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19 October 2023

Robert & Karen Hunsley
3 Lamont Place
Waikanae 5036

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 179 Tutere Street, 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 Kāpiti 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 on kapiti.council@kapiticoast.govt.nz or phone 0800-486-486.



Steve Cody
Building Team Manager

Land Information Memorandum (LIM)

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

179 Tutere Street, Waikanae Beach

Land Information Memorandum

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 for 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	Robert & Karen Hunsley 3 Lamont Place Waikanae 5036
Phone	021 973170
LIM Number	L230754
Application Date	12/10/23
Issue Date	19/10/23

PROPERTY DETAILS

Property Address	179 Tutere Street, Waikanae Beach	
Legal Description	LOT 38 DP 42960 CT 14D/991	
Area (hectares)	0.0716	
Valuation Number	1492045000	
Valuation Information	Capital Value:	\$750,000
	Land Value:	\$590,000
	Improvements Value:	\$160,000
	<i>Please note that these values are intended for rating purposes only.</i>	

Land Information Memorandum

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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
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- 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)

Land Information Memorandum

1. RATES

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 2023 to 2024

Annual Rates \$5,165.11

This includes Greater Wellington Regional Council rates.

Next Instalment Date 07/12/23

Arrears for Previous Years \$0.00

Water Rates \$308.27 last year (2022/23)

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

① For further information on this section, contact the Rates Team on 0800 486 486

Land Information Memorandum

2. CONSENTS, CERTIFICATES, NOTICES, ORDERS OR REQUISITIONS AFFECTING THE LAND AND BUILDINGS

This is 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

28/11/19	BUILDING CONSENT 190933 : Removal of old wood fire and installation of a new Metro Wee Rad (legs). Code Compliance Certificate issued 15/01/20.
08/07/02	BUILDING CONSENT 020805 : RETAINING WALL RECONSTRUCTION. Code Compliance Certificate issued 16/08/02
11/04/88	Building Permit F038622 DOUBLE GARAGE/WORKSHOP 38-88 SQ M
27/06/84	Building Permit B102334 DWELLING 134 SQ M

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

Engineer

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 \(arcgis.com\)](http://BRANZ Map (arcgis.com)). Wind zones should be determined in accordance with the NZ Building Code.

① 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.

① For further information on this section, contact the Compliance Monitoring Team on 0800 486 486

Registered Environmental Health Premises and Licences

No information located.

① For further information on this section, contact the Environmental Health Team on 0800 486 486

Land Information Memorandum

3. WEATHERTIGHTNESS

This is 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

This is 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: General Residential

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

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) which is available on our website, <https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/>

There may be policies or rules in the Greater Wellington Regional Council's Proposed Natural Resources Regional Plan that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website: gwrc.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) record 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 affected by and is adjacent to a properties affected by the provisions of Proposed Plan Change 2 to the Kapiti Coast District Plan (2021).

This plan change is the Council's Intensification Planning Instrument under Section 80E of the Resource Management Act 1991. Some of the provisions in Proposed Plan Change 2 have immediate legal effect from the date of public notification of the plan change.

Land Information Memorandum

See the Plan Change 2 documentation on the Plan Change 2 webpage for details: [Proposed Plan Change 2: Intensification - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz)

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

This property was created via subdivision in 1975. Copies of the Deposited Plan (DP 42960) and Record of Title are provided with this LIM.

This property is shown to be subject to sanitary sewer rights.

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

There is no record of any resource consents for this property. For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent 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 partially located within the Horizontal Surface 50m AMSL, and partially 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.

① For further information on this section, contact the Resource Consents Team on 0800 486 486

Land Information Memorandum

5. SPECIAL FEATURES AND CHARACTERISTICS OF THE LAND

This is 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: gwrc.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: <https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/>

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: gwrc.govt.nz

Coastal Erosion and Inundation Hazards

Council holds a set of reports prepared by environmental engineering consultancy Jacobs NZ Ltd covering susceptibility and vulnerability assessments of the coastal areas of the District based on a range of sea level rise scenarios over periods of 30, 50 and 100 years. The Council intends using these reports to inform future district plan work which will consider any necessary changes to land use and subdivision controls in areas which may be affected. Various parties have raised concerns regarding the approach taken in those reports. Those concerns will be addressed during consideration of the submissions received during the plan change process.

The information on coastal hazards that the Council holds is available on the following link: www.kapiticoast.govt.nz/coastal-science

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 <https://www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/>

Other Information

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

Land Information Memorandum

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

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

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

Part of the property is shown to be subject to and/or 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.

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.

① For further information on this section, contact the Resource Consents Team on 0800 486 486

6. OTHER LAND AND BUILDING CLASSIFICATIONS

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.

Land Information Memorandum

7. PRIVATE AND PUBLIC STORMWATER AND SEWERAGE DRAINS

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

Sewer and Stormwater

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. There is a Council sewer reticulation main within the property. The Council has access rights under the Local Government Act 1974.

Stormwater discharges to the kerb and channel.

① For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486

8. DRINKING WATER SUPPLY

This is 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.

Water

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.

① For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486

9. NETWORK UTILITY INFORMATION

This is 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.

Contact Vector for gas availability.

Land Information Memorandum

10. OTHER INFORMATION ABOUT THE PROPERTY

This is 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: kapiticoast.govt.nz/Our-District/Tangata-Whenua

Expressway

The New Zealand Transport Agency (NZTA) have two Roads of National Significance currently under construction within the Kapiti Coast District; Transmission Gully and the Peka Peka to Otaki Expressway. Information on these roads, including their proximity to and expected effects on property, can be found on the NZTA website: nzta.govt.nz/projects/projects/9075

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 kapiticoast.govt.nz/Your-Council/Planning/Development-Impact-Fees/

Land Information Memorandum

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

179 Tutere Street, Waikanae Beach (LOT 38 DP 42960 CT 14D/991)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: October 13, 2023

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




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **WN14D/991**

Land Registration District **Wellington**

Date Issued 16 July 1975

Prior References

WN7A/1139

Estate Fee Simple
Area 716 square metres more or less
Legal Description Lot 38 Deposited Plan 42960

Original Registered Owners

Richard Leslie Wareing, Pamela Denise Wareing and Susan Stevens

Interests

Subject to sanitary sewer rights (in gross) over part marked B on DP 42960 in favour of The Horowhenua County Council created by Transfer 073690.9 - 16.7.1975 at 10:22 am

The easements created by Transfer 073690.9 are subject to Section 37 (1) (a) Counties Amendment Act 1961

Land Covenant in Transfer 325291.1 - 4.4.1979 at 11:10 am

5325818.1 Transfer to William Ivan Morrow Wilson, Angela Maree Wilson and Judith-Ann Doris Best - 28.8.2002 at 9:00 am

5325818.2 Mortgage to Bank of New Zealand - 28.8.2002 at 9:00 am

6608274.1 Discharge of Mortgage 5325818.2 - 28.10.2005 at 12:14 pm

6639750.1 Transfer to Jamie Darren Williams and Donna Maree Williams - 8.11.2005 at 9:00 am

6639750.2 Mortgage to ANZ National Bank Limited - 8.11.2005 at 9:00 am

7197931.1 Variation of Mortgage 6639750.2 - 19.1.2007 at 9:00 am

7644673.1 Discharge of Mortgage 6639750.2 - 7.12.2007 at 3:06 pm

7644673.2 Transfer to Richard Lee Lewis and Carol Lewis - 7.12.2007 at 3:06 pm

7644673.3 Mortgage to ANZ National Bank Limited - 7.12.2007 at 3:06 pm

9106322.1 Discharge of Mortgage 7644673.3 - 28.9.2012 at 11:47 am

9106322.2 Transfer to Robert Hunsley and Karen Christine Hunsley - 28.9.2012 at 11:47 am

9106322.3 Mortgage to ANZ National Bank Limited - 28.9.2012 at 11:47 am

12717166.1 Application pursuant to Section 90 Land Transfer Act 2017 vesting 073690.9 in Kapiti Coast District Council - 7.7.2023 at 3:06 pm

References

Prior C/T 7A/1139

Transfer No.

N/C. Order No. 073690.5

Land and Decree 69



REGISTER
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

14D/991
166/991

This Certificate dated the 16th day of July one thousand nine hundred and Seventy-five under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that WAIKANA E LAND COMPANY LIMITED at Paraparaumu

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 716 square metres more or less situate in Block V Kaitawa Survey District being Lot 38 on Deposited Plan 42960.



Assistant Land Registrar

Interests at date of issue:- 172385.1

1. Mortgage 852995 to Massey University Students' Association (Incorporated) - 10.12.1975 at 9.26 a.m. *DISCHARGED 10 MAY 1977*

Transfer 325291.1 to Norman Philip Evans of Wellington, Manager - 4.4.1979 at 11.10 a.m.

2. No. 073690.2 Variation of Mortgage 852995 - 16.7.1975 at 10.21 a.m.

Fencing Covenant in Transfer 325291.1 (Registered 4.4.1979)

3. Mortgage 073690.3 to Bank of New Zealand - 16.7.1975 at 10.21 a.m.

Restrictive Covenant in Transfer 325291.1

Transfer 073690.9 Grant of Sanitary Sewer rights (in gross) over the part marked "B" on Plan 42960 in favour of the Horowhenua County Council - 16.7.1975 at 10.22 a.m. (Subject to Section 37 (1)(a) Counties Amendment Act 1961)

648482.1 Transfer to Grant Peter Bartlett of Waikanae, Sales Representative and Barbara Jane Bartlett his wife - 03.10.1984 at 9.44 a.m.

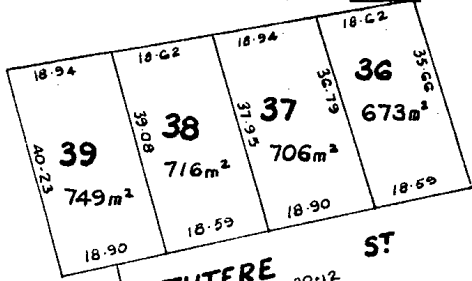
648482.2 Mortgage to The Housing Corporation - 03.10.1984 at 9.44 a.m.

648482.3 Family Benefit Charge to The Housing Corporation - 03.10.1984 at 9.44 a.m.

648482.4 Settled under the Joint Family Homes Act 1964 on the abovenamed registered Proprietors - 03.10.1984 at 9.44 a.m.

758442.1 Mortgage to Trusteebank Wellington - 29.1.1986 at 10.58 a.m.

758442.2 Memorandum of Priority making Mortgage 758442.1 and Family Benefit Charge 648482.3 second mortgage and third charge respectively - 29.1.1986 at 10.58 a.m.



Measurements are Metric

No. 14D/991

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

14D/961

767665.1 Caveat by ~~Macus Finance Limited~~
- 18.3.1986 at 1.32 p.m.

987260.1
WITHDRAWN
10/1
1989

A.L.R.

987260.2 Transfer to Barbara Jane Bartlett of
Waikanae, Married Woman - 10.3.1989 at 12.10 p.m.

[Signature]
A.L.R.

987260.6 Transfer to Harold ~~Grant~~ of Palmerston
North, Retired - 10.3.1989 at 12.10 p.m.

[Signature]
A.L.R.

B.128421.1 Transfer to Richard Leslie
Wareing of Palmerston North, Insurance
Assessor and Pamela Denise Wareing, his
wife - 7.11.1990 at 10.21 a.m.

[Signature]
A.L.R.

B.214074.1 Transfer to Richard Leslie
Wareing, Insurance Assessor, Pamela Denise
Wareing, Married Woman and Susan Stevens,
Married Woman, all of Palmerston North -
23.1.1992 at 9.12 am.

[Signature]
A.L.R.






Operative District Plan 2021 - Zones and Precincts

179 Tutere Street, Waikanae Beach (LOT 38 DP 42960 CT 14D/991)



Key to map symbols

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



0 20 40 Metres

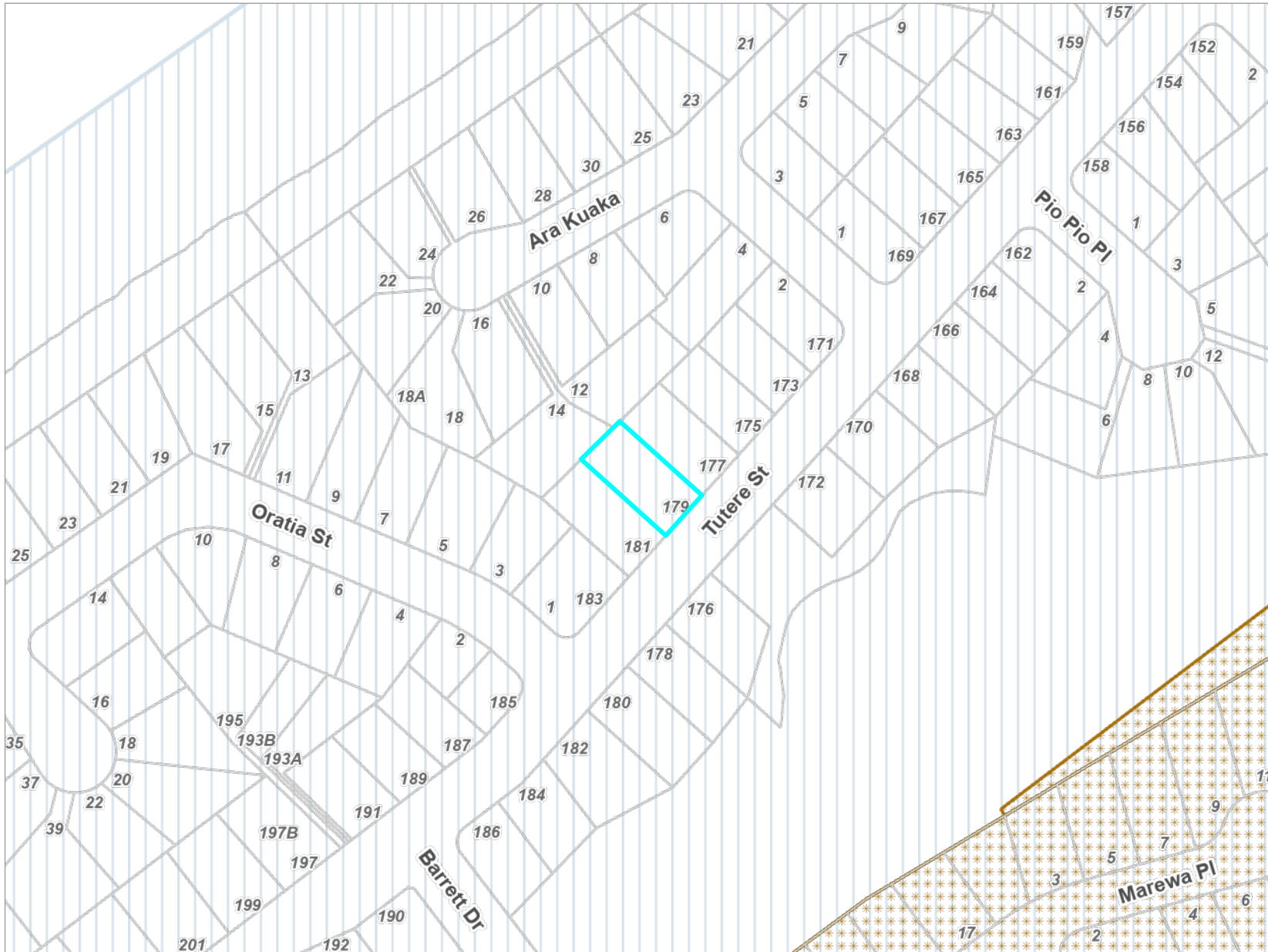
Scale @ A4 - 1:1,000

Date Printed: October 13, 2023



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

179 Tutere Street, Waikanae Beach (LOT 38 DP 42960 CT 14D/991)



Key to map symbols

-  Waahi Tapu
-  Coastal Environment

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



0 40 80 Metres

Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Designations & Miscellaneous Features

179 Tutere Street, Waikanae Beach (LOT 38 DP 42960 CT 14D/991)



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.



0 40 80 Metres

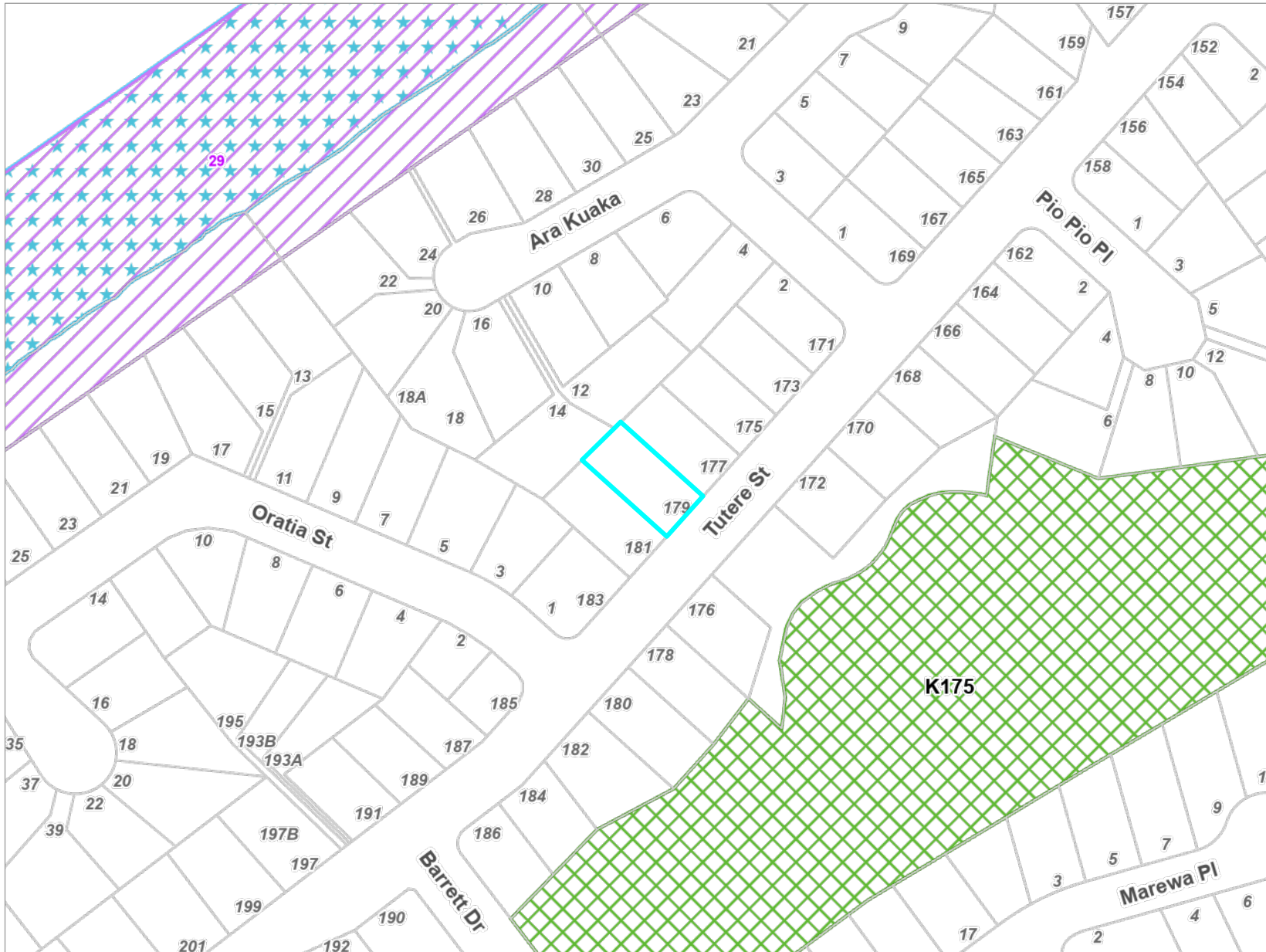
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Features

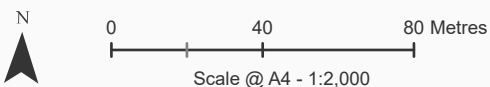
179 Tutere Street, Waikanae Beach (LOT 38 DP 42960 CT 14D/991)



Key to map symbols

-  Ecological Sites
-  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.



Date Printed: October 13, 2023



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Operative District Plan 2021 - Natural Hazards

179 Tutere Street, Waikanae Beach (LOT 38 DP 42960 CT 14D/991)



Key to map symbols

-  Overflow Path
-  Residual Overflow Path
-  Flood Storage Area
-  Ponding Area
-  Residual Ponding Area

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0 40 80 Metres

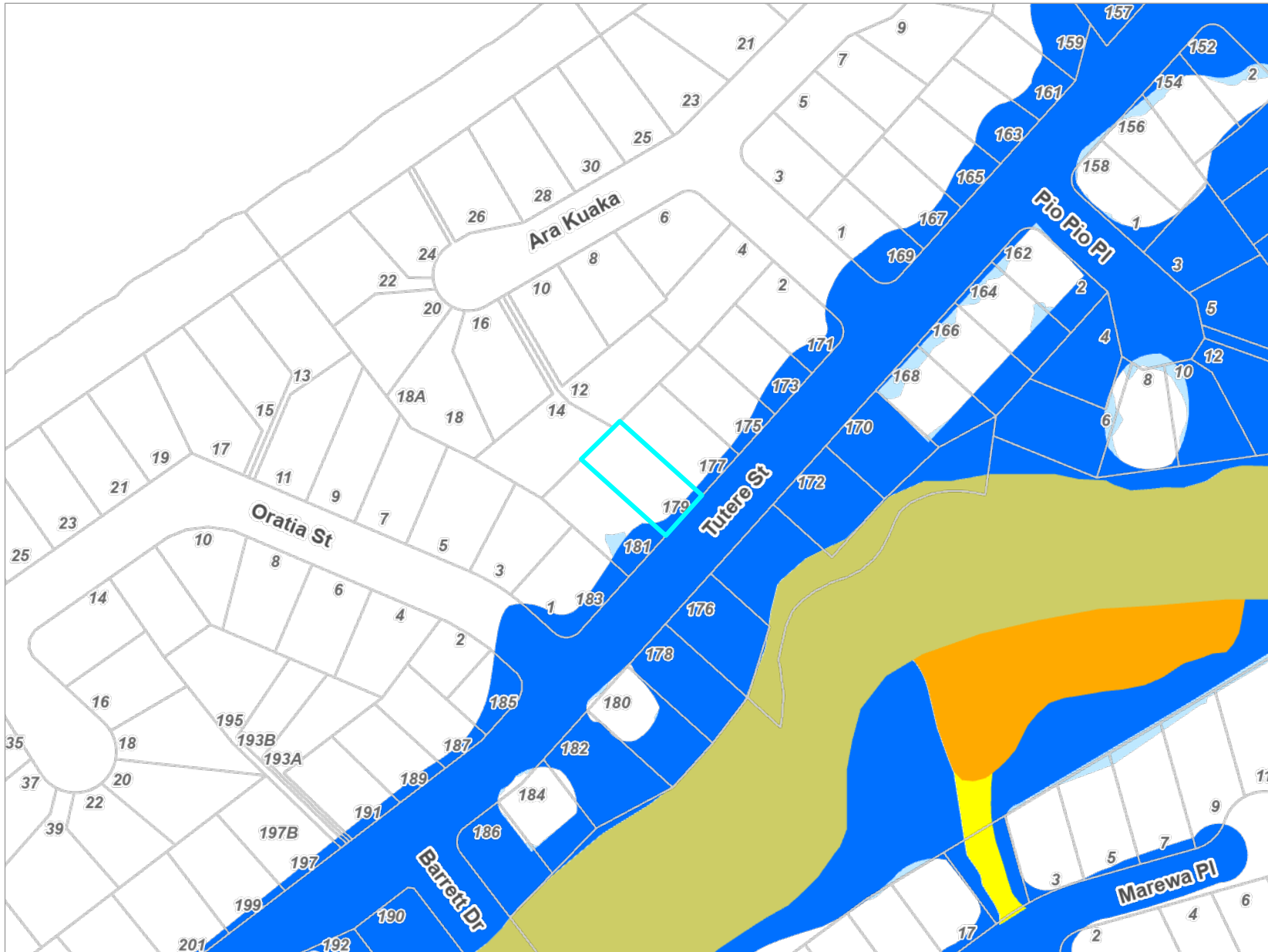
Scale @ A4 - 1:2,000

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Latest Flood Hazards

179 Tutere Street, Waikanae Beach (LOT 38 DP 42960 CT 14D/991)



Key to map symbols

-  Overflow Path
-  Residual Overflow
-  Storage
-  Ponding
-  Residual Ponding

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



0 40 80 Metres

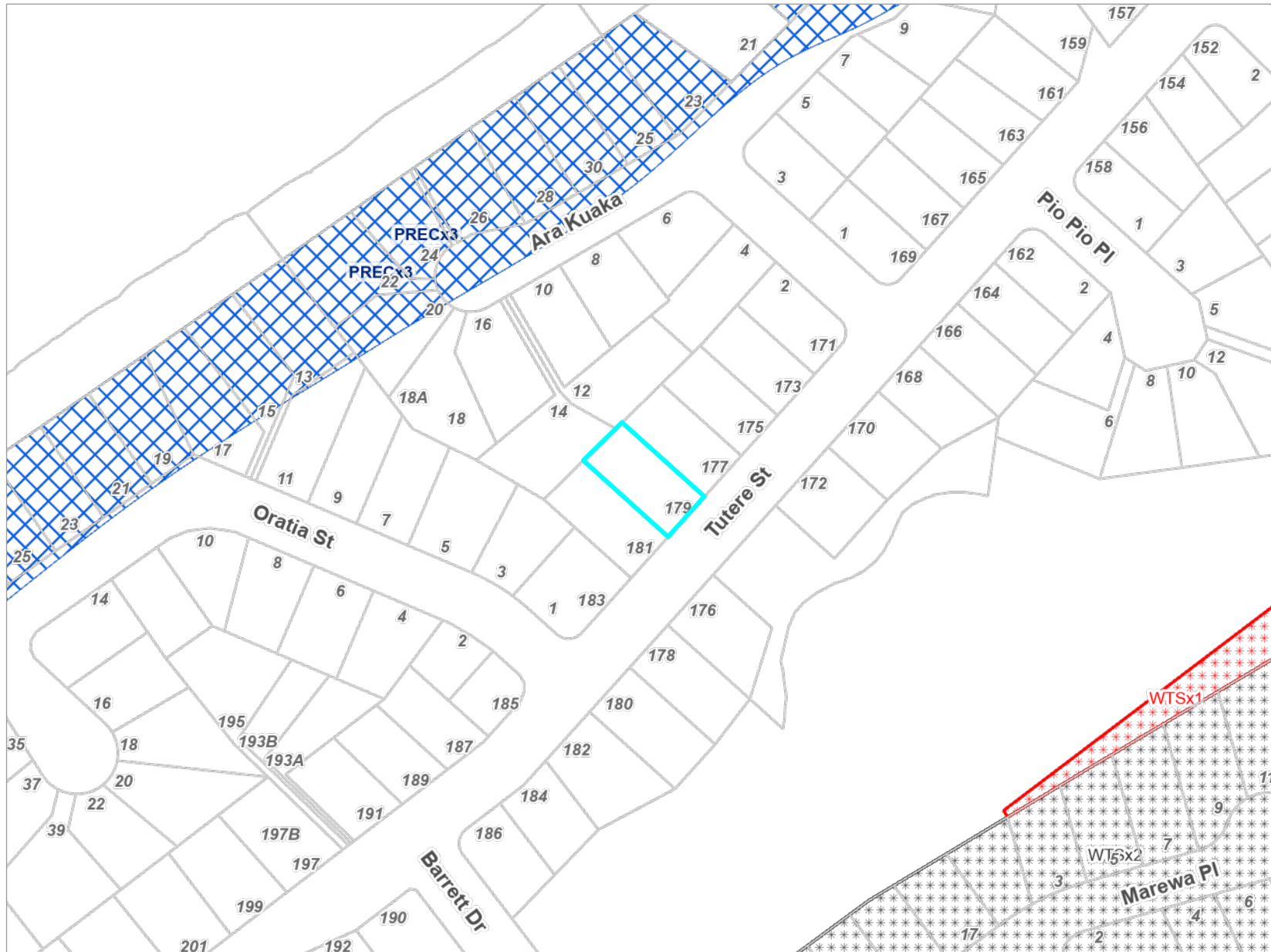
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Proposed District Plan Changes

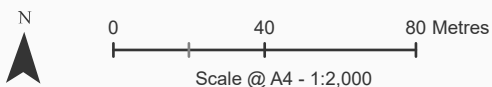
179 Tutere Street, Waikanae Beach (LOT 38 DP 42960 CT 14D/991)



Key to map symbols

- PRECx3 - Coastal Qualifying Matter Precinct (GRZ) (Plan Change 2)
- Proposed Wāhi Tapu: WTSx1 (Plan Change 2)
- Proposed Wāhi Tapu: WTSx2 (Plan Change 2)

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Resource Consents Map

179 Tutere Street, Waikanae Beach (LOT 38 DP 42960 CT 14D/991)



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
090211	14 Ara Kuaka, Waikanae	1492045802	LOT 28 DP 42961 -WITH R/W-	LD	Proposed addition with height in relation to boundary	N	N	Decision Issued	17/12/2009	26/11/2009
130093	18 Ara Kuaka, Waikanae	1492046000B	FLAT 2 DP 71436 ON LOT 26 DP 42961 -HAVI	SN	Proposed crosslease update subdivision at 18 Ara Kuaka,	N	N	s.223 Approval	15/7/2013	17/6/2013
990417	181 Tutere Street, Waikanae Beach	1492044900	LOT 39 DP 42960	LD	TO CONSTRUCT A CARPORT, BRINGING THE TOTAL SIZE OF	N	N	Decision Issued	22/10/1999	13/10/1999
980526	8 Ara Kuaka, Waikanae	1492045700	LOT 31 DP 42961	LD	SITE GARAGE ENCROACHING FRONT AND SIDE BOUNDARIES	N	N	Decision Issued	23/2/1999	12/2/1998
PB210085	177 Tutere Street, Waikanae Beach	1492045100	LOT 37 DP 42960 C/T 14D/990	PB	Construct a new detached Minor Flat which encroaches the	N	N	Decision Issued	25/1/2022	21/12/2021

Health and Alcohol Licenses

179 Tutere Street, Waikanae Beach (LOT 38 DP 42960 CT 14D/991)



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

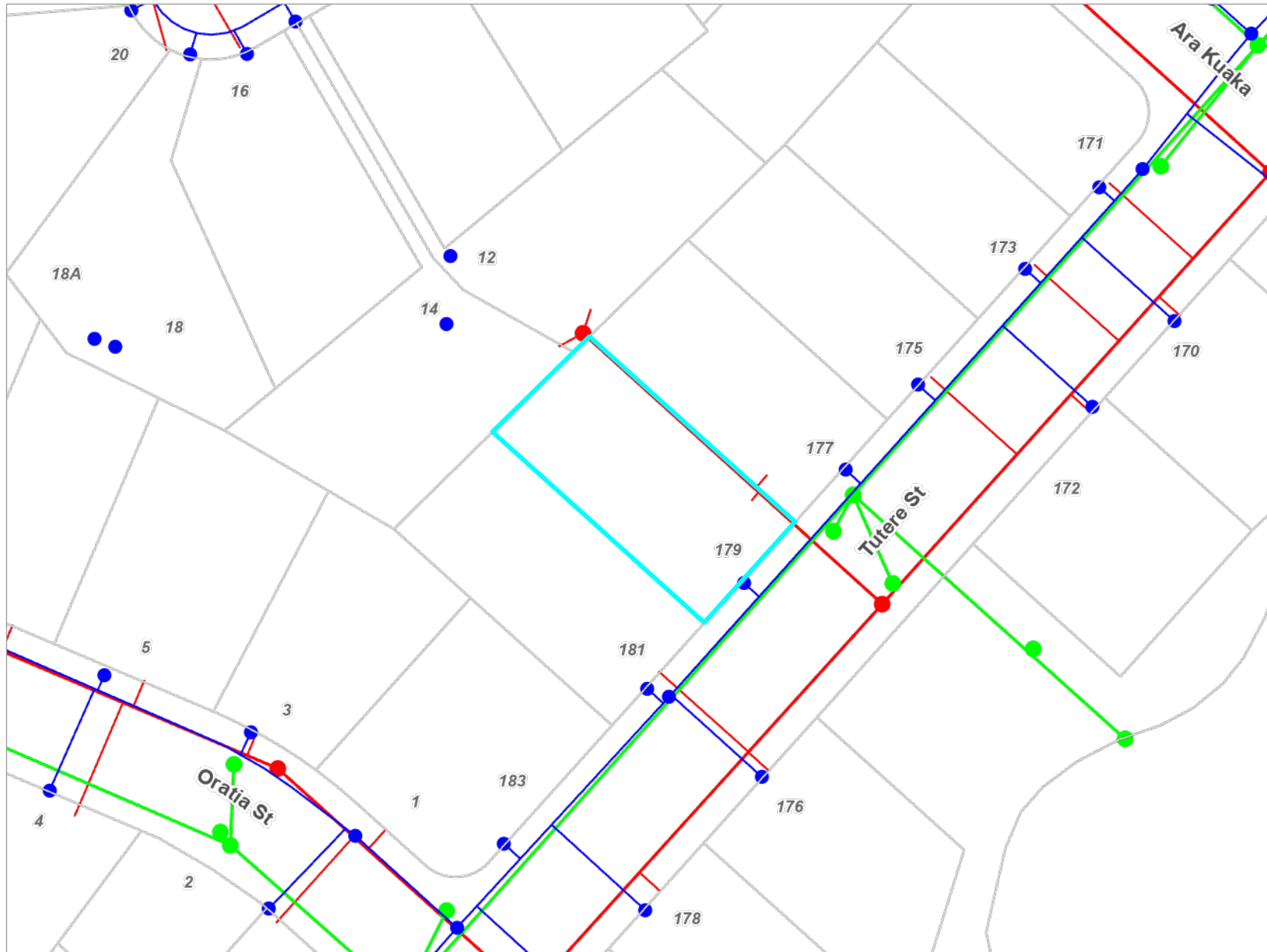
Scale @ A4 - 1:1,000

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Services Network

179 Tutere Street, Waikanae Beach (LOT 38 DP 42960 CT 14D/991)



Key to map symbols

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

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

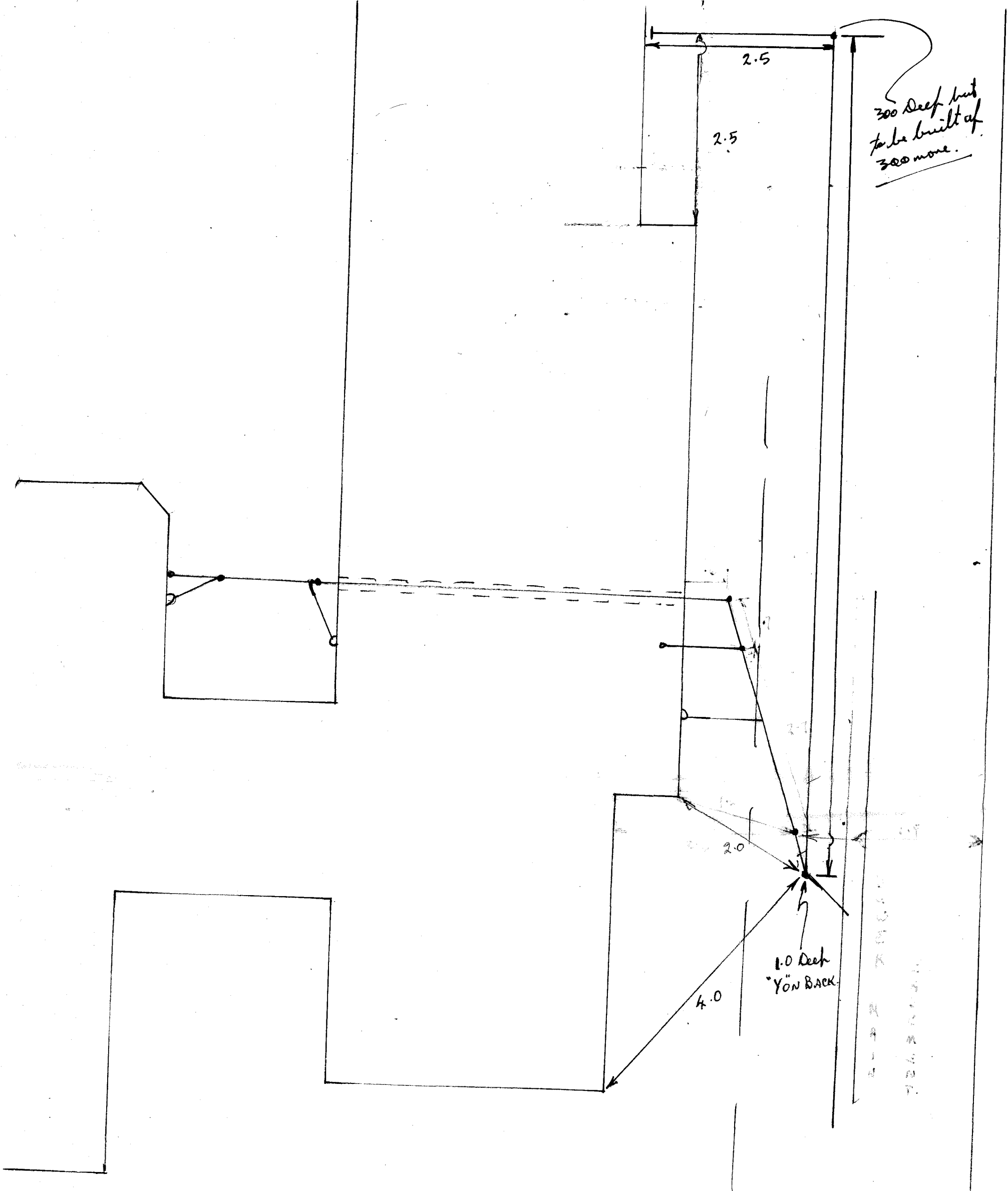


0 10 20 Metres

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179 TUTERE ST
 LOT 38
 D.P. 42960
 D/L DREN.
 13.9.85.

DA ADDS
 D/L KUNAC
 20-2-89

TUTERE ST