of Land

Identifier **874673**
Land Registration District **Wellington**
Date Issued 08 February 2019

Prior References
WN33A/973

Estate Fee Simple
Area 742 square metres more or less
Legal Description Lot 2 Deposited Plan 530029

Original Registered Owners

Steven Nicholas Botica and Leah Raelyn Botica

Interests

5160508.4 Mortgage to ASB Bank Limited - 22.2.2002 at 1:25 pm
11345758.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.2.2019 at 1:35 pm
12128828.1 Discharge of Mortgage 5160508.4 - 26.5.2021 at 2:23 pm
12128828.2 Transfer to Tamika Grace Blair and Samuel Edward Gordon Botica - 26.5.2021 at 2:23 pm
12128828.3 Mortgage to Westpac New Zealand Limited - 26.5.2021 at 2:23 pm
12468709.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation and ponding as natural hazards - 26.5.2022 at 7:00 am



Title Plan - DP 530029

Survey Number DP 530029
Surveyor Reference 22054 Botica
Surveyor Fiona Marie Robertson
Survey Firm Cuttriss Consultants Ltd
Surveyor Declaration I Fiona Marie Robertson, being a licensed cadastral surveyor, certify that:
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and
(b) the survey was undertaken by me or under my personal direction.
Declared on 13 Feb 2019 07:48 AM

Survey Details

Dataset Description Lots 1 & 2 Being a Subdivision of Lots 6 & 7 DP 45151
Status Deposited
Land District Wellington **Survey Class** Class A
Submitted Date 13/02/2019 **Survey Approval Date** 13/02/2019
Deposit Date 08/02/2019

Territorial Authorities

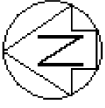
Kapiti Coast District

Comprised In

RT WN33A/973

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 530029	Fee Simple Title	0.0973 Ha	874672
Lot 2 Deposited Plan 530029	Fee Simple Title	0.0742 Ha	874673
Total Area		<u>0.1715 Ha</u>	

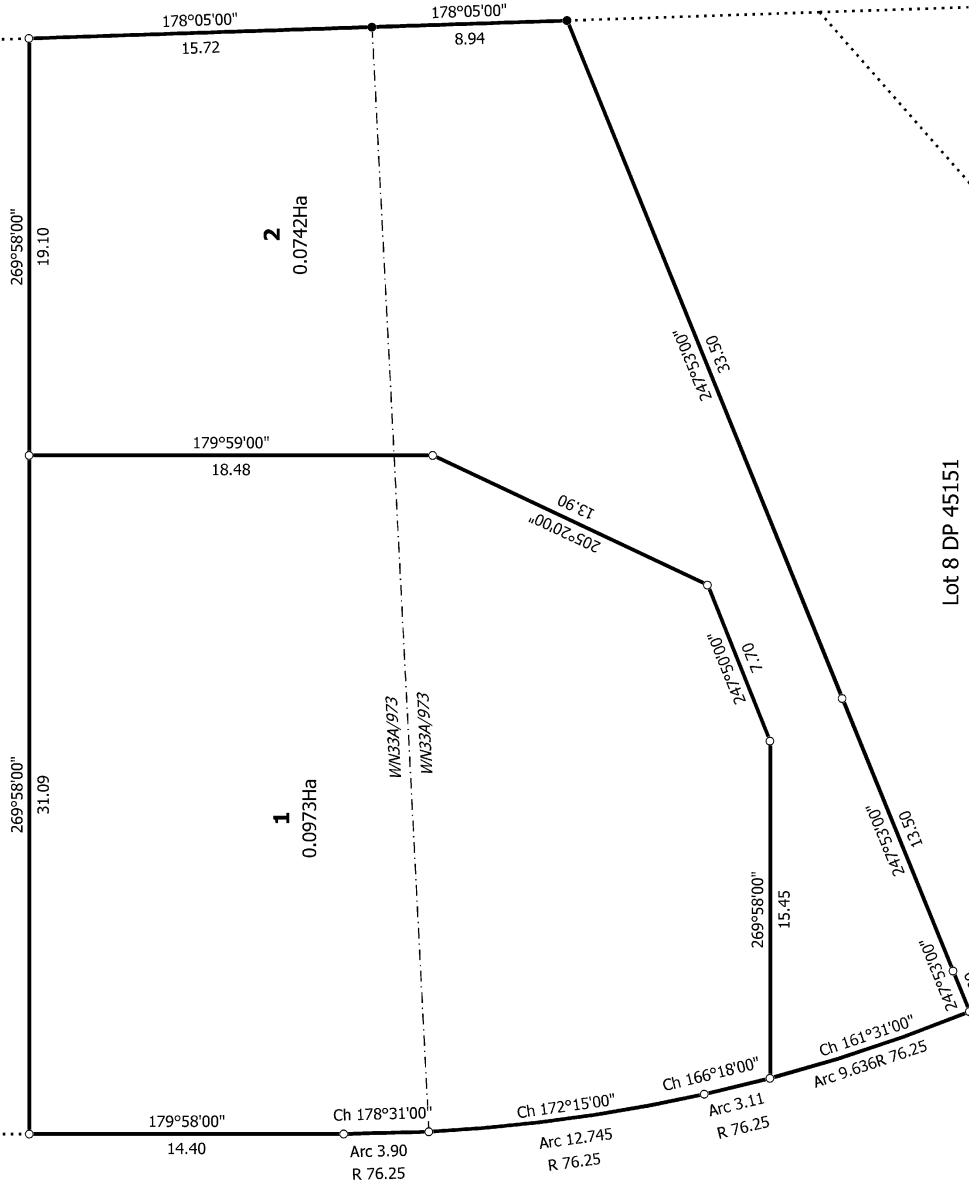


Diag. A

Lot 5 DP 45151

Lot 3 DP 84180

T 1/1



Nimmo Avenue West

Title Plan
DP 530029

Deposited on: 8/02/2019

Surveyor: Fiona Marie Robertson
Firm: Cuttriss Consultants Ltd

Lots 1 & 2 Being a Subdivision of Lots 6 & 7 DP 45151

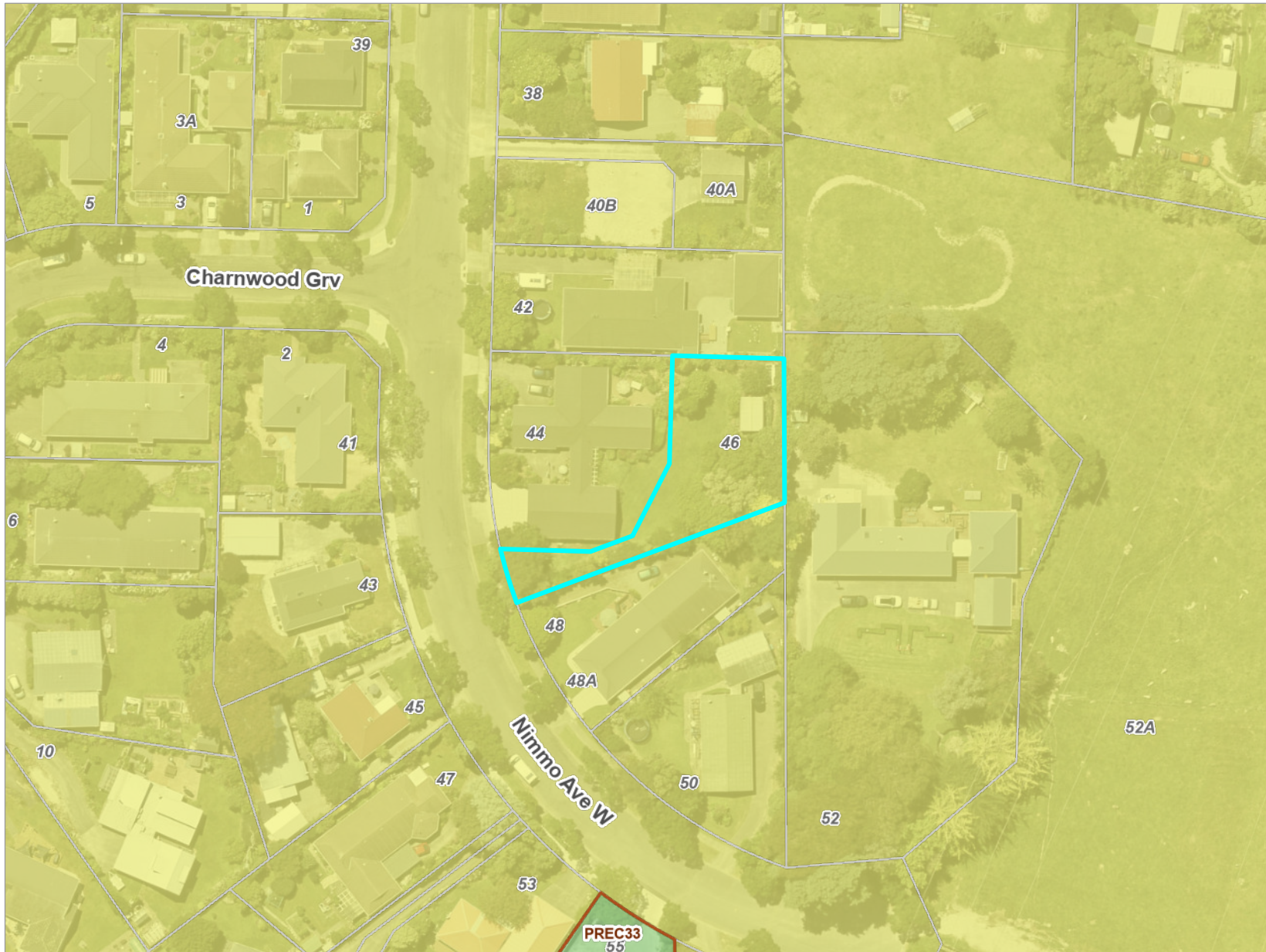
Land District: Wellington

Digitally Generated Plan





Generated on: 27/02/2019 07:27:am Page 2 of 2

Operative District Plan 2021 - Zones and Precincts

46 Nimmo Avenue West, Waikanae (LOT 2 DP 530029)



Key to map symbols

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

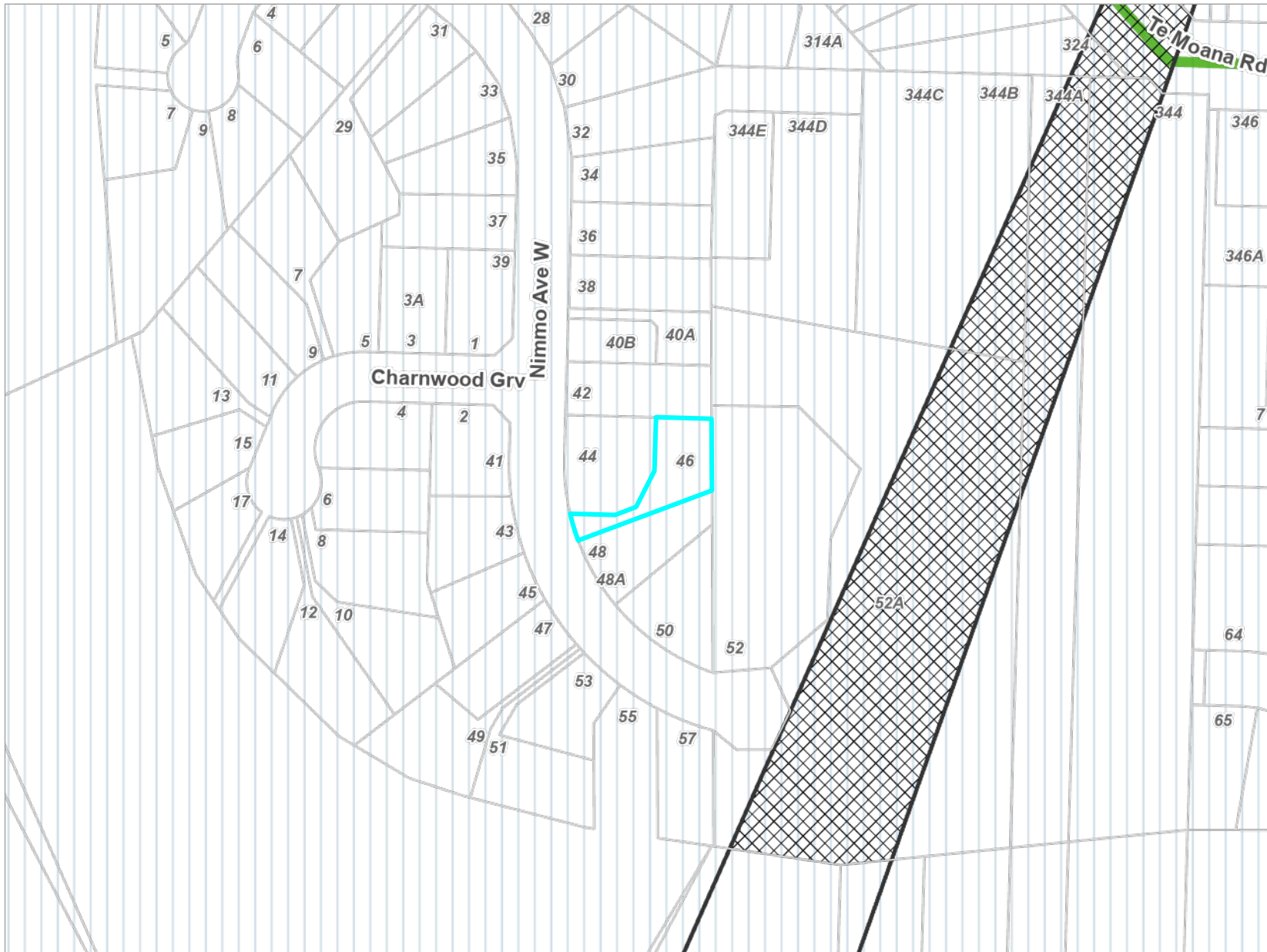


0 20 40 Metres





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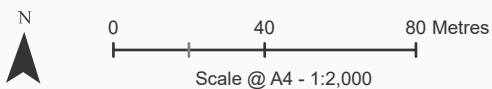
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Key to map symbols

-  National Grid Lines
-  National Grid Developed Area
-  Major Community Connectors
-  Coastal Environment

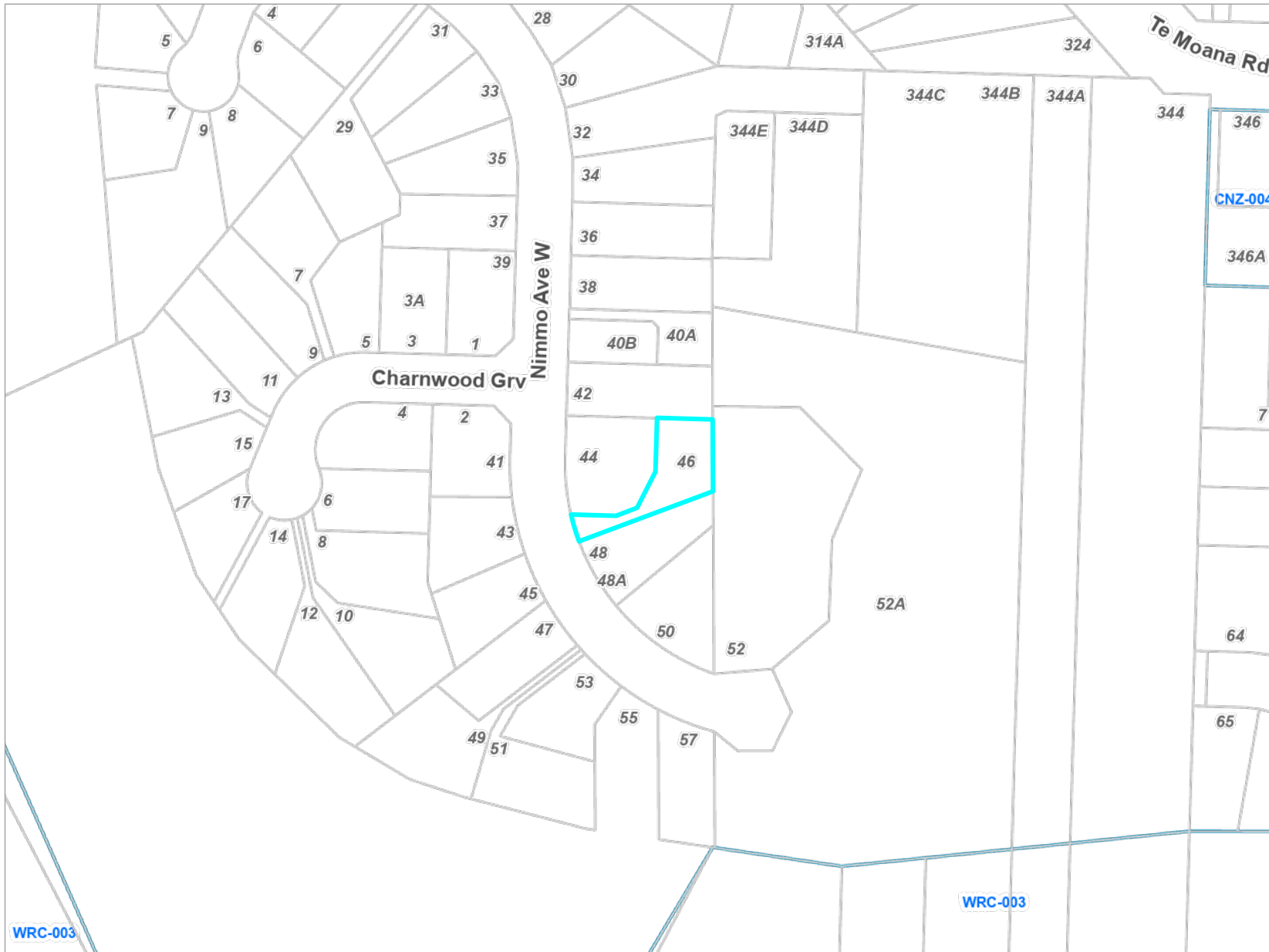
The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



Date Printed: March 21, 2025

Operative District Plan 2021 - Designations & Miscellaneous Features

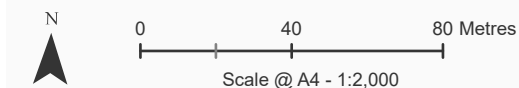
46 Nimmo Avenue West, Waikanae (LOT 2 DP 530029)



Key to map symbols

 Designation

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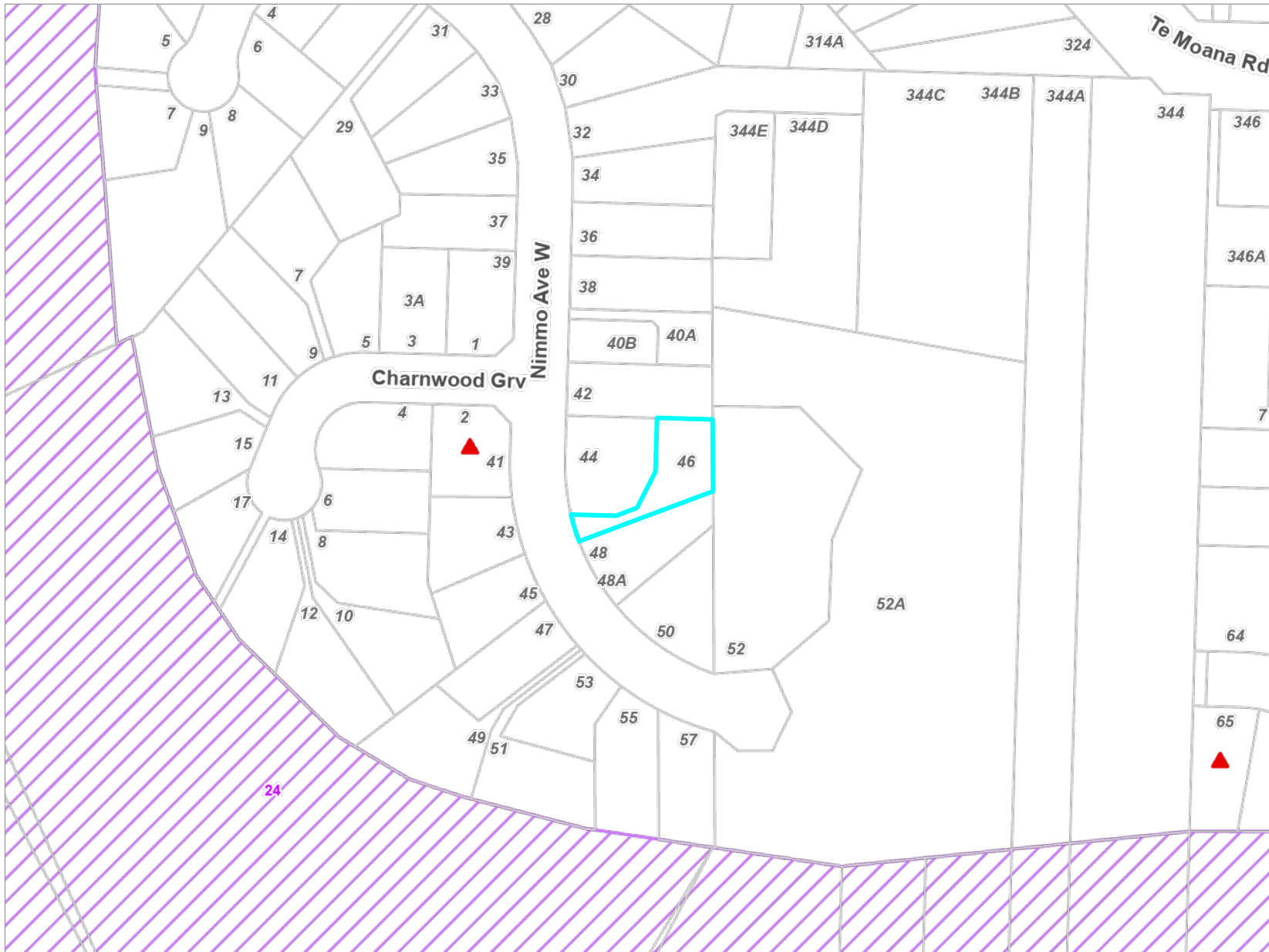


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Operative District Plan 2021 - Natural Features

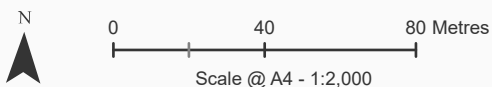
46 Nimmo Avenue West, Waikanae (LOT 2 DP 530029)



Key to map symbols

-  Special Amenity Landscapes
-  Key Indigenous Trees

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

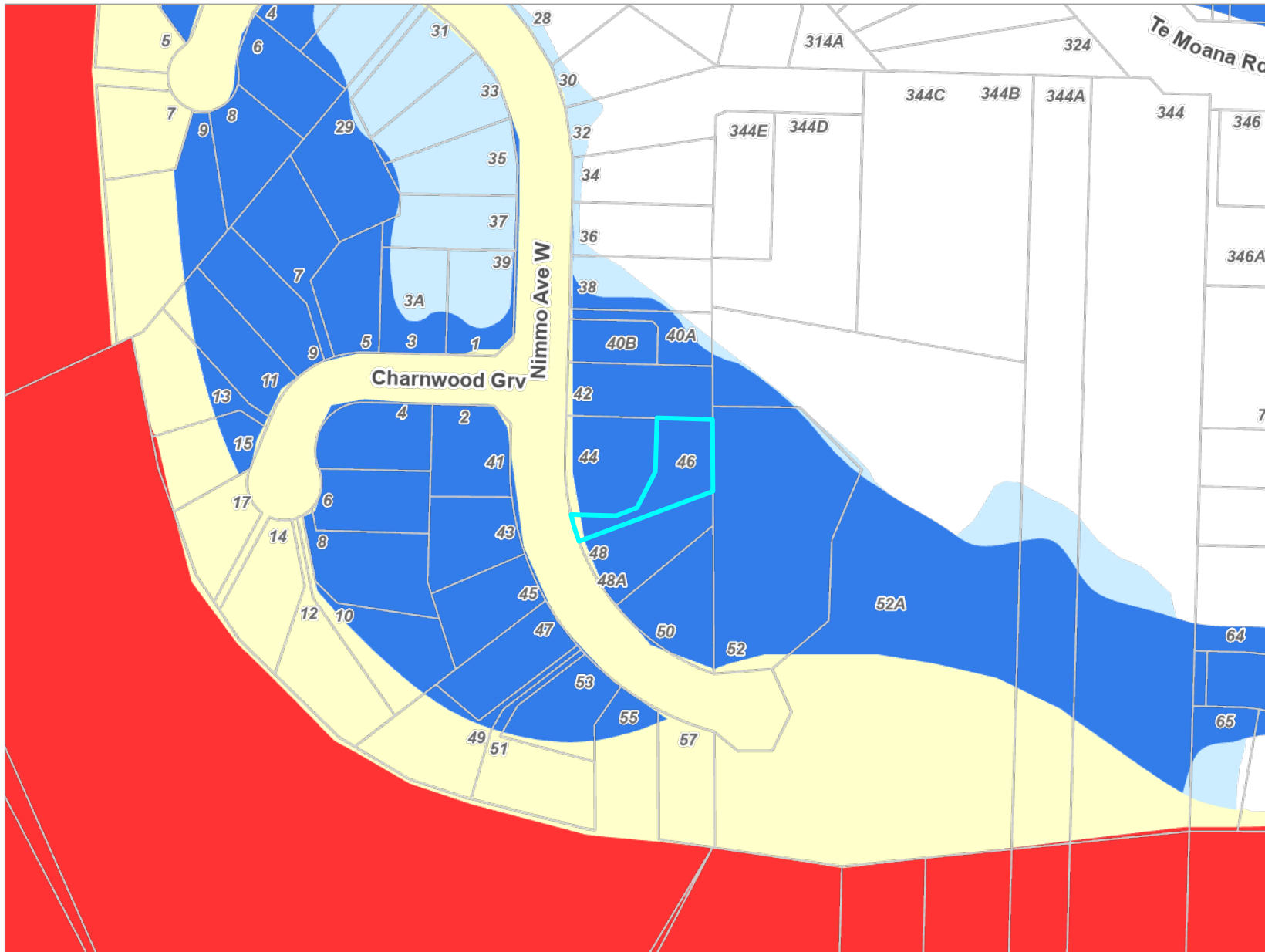


Date Printed: March 21, 2025





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Operative District Plan 2021 - Natural Hazards

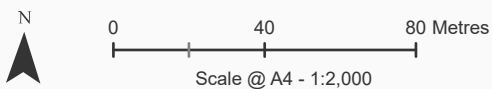
46 Nimmo Avenue West, Waikanae (LOT 2 DP 530029)



Key to map symbols

-  River Corridor
-  Residual Overflow Path
-  Ponding Area
-  Residual Ponding Area

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

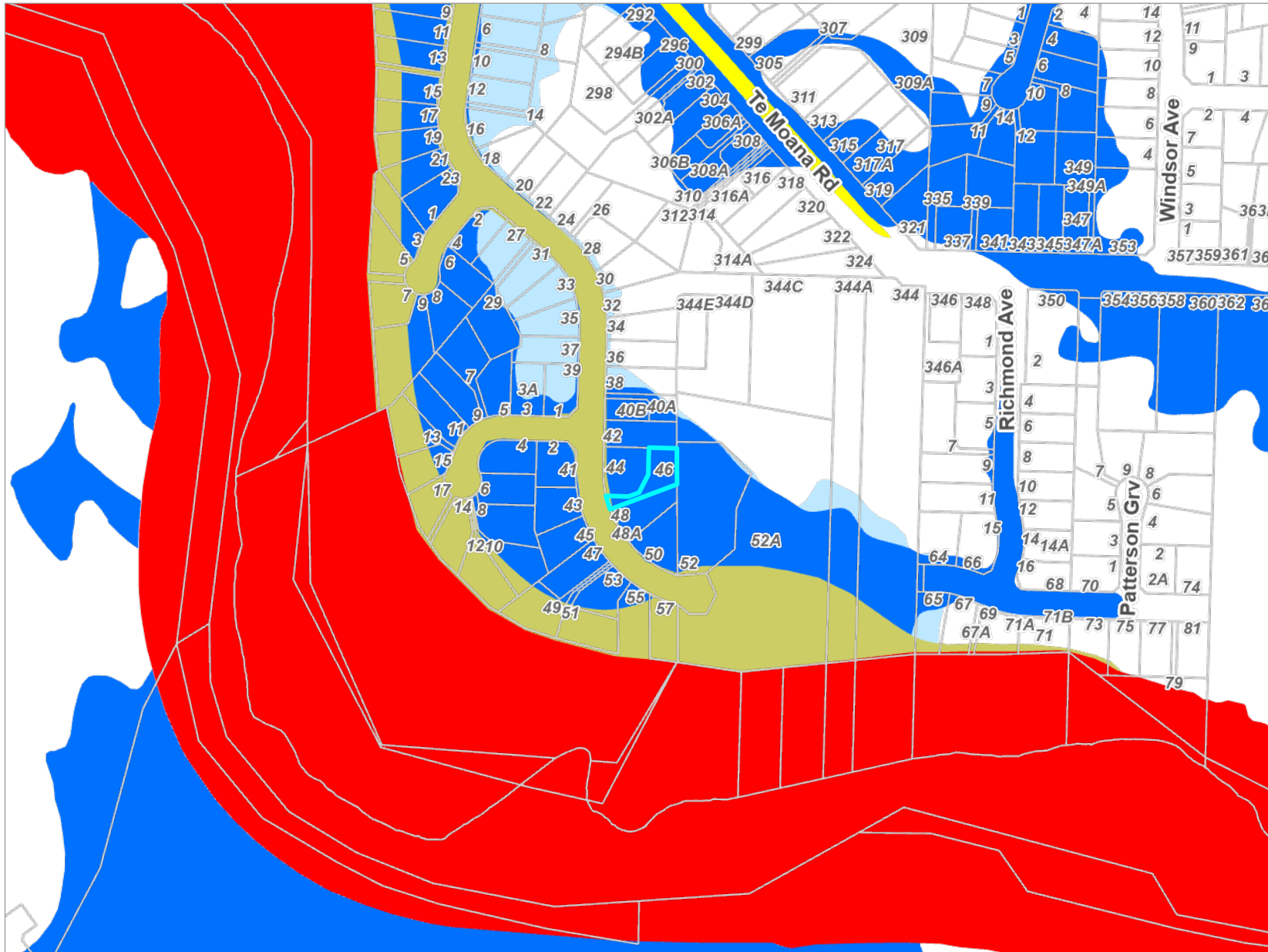


Date Printed: March 21, 2025

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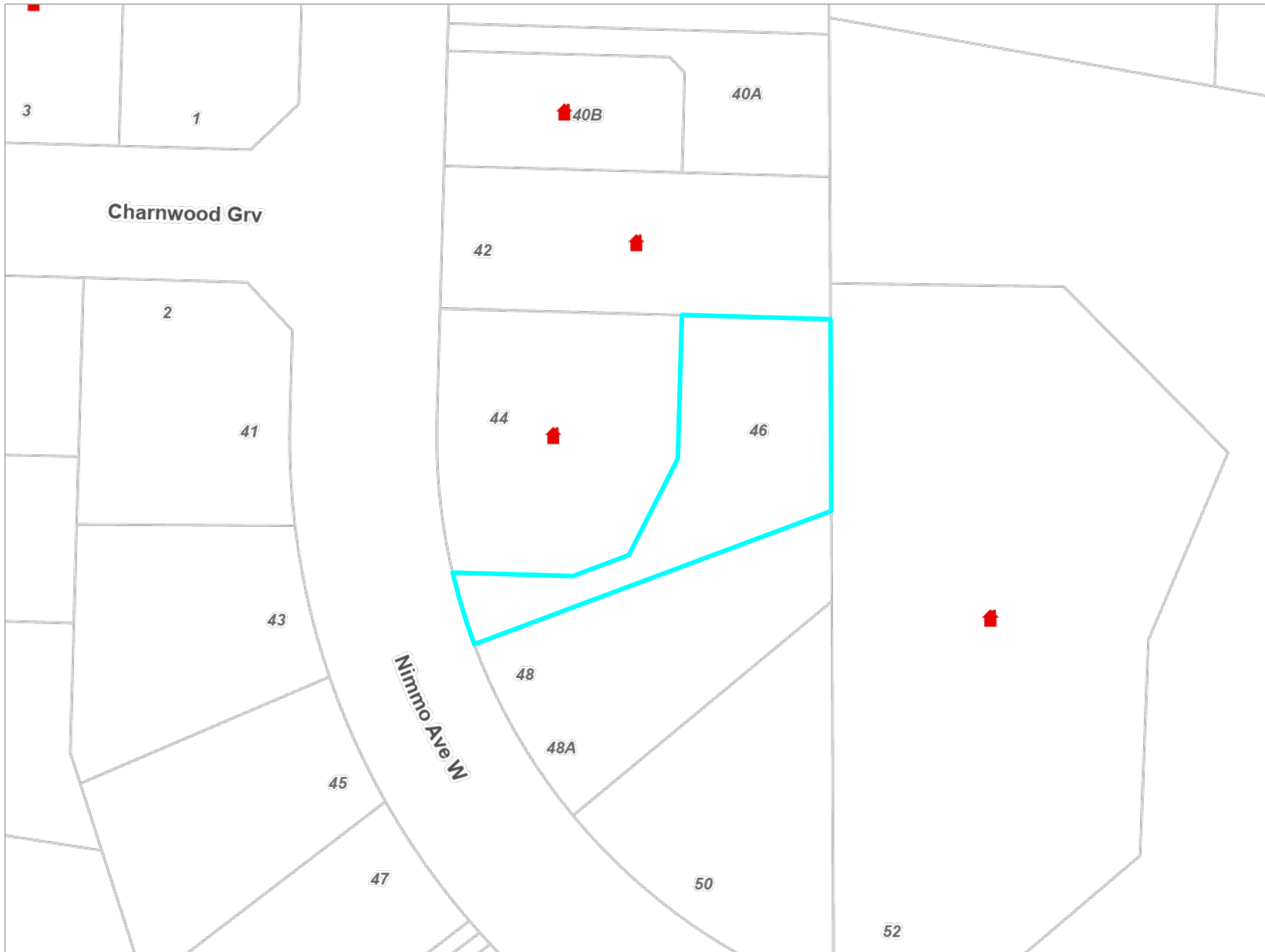
Latest Flood Hazards

46 Nimmo Avenue West, Waikanae (LOT 2 DP 530029)



Resource Consents Map

46 Nimmo Avenue West, Waikanae (LOT 2 DP 530029)



Key to map symbols

 Resource Consents

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



0 10 20 Metres

Scale @ A4 - 1:750

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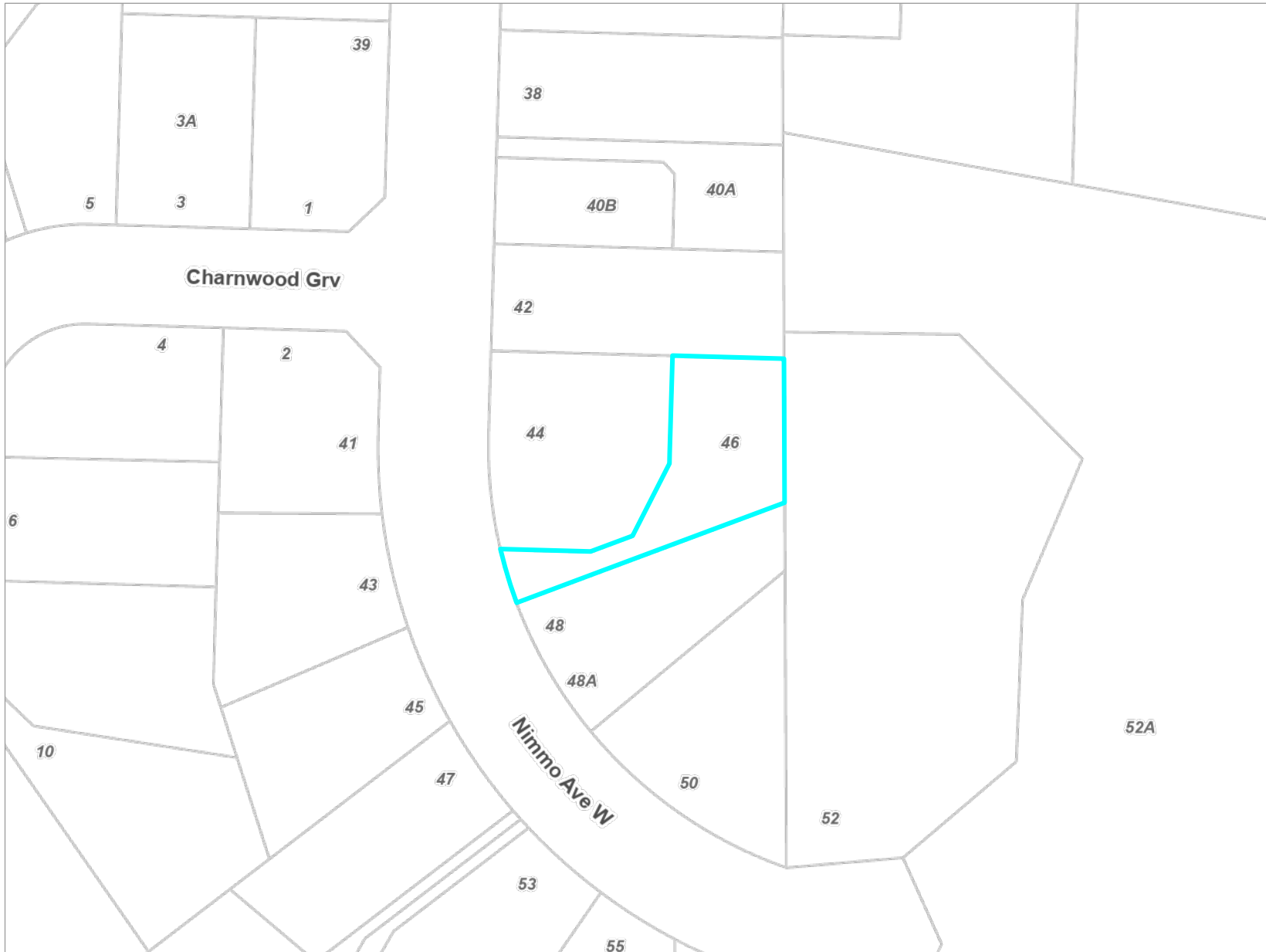
Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
030216	42 Nimmo Avenue West, Waikanae	1493144400	LOT 5 DP 45151	LD	Conversion of granny flat to oversized family flat	N	N	Decision Issued	1/9/2003	8/9/2003
170276	44 Nimmo Avenue West, Waikanae	1493144300	LOT 6 DP 45151	SN	To undertake a two lot residential subdivision	N	N	s.224 Issued	28/11/2017	2/11/2017
210193	344D Te Moana Road, Waikanae	1493148700	LOT 3 DP 63265 -INT IN ROW 22B A22A1	LD	Construct an accessory building that exceeds the maximum	N	N	Application Returned incomplete		25/8/2021
220036	344D Te Moana Road, Waikanae	1493148700	LOT 3 DP 63265 -INT IN ROW 22B A22A1	LD	Extension to an existing accessory building and the	N	N	Decision Issued	22/4/2022	10/2/2022
200196	40B Nimmo Avenue West, Waikanae	1493144501	LOT 1 DP 559019	SN	Undertake a two lot residential subdivision.	N	N	Letter Generated	22/10/2020	28/9/2020
250036	52A Nimmo Avenue West, Waikanae	1493141101	LOT 2 DP 84180 -EASEMENT DP 85946	LD	Earthworks for the construction of a driveway and rabbit	N	N	On Hold		25/2/2025
960294	52 Nimmo Avenue West, Waikanae	1493141100	LOT 1 DP 63265 BLK IX KAITAWA SD	LC	TO RELOCATE A PYLON ON THE BUNNYTHORPE - HAYWARDS 220KV	N	N	Decision Issued	30/8/1996	2/8/1996
960345	52 Nimmo Avenue West, Waikanae	1493141100	LOT 1 DP 63265 BLK IX KAITAWA SD	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	1/11/1996	30/8/1996

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
980407	8 Charnwood Grove, Waikanae	1493139300	LOT 20 DP 45151	LC	ENCROACH HEIGHT AND 3M YARD REQUIREMENTS	N	N	Decision Issued	12/11/1998	14/10/1998

Health and Alcohol Licenses

46 Nimmo Avenue West, Waikanae (LOT 2 DP 530029)



Key to map symbols

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



0 20 40 Metres

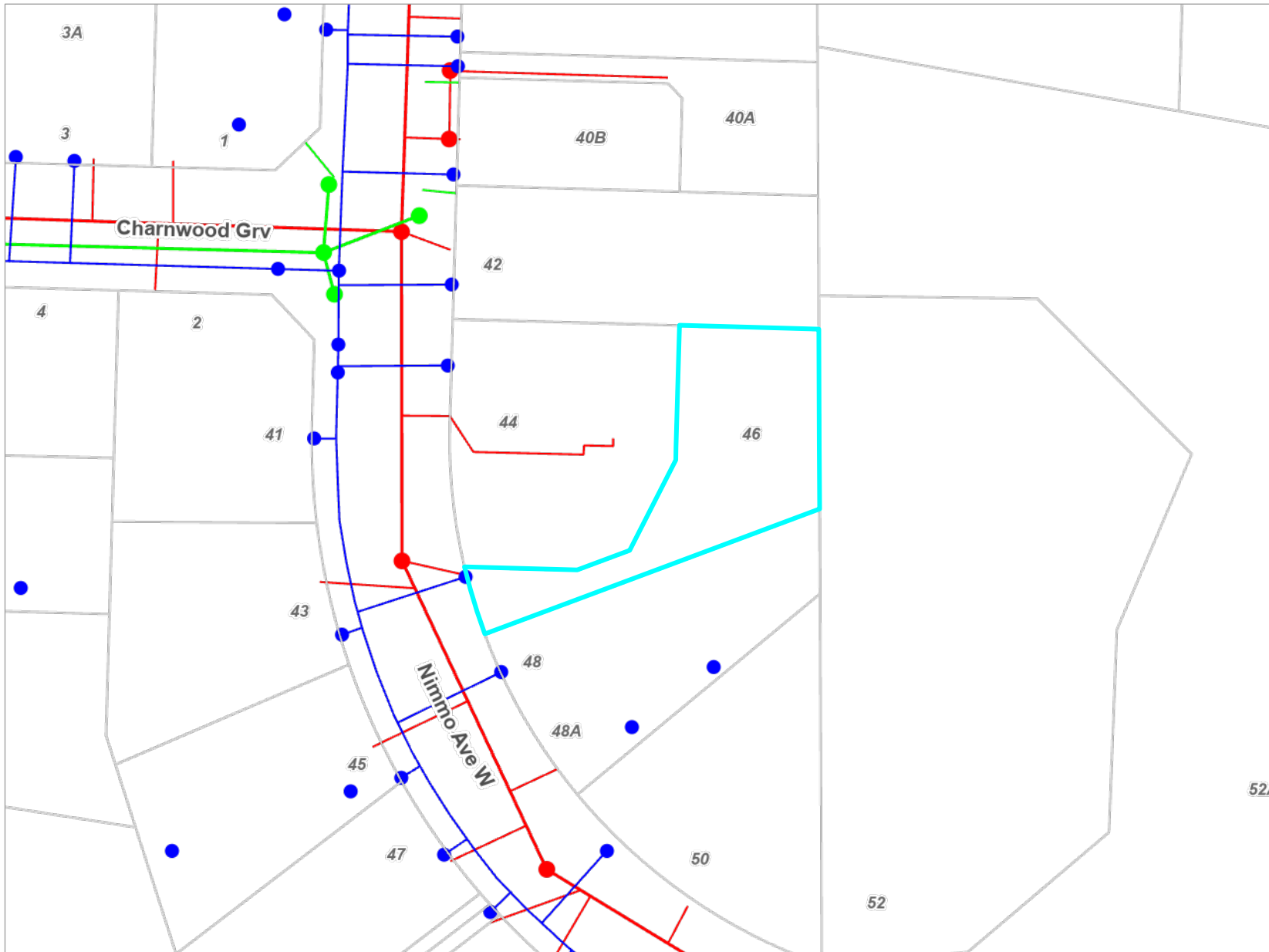
Scale @ A4 - 1:1,000

Date Printed: March 21, 2025

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Services Network

46 Nimmo Avenue West, Waikanae (LOT 2 DP 530029)



Key to map symbols

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

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



0 10 20 Metres



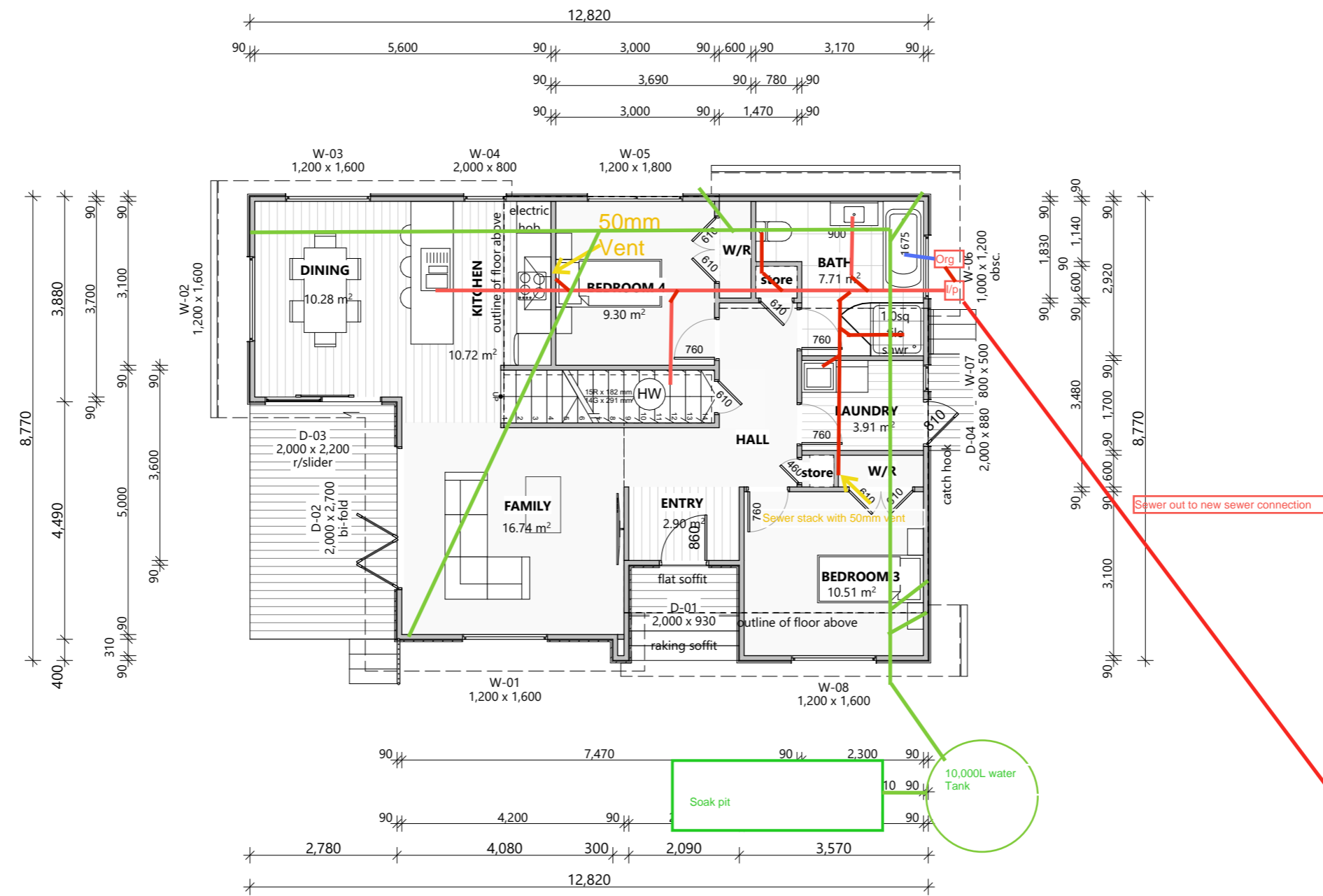
Scale @ A4 - 1:800

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Note:
- Kitchen layout diagrammatic and only to be used for drainage reference, refer to kitchen plans for exact design.


BC220040
Received by
Kapiti Coast District Council
17/01/2023
via simpli



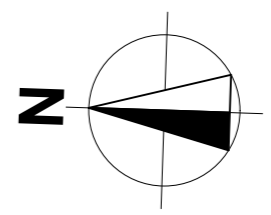
FLOOR FINISHES:

-  **Carpet**
Family
Hall
Bedroom 3
W/R, storage
-  **Tile**
Bath
-  **Vinyl**
Kitchen
Dining
Entry
Laundry

FLOOR AREAS:
o/frame area = 93.44 m²

CLADDING KEY:
 JH Linea weatherboard

Note:
2420 stud ht. throughout



DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional.

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GROUND FLOOR PLAN

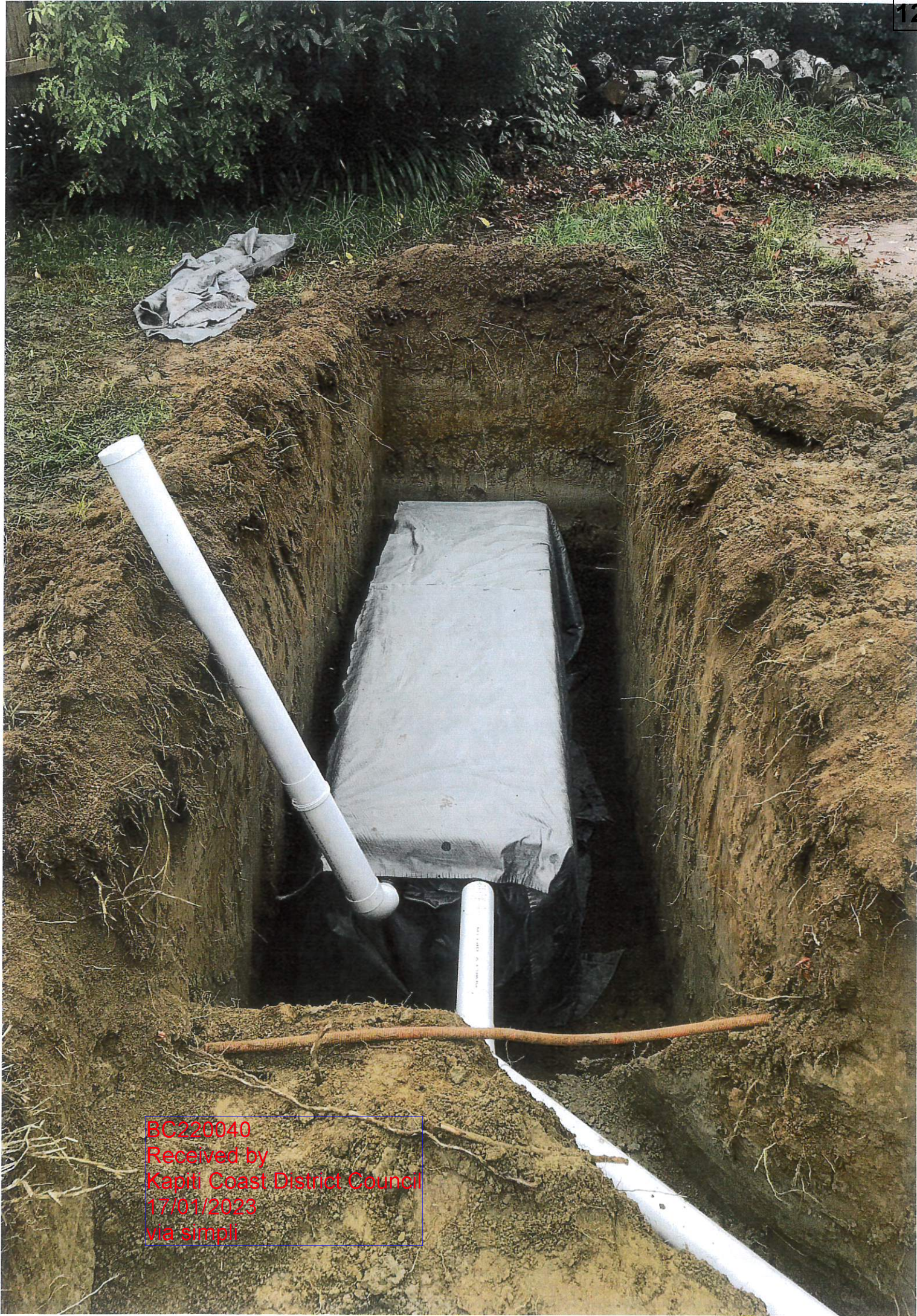
Design: A1	Drawn: TN	Check: AG/UP	LBP: UP
Wind: Very High	Earthq: 3	Exposure: C	Snow: N0

Scale: 1:100
Sheet no: **4**
Rev:
Date: 4/06/2021
Call 0800 A1homes
2 1 4 6 6 3
www.A1homes.co.nz

Client Details:
Botica & Blair
Address:
46 Nimmo Avenue West
Waikanae
Job no: **AW368**

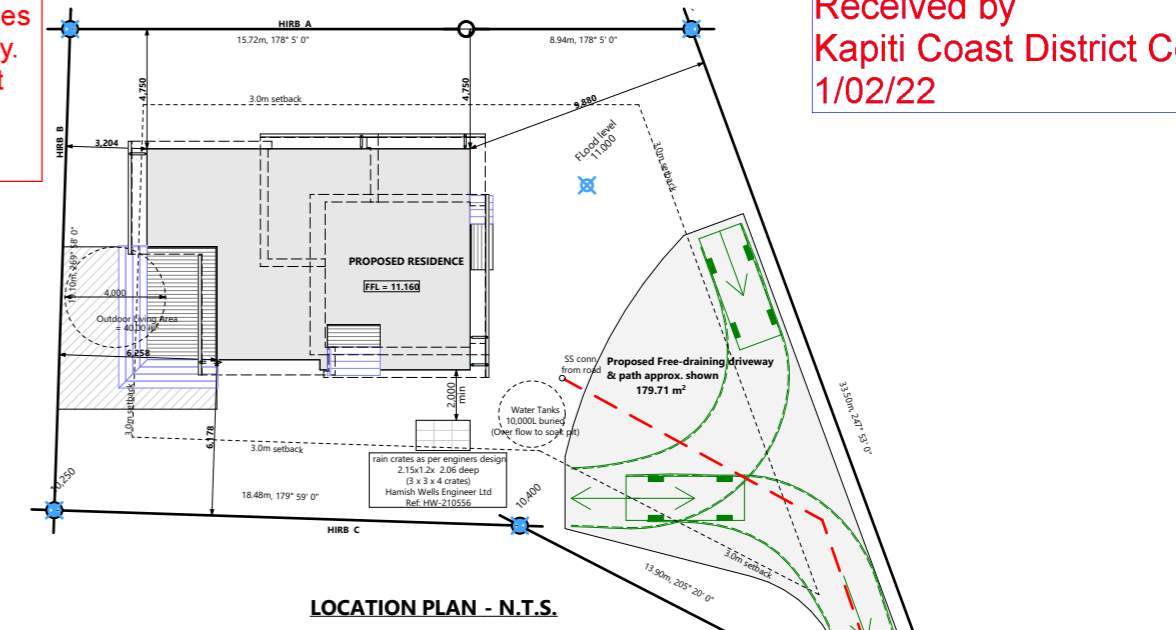
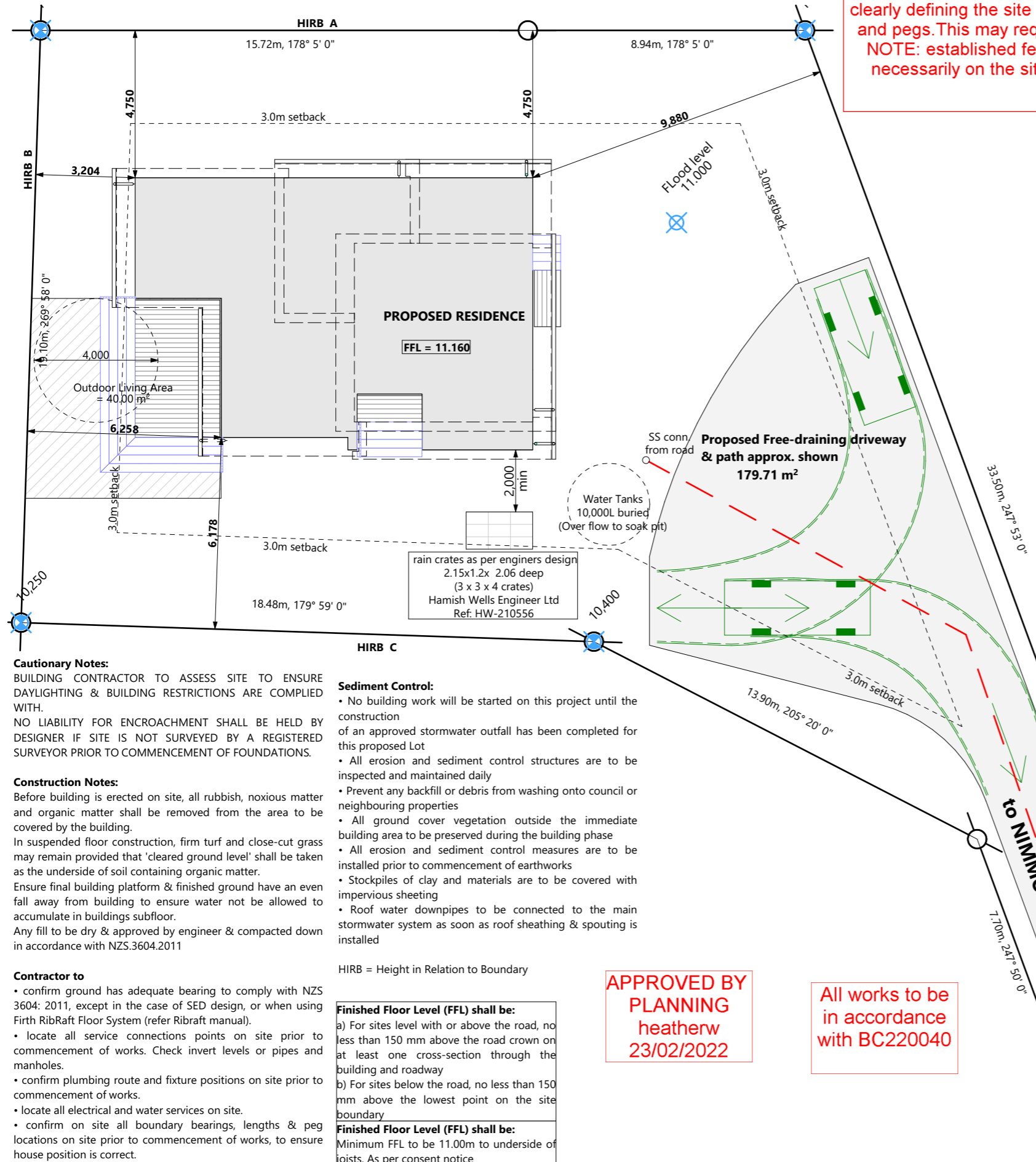


KH136



BC220040
Received by
Kapiti Coast District Council
17/01/2023
via simplii

BOUNDARY LINES
The Owner/Builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey.
NOTE: established fences are not necessarily on the site boundary.



NZBC F5: Construction and Demolition Hazards Acceptable Solution F5/AS1

1.0 Work-Site Barriers

1.0.1 The necessity for barriers will depend mainly on the site location. The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas. Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.

At all work-sites hazard evaluation will take account of:

1. Pedestrian counts adjacent to the site.
2. Car parking adjacent to the site.
3. Location of neighbouring buildings.
4. Presence of neighbouring work-sites or recreation areas.
5. Proximity to schools or early childhood centres.
6. Proximity to housing.
7. The depth of a water hazard.
8. The period of time for which ponded water will be present.
9. The accessibility and 'visibility' of the site.

1.0.2 If a work-site is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity.

1.1 Site fences and hoardings

1.1.1 Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public.

1.1.2 An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.

Cautionary Notes:
BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH.
NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Construction Notes:
Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.
In suspended floor construction, firm turf and close-cut grass may remain provided that 'cleared ground level' shall be taken as the underside of soil containing organic matter.
Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor.
Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011

Contractor to

- confirm ground has adequate bearing to comply with NZS 3604: 2011, except in the case of SED design, or when using Firth RibRaft Floor System (refer RibRaft manual).
- locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- confirm plumbing route and fixture positions on site prior to commencement of works.
- locate all electrical and water services on site.
- confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

Sediment Control:

- No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed Lot
- All erosion and sediment control structures are to be inspected and maintained daily
- Prevent any backfill or debris from washing onto council or neighbouring properties
- All ground cover vegetation outside the immediate building area to be preserved during the building phase
- All erosion and sediment control measures are to be installed prior to commencement of earthworks
- Stockpiles of clay and materials are to be covered with impervious sheeting
- Roof water downpipes to be connected to the main stormwater system as soon as roof sheathing & spouting is installed

HIRB = Height in Relation to Boundary

Finished Floor Level (FFL) shall be:

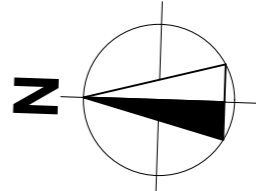
a) For sites level with or above the road, no less than 150 mm above the road crown on at least one cross-section through the building and roadway

b) For sites below the road, no less than 150 mm above the lowest point on the site boundary

Finished Floor Level (FFL) shall be:
Minimum FFL to be 11.00m to underside of joists. As per consent notice

APPROVED BY PLANNING heather 23/02/2022

All works to be in accordance with BC220040



Lot: 2
DP: 530029
Site Area: 742 m²
Gross Plan Area: 97.21m² (incl. covered area)
Site Coverage: 13.10% (40% maximum)
Impermeable Area: 13.10% (30% maximum)
Maximum Building Ht: 8m
Territorial Authority: Kapiti District Council
Planning Zone: Residential



DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional.

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SITE PLAN					Scale: 1:150	Sheet no: 2
Design: A1	Drawn: TN	Check: AG/-	LBP: -	Date: 24/11/2021		
Wind: Very High	Earthq: 3	Exposure: C	Snow: NO	Climate: 2	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz	

Client Details:
Botica & Blair

Address:
46 Nimmo Avenue West
Waikanae

Job no: **AW368**

KH136



28 November 2017

Steve & Leah Botica
c/- Cuttriss Consultants Ltd
PO Box 386
Paraparaumu 5254

Attn: Fiona Robertson

By email to Fiona@cuttriss.co.nz

Dear Steve & Leah Botica

**RM170276: TO UNDERTAKE A TWO LOT RESIDENTIAL SUBDIVISION
AT 44 AND 46 NIMMO AVENUE WEST, WAIKANAE**

We are pleased to enclose the decision on your Resource Consent application.

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

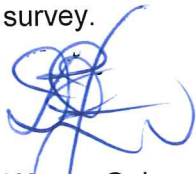
If you do not agree with the conditions of your consent you may lodge an objection with the Council in accordance with Section 357 of the Resource Management Act 1991. The objection would be heard by Hearing Commissioners. Please note that, if you do wish to object, you must advise the Resource Consents & Compliance Manager no later than 15 working days from the date of receiving this consent.

If you have any concerns regarding the conditions please contact me prior to lodging an objection to discuss on (04) 2964 782 as it may be possible to make minor amendments or corrections outside of the objection process.

If the deposit paid at the time of lodging your resource consent application has not been sufficient to cover the Council's costs of considering your application you will receive an invoice in the next few weeks.

Please note 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. Please contact the Council to find out more if you wish to do this.

The Resource Consents Team is continually working to improve the service we provide and would appreciate your feedback. We will email you in the next few weeks to invite you to make your comments and would be grateful if you could please take the time to complete an online survey.



Wayne Gair
Principal Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM170276**

APPLICANT:	Steve & Leah Botica
LOCATION OF ACTIVITY:	44 Nimmo Avenue West, Waikanae
DESCRIPTION OF ACTIVITY:	To undertake a two lot residential subdivision

DECISION (issued 28 November, 2017):

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B and with reference to 104D of the Resource Management Act 1991, hereby **grant** consent for a subdivision of 44 and 46 Nimmo Avenue West, Waikanae (being more particularly described as Lots 6 and 7 DP 45151 (CFR WN33A/973)), subject to the following conditions which were imposed under Sections 108 and 220 of the Resource Management Act 1991:

Conditions:

1. The e-survey dataset shall be in general conformity with the Cuttriss Consultants Plan numbered 22054SCH sheet 1, which was lodged with application RM170276 except where modified by any of the following conditions of consent. For the avoidance of doubt, a reduced scale copy of the plan stamped "Final Approved Plans" is attached to this decision.
2. The front allotment, containing the existing dwelling shall be shown on the e-survey dataset as Lot 1, while the rear allotment shall be shown on the e-survey dataset as Lot 2. All further reference to the allotments in any subsequent conditions to this decision is in accordance with this numbering requirement.
3. Any habitable building or additions and alterations to a habitable building within Lot 2 shall be established so that the level to the underside of the floor joists and/or the underside of any floor slab is above the 1 in 100 year return period flood level as shown on the latest hydraulic modelling results held by Council at the time of the establishment of the building.
Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis.
4. Appropriate easements shall be created over any public or private service infrastructure where it passes through any of the allotments in this subdivision. This

consent is conditional on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.

5. The consent holder shall pay Council Engineering Fees of \$600.00 plus \$300.00 per lot (total \$1200.00 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Note: The engineering fee shall be paid within 1 month of issue of engineering drawing certification, and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid within one month of the date of invoice.

6. The consent holder shall submit to Council for consideration and acceptance copies of the plans and specifications for the engineering development in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Requirements, 2012. No work shall commence until the plans and specifications have been accepted by the Council's Development Engineer in writing.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Kapiti Coast District Council's Subdivision and Development Principles and Requirements and to enable accurate construction.

7. Prior to works commencing on site, the consent holder or their authorised representative, shall submit a Quality Assurance plan (QA plan) to the Development Engineer, for consideration and acceptance, in accordance with Part 3, Section B (vii) of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
8. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
9. The Council's Development Engineer, or their authorised representative, shall be present on site to inspect certain stages of the works. These stages are as follows:
 - Water reticulation connections and services prior to back fill;
 - Waste water services and construction of new manholes prior to back fill;
 - Final inspection.
10. Prior to the commencement of work, the consent holder shall advise the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012.
11. A water connection for Lot 2 shall be installed in accordance with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012.

12. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
- Civil Engineering Works
- Note:** If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost.
13. Construction of any new waste water services shall be in accordance with Kapiti Coast District Council Waste Water standard drawings .i.e.
- KCDC – WW – 001 – R3
 - KCDC – WW – 002 – R2
14. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for Lot 2.
- Note:** If specifically designed foundations are required in accordance with the Building Act 2004, then a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.
15. On site storm water disposal for Lots 1 and 2 shall be in accordance with Appendix 3, indicative stormwater disposal report, ref 21920 by Cuttriss Consultants Limited
- Note:** In the event that the certified stormwater disposal design is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:
- the certified stormwater disposal design as an option for compliance;
 - the owners' responsibility to construct a system to meet the above performance standard
 - the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.
16. Completion documentation shall be submitted in support of an application for s224c certification in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements, 2012.

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.
- The consent holder shall supply a copy of the Title sheet(s) of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council when making application for certification pursuant to sections 223 and/or 224 of the Resource Management Act 1991.
- If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2017/2018 Development Contribution Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is granted. The fees are listed below:
 - Rooding – District \$1,915.00
 - Wastewater – Central \$303.00
 - Wastewater reticulation – Waikanae \$1,404.00
 - Community Infrastructure – District \$1,709.00
 - Total payment required \$5,331.00

There is one additional allotment created by this Resource Consent.

The contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the Local Government Act 2002).

- It is council policy that where sewer reticulation is available, all lots will be provided with a connection. Sewers that serve more than one dwelling will be 150mm diameter. On-site wastewater disposal will only be accepted if it can be shown that sewers are unable to be constructed to Subdivision and Development Principles and Requirements standards.
- It is council policy that where water reticulation is available, all lots will be provided with a connection.
- It is the responsibility of every owner to provide vehicle access from the road carriageway to the property boundary for the purposes of off street parking or unloading. Generally only one vehicle access per property is permitted.
- A refundable deposit of \$985.00 is required to be paid to the council prior to the construction of a vehicle crossing, which is held to ensure that all damage to roads, footpaths, grass berms, or other council facilities are repaired satisfactorily.
- The approval of any works within the legal road must comply with Council procedures and processes which are set out below:

Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from the Kapiti Coast District Council.

Some examples of activities requiring a permit are:

- trenching works
- footpaths and entranceways
- work within the berm or shoulder of the road, and
- tree work scaffolding and crane work.

Please ensure that before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide Kapiti Coast District Council with a Traffic Management Plan to protect your site, contractors, and the public during operations.

Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.

On completion, the deposit will be refunded less an inspection fee charged at \$150.00 per hour, provided that the vehicle crossing meets council's specifications and all damage to roads, footpaths and berms are repaired satisfactorily.

Forms, guides and standards drawings

An information sheet, application form and standard drawings (engineering plans) are available for download or print from the links below.

- Vehicle Installation Information September 2016
- Vehicle Crossing Application Form (WORD format)
- Roding Standard Drawings

Reasons for Decision:

In accordance with Sections 104 and 104B and with reference to 104D 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 Operative and Proposed District Plans.

A full copy of the reasons for granting consent is contained in the decision report.



Wayne Gair
Principal Resource Consents Planner

28 November, 2017



LOT 3
DP 84180

702m²
(608m² EXCLUDING
ACCESS)

EXISTING HOUSE

1
1015m²

EXISTING GARAGE

LOT 8
DP 45151

LOT 5
DP 45151

NIMMO AVE WEST

THIS PLAN DEFINES THE TOPOGRAPHICAL NATURE & FEATURES OF THE SITE FOR RELEVANT SERVICES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED

DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO THE FINAL LAND TRANSFER SURVEY

ORIGIN OF LEVELS: NZM 142
 GRID MODEL USED: WELLINGTON DATUM 2016
 DATUM USED: MEAN SEA LEVEL, WELLINGTON DATUM 1950
 SURVEY ORIGIN: SP 10 DP 84180
 SURVEY DATUM: GEODETIC COS WAIKANAHI CIRCUIT

SUPPLIED BY: TOM SCHROEDER AND JONO ANGLA, 30TH AUGUST 2017

INSTRUMENT USED: TRIMBLE SP & TRIMBLE P10 GPS

SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM RELEVANT SERVICE AUTHORITIES

BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RESECTION PLANS MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONCEPT

BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE

POSSIBLE NEW SERVICE CONNECTIONS ARE INDICATIVE ONLY, AND ARE SUBJECT TO DETAILED ENGINEERING DESIGN. THESE MAY BE SUBJECT TO CHANGE AT DESIGN PANEL.

LEGEND

—	FINISH
—	DATE
—	BOUNDARY
—	SEWER MAIN (G/S)
—	SEWER LINE (G/S)
—	WATER LINE (G/S)
—	TOBY
—	POWER PILLAR
—	TELECOMMUNICATIONS PILLAR
—	LEVEL ON TOP OF KERB
—	LEVEL ON TOP OF DRIVE
—	SPOT HEIGHT
—	BUILDING

SCALE	A1	1:100
RESUBDIVISION		
DRAWING NUMBER		22054 SCH
REVISION	DATE	
DESIGNED	JOM	01/17
DRAWN	PAR	01/17
CHECKED	PAR	01/17
CREATED	PAR	01/17
SHEET	1	OF 1
REVISION		

RM 170276
 FINAL APPROVED PLANS
 28 / 11 / 17

PROPOSED SUBDIVISION OF LOTS 6 & 7 DP 45151
 SCHEME PLAN
 44 & 46 NIMMO AVE WEST WAIKANAE
 BOTICA

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 Surveyors. Engineers. Planners.
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**CONSENT NOTICE
PURSUANT TO SECTION 221 OF
THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 530029
AND RESOURCE CONSENT NO. RM170276**

**(being the subdivision of Lots 6 and 7 DP 45151)
At 44-46 Nimmo Avenue West, Waikanae
For Steve and Leah Botica**

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and in respect to Lots 1 and 2 the following conditions are to be complied with on a continuing basis:

1. With respect to Lot 2: Any new habitable building, or additions and alterations to an existing habitable building shall be established so that the level to the underside of the floor joists and/or underside of any floor slab is above the 1 in 100 year return flood event level. The flood level information is available from Council at any time the Council office is open.

2. With respect to Lot 2: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the *Soil Test Report* prepared by Cuttriss Consultants Limited, dated 7 November 2018 and submitted to Council in relation to application no. RM170276.


A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under electronic reference no. 4868705.

3. With respect to Lots 1 and 2: Any stormwater disposal system must be designed and constructed in accordance with the principles contained in Part 3 Section E of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 and shall take into account the findings and recommendations within the *Stormwater Disposal Report* prepared by Cuttriss Consultants Limited, dated 17 October 2017 and submitted to Council in relation to application no. RM170276.

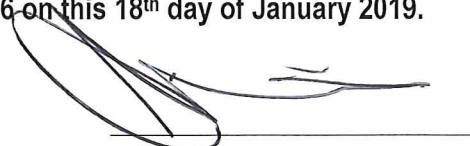
A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under electronic reference no. 4868706.

It shall be the ongoing responsibility of the owner to construct and maintain a system which meets the above performance standard.

Issued in respect of application no. RM170276 on this 18th day of January 2019.



**Marnie Shayne Rydon
AUTHORISED OFFICER**



**Amy Maree Camilleri
AUTHORISED OFFICER**