



Council LIM

Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

9 June 2026

HGRE Limited

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 10 Edgewater Street, Waikanae.

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

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

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

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

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

Yours sincerely



Jackie Adams
Manager Consenting

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Land Information Memorandum (LIM)

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

10 Edgewater Street, Waikanae

Document information

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

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

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

Application details

Applicant	HGRE Limited
LIM number	L260534
Application date	02/06/26
Issue date	09/06/26

Property details

Property address	10 Edgewater Street, Waikanae
Legal description	LOT 2 DP 55724 CT 25C/386
Area (hectares)	0.0460

Valuation information

Valuation number	1494114500
Capital value	\$930,000
Land value	\$370,000
Improvements value	\$560,000

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

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Attachments

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

1. Rates

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

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

Current rates year Current Rates Year 2025 to 2026

Annual rates The annual rates for 2025/26 rating year are \$5,761.83
This includes Greater Wellington Regional Council rates

Next instalment date 09/06/26

Arrears for previous years \$0.00

Water rates \$517.94 last year (2024/25)

For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.

Water balance due \$0.00

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

2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

11/01/85 Building Permit C027175 HOUSE PLUS GARAGE 238 SQM

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

This property was created via subdivision in 1984.

Copies of the Deposited Plan (DP 55724) and Record of Title are provided with this LIM.

There are no known easements.

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

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.

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

These features are:

Notable Tree: a large tree of natural or historic significance (T48) Horizontal Elm, 14B Edgewater Street, Waikanae.

Key Indigenous Tree in Urban Area: native trees which have been identified as significant vegetation. (569) Titoki, 2A Fleetwood Grove, Waikanae, (570) Titoki, 2A Fleetwood Grove, Waikanae.

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).

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

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

Contaminated Sites

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

Natural Hazards

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

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

Coastal Erosion and Inundation Hazards

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

Currently, information specific to the Kapiti Coast District includes:

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

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

Earthquakes

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

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

Fire

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

Liquefaction

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

Tsunami Evacuation Zones

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

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

Other Information

The adjacent and adjoining road carriageways (Edgewater Street, Fleetwood Grove, and Te Moana Road) are shown to be subject to a flood hazard in the Operative District Plan (2021), and the latest Flood Hazard Maps.

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

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

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

The adjacent and adjoining road carriageways (Edgewater Street, Fleetwood Grove, and Te Moana Road) are shown to be subject to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

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

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

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

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

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

6. Other land and building classifications

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

No information located.

7. Private and Public stormwater and sewerage drains

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

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

Stormwater discharge is confined to site in soak pit(s). There is no record of any Council services running through the property.

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

8. Drinking water supply

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

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

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

9. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

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

Cultural and Archaeological

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

More detail on what to look for and who to contact can be found on our website:

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

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

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

Building Information (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Services Network Map

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

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

District Plan

Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

Aerial Photography

10 Edgewater Street, Waikanae (LOT 2 DP 55724 CT 25C/386)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: June 2, 2026

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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 **WN25C/386**

Land Registration District **Wellington**

Date Issued 21 March 1984

Prior References

WN12A/597

Estate Fee Simple
Area 460 square metres more or less
Legal Description Lot 2 Deposited Plan 55724

Original Registered Owners

Ian Charles Thomas and Janice Lorna Thomas

Interests

5387208.1 Transfer to Ian Charles Thomas and Janice Lorna Thomas - 30.10.2002 at 9:57 am

7736651.1 Transfer to Ian Charles Thomas, Janice Lorna Thomas, David Charles Thomas and Lesley Jeanne Mudgway - 4.3.2008 at 9:02 am

7985773.1 Transmission to Ian Charles Thomas, David Charles Thomas and Lesley Jeanne Mudgway - 4.11.2008 at 9:00 am

8482859.1 Transfer to Carl Olsson and Jane Rosemary Olsson - 4.6.2010 at 10:35 am

10405131.1 Transfer of a 1/2 share/interest Carl Olsson to Carl Olsson - 21.4.2016 at 12:13 pm

References

Prior C/T 12A/597

Land and Deeds 69

Transfer No.

N/C. Order No. 614236.2



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 21st. day of March one thousand nine hundred and eighty-four under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that NOEL CARTER STITT of Waikanae, Retired Civil Engineer

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 460 square metres more or less situate in Block IX Kaitawa Survey District being Lot 2 on Deposited Plan 55724

632175.1 Transfer to Nicholas Henry Bramley of Paraparaumu, Builder - 4.7.1984 at 10.57 a.m.

A.L.R.

632175.1 Fencing Covepant in Transfer -4.7.1984

A.L.R.

782724.1 Mortgage to Atkinson Dale Nominees Limited - 8.6.1986 at 10.53 a.m.

A.L.R.

Assistant Land Registrar



802172.1 Variation of the terms of mortgage 782724.1 - 9.9.1986 at 2.50p.m.

802172.2 Mortgage to Bank of New Zealand - 9.9.1986 at 2.50p.m.

A.L.R.

861934.1 Variation of the terms of Mortgage 782724.1 - 8.7.1987 at 2.31 p.m.

A.L.R.

B.109243.2 Transfer to Kenneth Ralph Bolton of Waikanae, Director and Barbara Mary Bolton his wife - 18.9.1990 at 2.10 p.m.

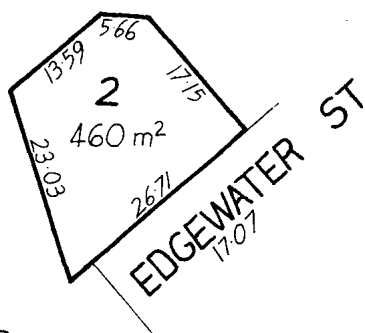
A.L.R.

B.109243.3 Mortgage to Bank of New Zealand - 18.9.1990 at 2.10 p.m.

A.L.R.

B649379.1 Transfer to Patricia Lindlay Sanger 10.2.1998 at 9.01.

for DLR



Measurements are Metric

- OVER -

No. 25C/386

No. 25C/386

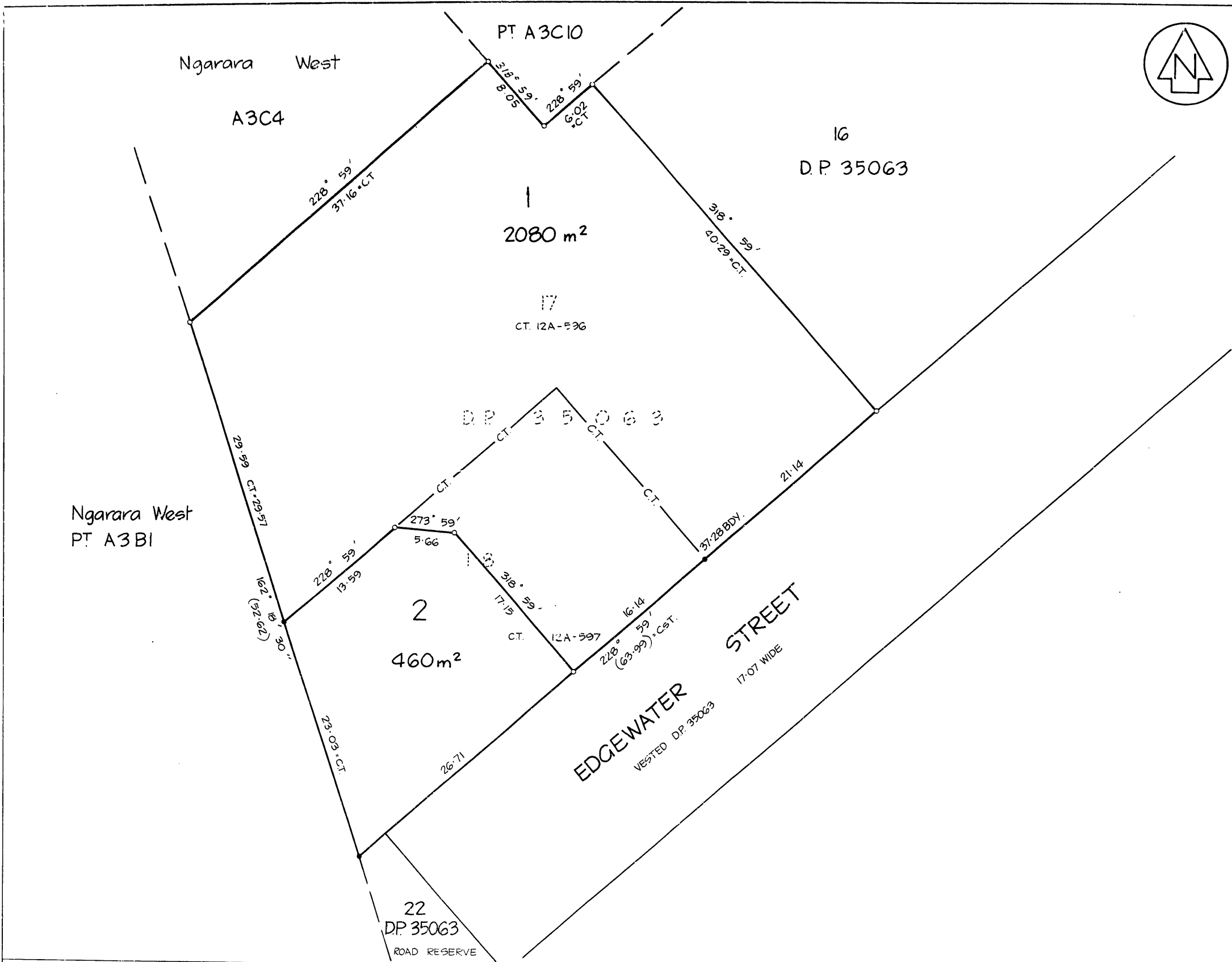
CERTIFICATE OF TITLE No. 25C/386

B814510.1 Transfer to Ian Charles Thomas
and Janice Lorna Thomas
11.12.2000 at 2.29.

Con
for RGL

686598-75,000/8/75 W K





Approvals	
N.C. Stam D. 11/11	
REGISTERED OWNERS	
Pursuant to a resolution of the Horowhenua County Council passed on the 9 day of NOVEMBER 1983 approving pursuant to Sec 305 of the Local Government Act 1974, this survey plan, & certifying that the plan is in accordance with the requirements and provisions of the operative district scheme, for the area to which the survey plan relates, the common seal of the Horowhenua County Council was affixed hereto in the presence	
Councillor	J. C. Pedley
Councillor	J. H. Staples
County Clerk	W. S. 454
In the matter of Land Transfer Plan No 55724 and pursuant to Sec 306(1)(f) of the Local Government Act 1974, I hereby certify that all the conditions shown on or referred to on the scheme plan of subdivision have been complied with to the satisfaction of the Horowhenua County Council.	
Dated at Levin this 9 day of NOVEMBER 1983	
County Clerk	
Total Area	2540 m²
Comprised in	C.T. 12A-596 (ALL) & C.T. 12A-597 (ALL)
I, Wilson Edward Lattey of Paraparaumu registered surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33 (2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, and that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.	
Dated at Paraparaumu this 7th day of November 1983 Signature	
Field Book	358 p 210, 211 Traverse Book 394 p. 83
Reference Plans	D.P. 35063 M.L. 4590
Examined	Samuel R. Lander, Correct 16.1.84
Approved as to Survey	M. W. Armstrong 16 / 84 Chief Surveyor
Deposited this	District Land Registrar
File 14538 Received 18-11-83 Instructions	55724

LAND DISTRICT Wellington
SURVEY BLK. & DIST. IX Kaitawa
NZMS 261 SHEET NO. R26/7.2 Waikanae 9

LOTS 1 & 2 BEING A SUBDIVISION OF
LOTS 17 & 18 D.P. 35063

LOCAL AUTHORITY Horowhenua County
Surveyed by Brickell, Moss & Partners
Scale 1:250 Date October 1983

Operative District Plan 2021 - Zones and Precincts

10 Edgewater Street, Waikanae (LOT 2 DP 55724 CT 25C/386)



Key to map symbols

-  Precinct
-  General Residential Zone
-  High Density Residential Zone



0 20 40 Metres

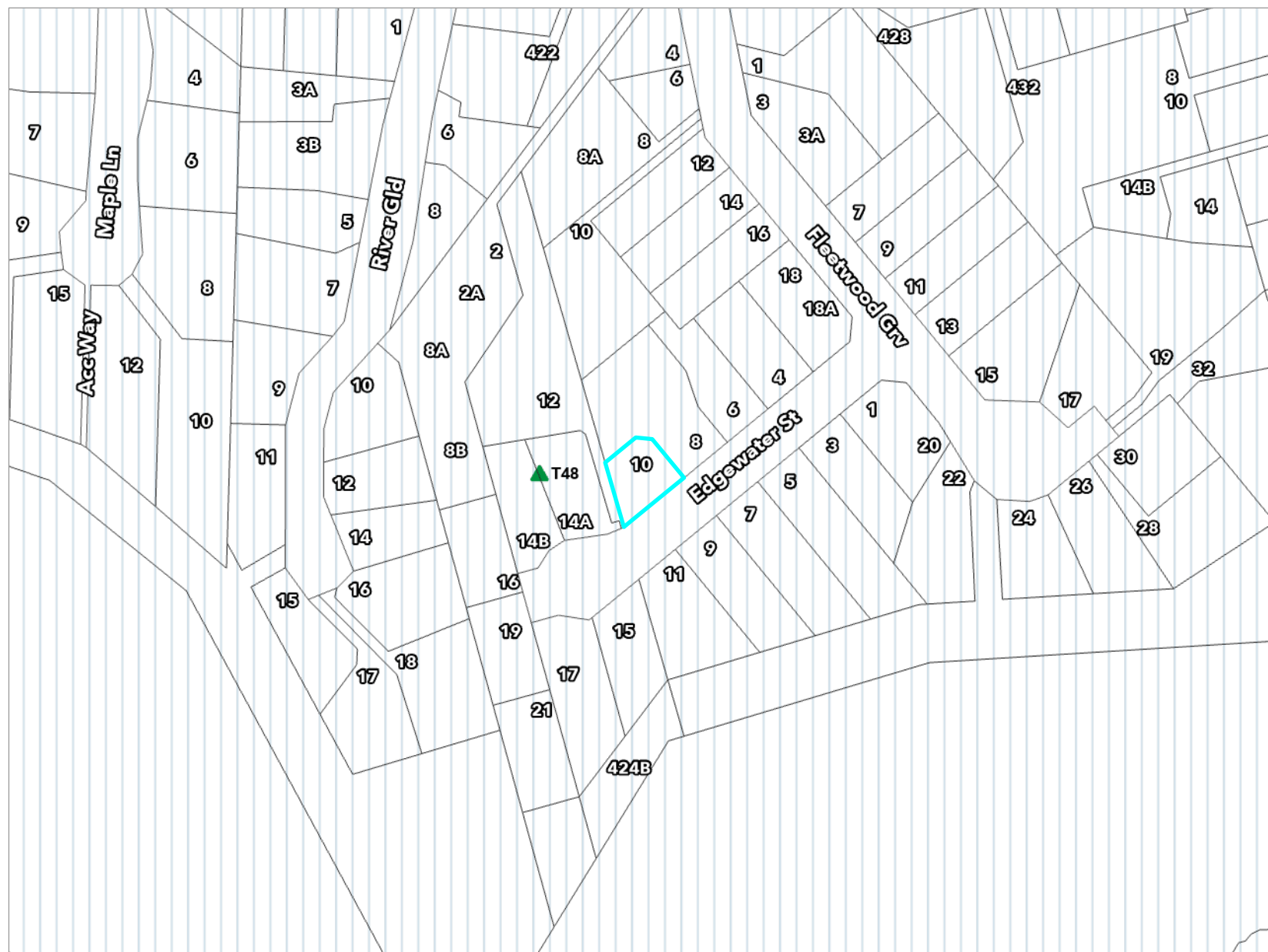
Scale @ A4 - 1:1,000

Date Printed: June 2, 2026

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

10 Edgewater Street, Waikanae (LOT 2 DP 55724 CT 25C/386)



Key to map symbols

-  Notable Trees
-  Noise Corridor
-  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

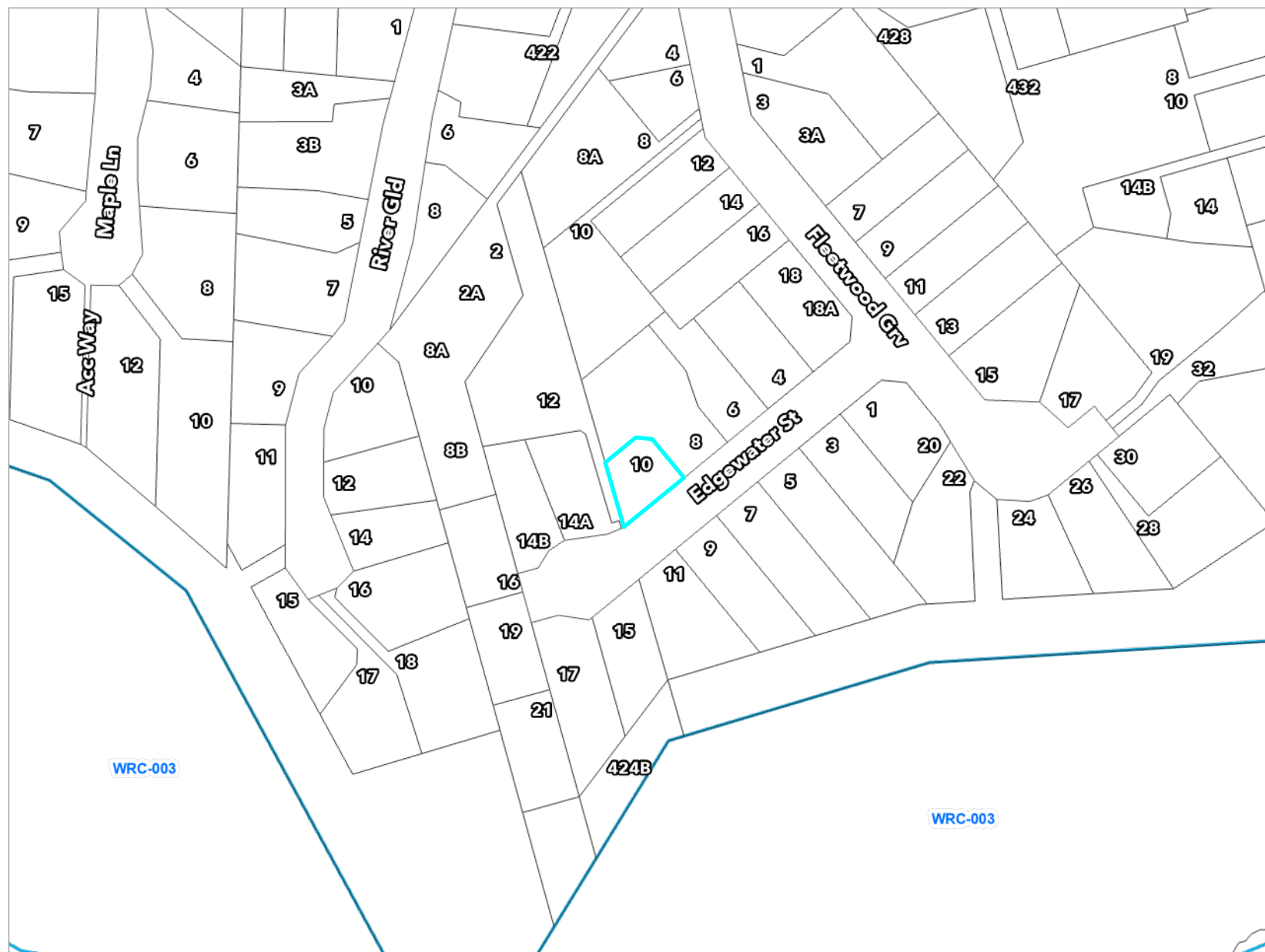
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Date Printed: June 2, 2026

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Operative District Plan 2021 - Designations & Miscellaneous Features

10 Edgewater Street, Waikanae (LOT 2 DP 55724 CT 25C/386)



Key to map symbols

 Designation

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



0 40 80 Metres

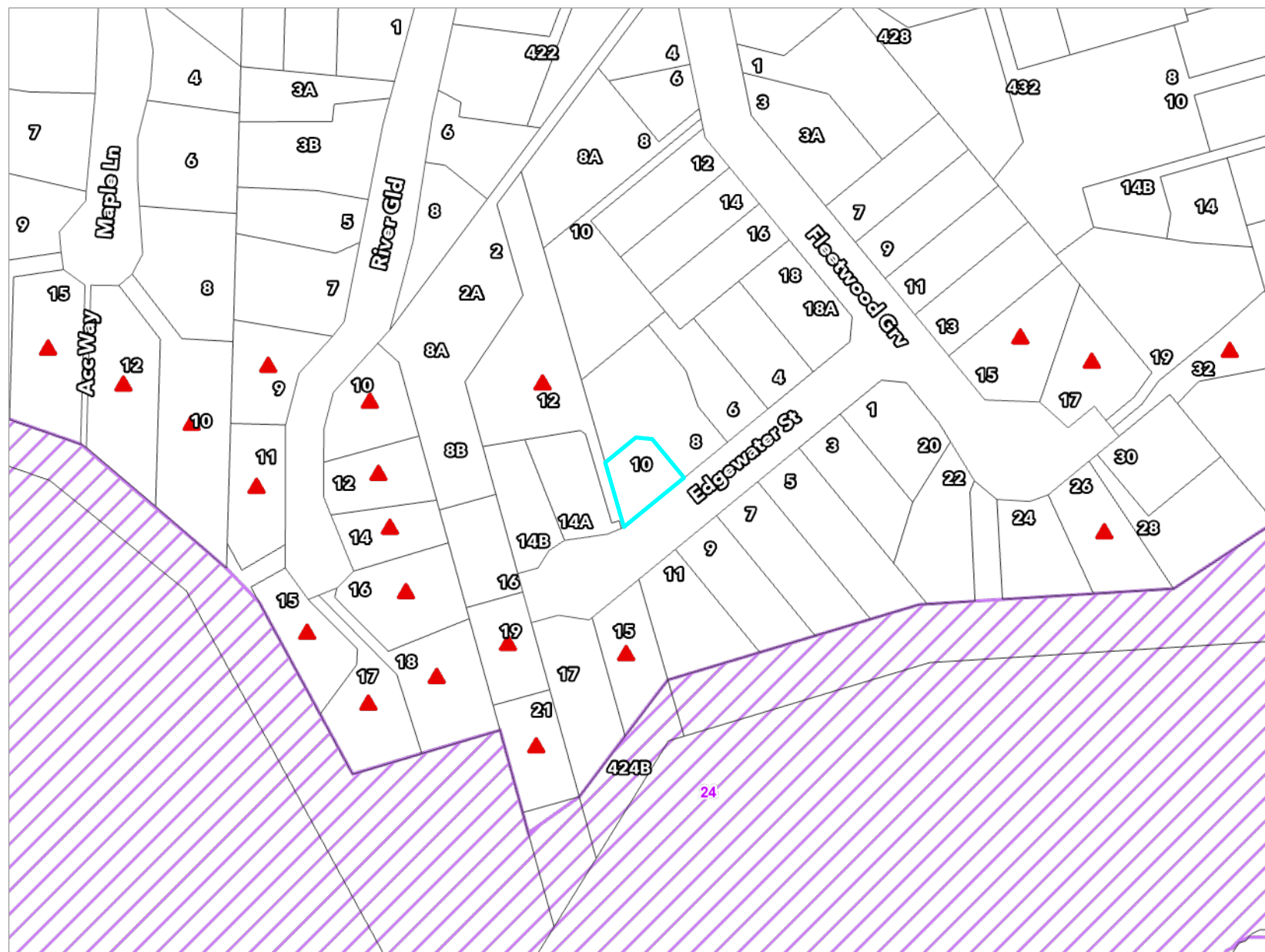
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Features

10 Edgewater Street, Waikanae (LOT 2 DP 55724 CT 25C/386)



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.



0 40 80 Metres

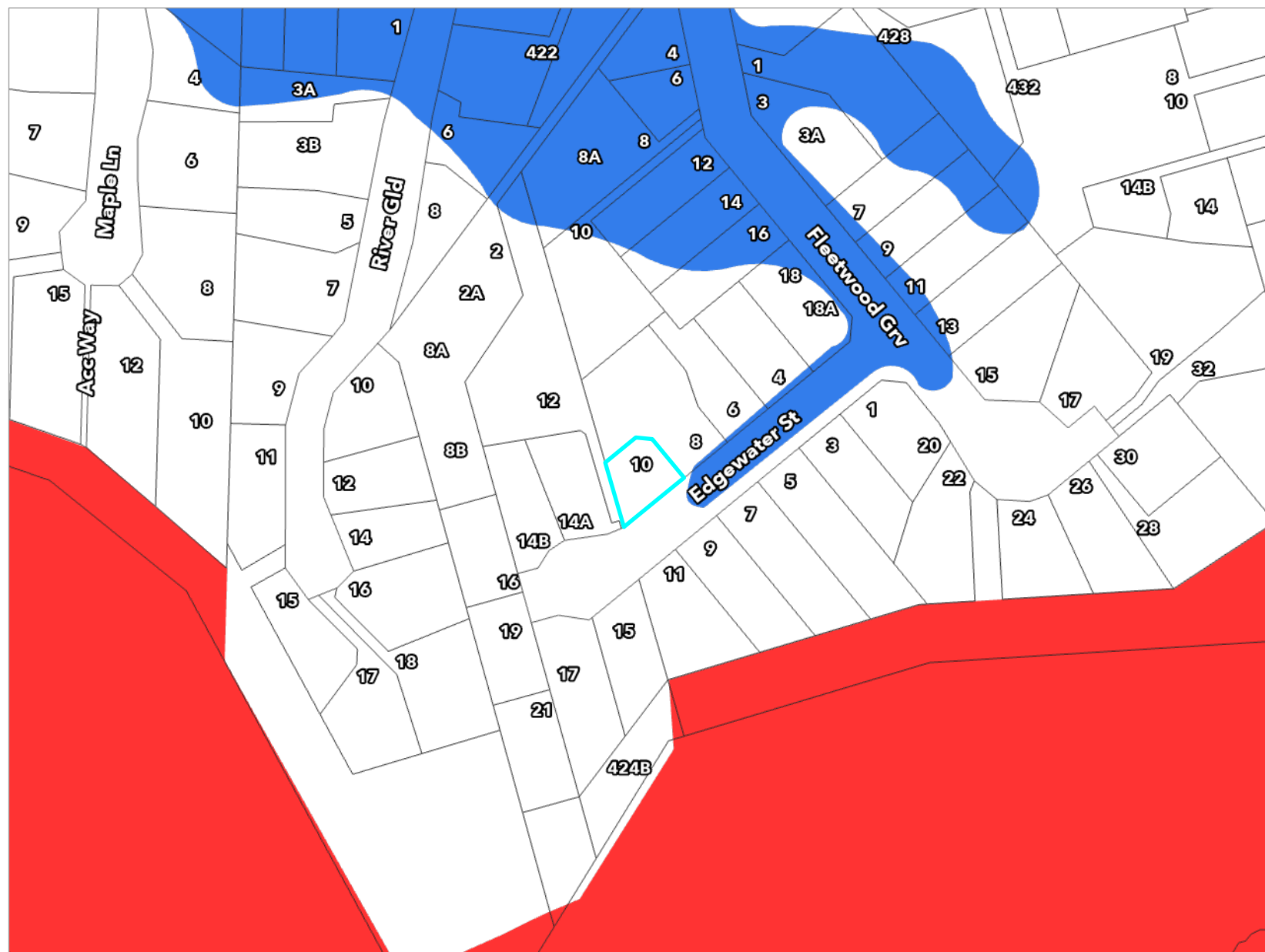
Scale @ A4 - 1:2,000

Date Printed: June 2, 2026

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Operative District Plan 2021 - Natural Hazards

10 Edgewater Street, Waikanae (LOT 2 DP 55724 CT 25C/386)



Key to map symbols

- River Corridor
- Ponding Area

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



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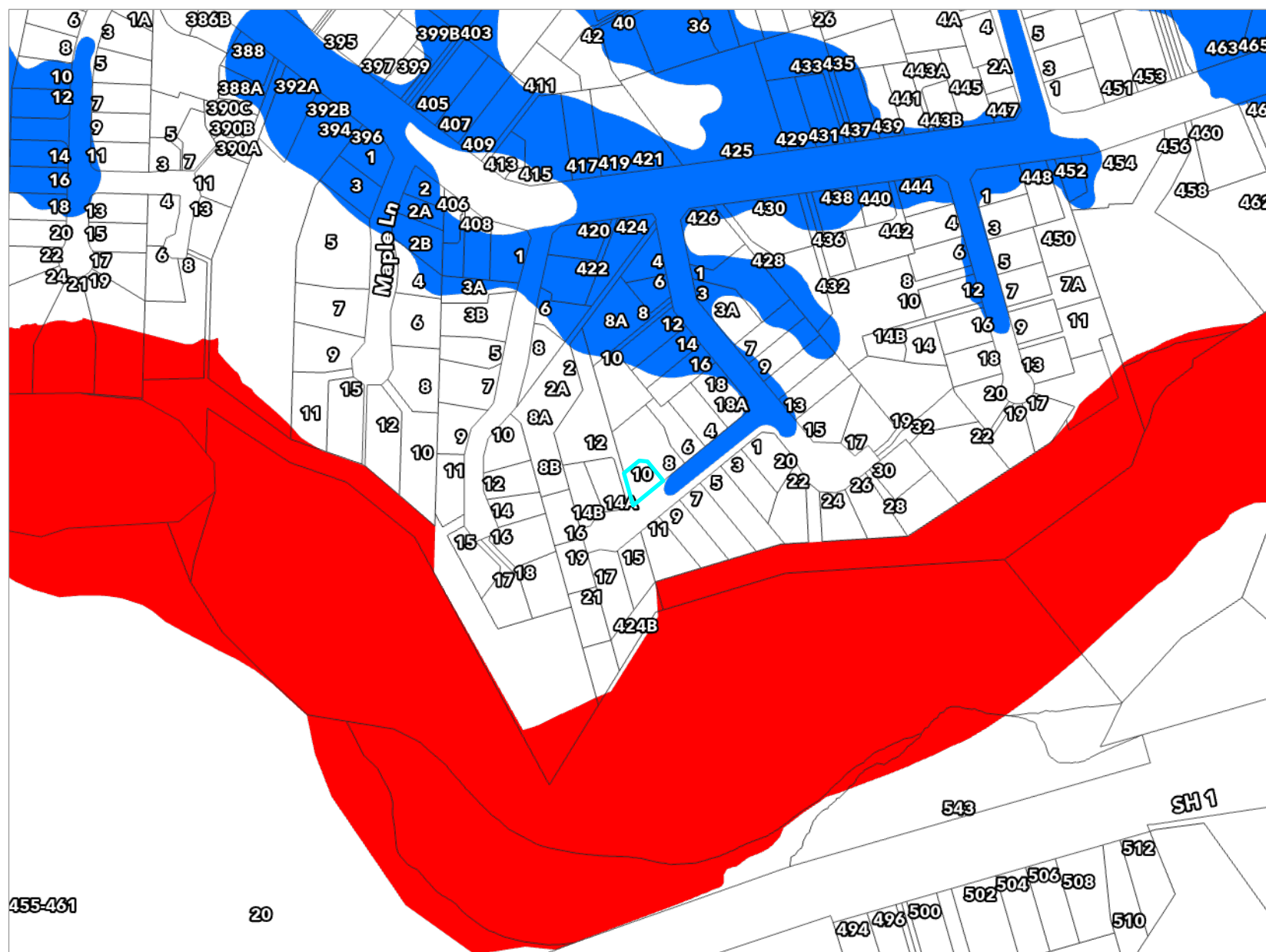
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Date Printed: June 2, 2026

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Latest Flood Hazards

10 Edgewater Street, Waikanae (LOT 2 DP 55724 CT 25C/386)



Key to map symbols

- River Corridor
- Ponding

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



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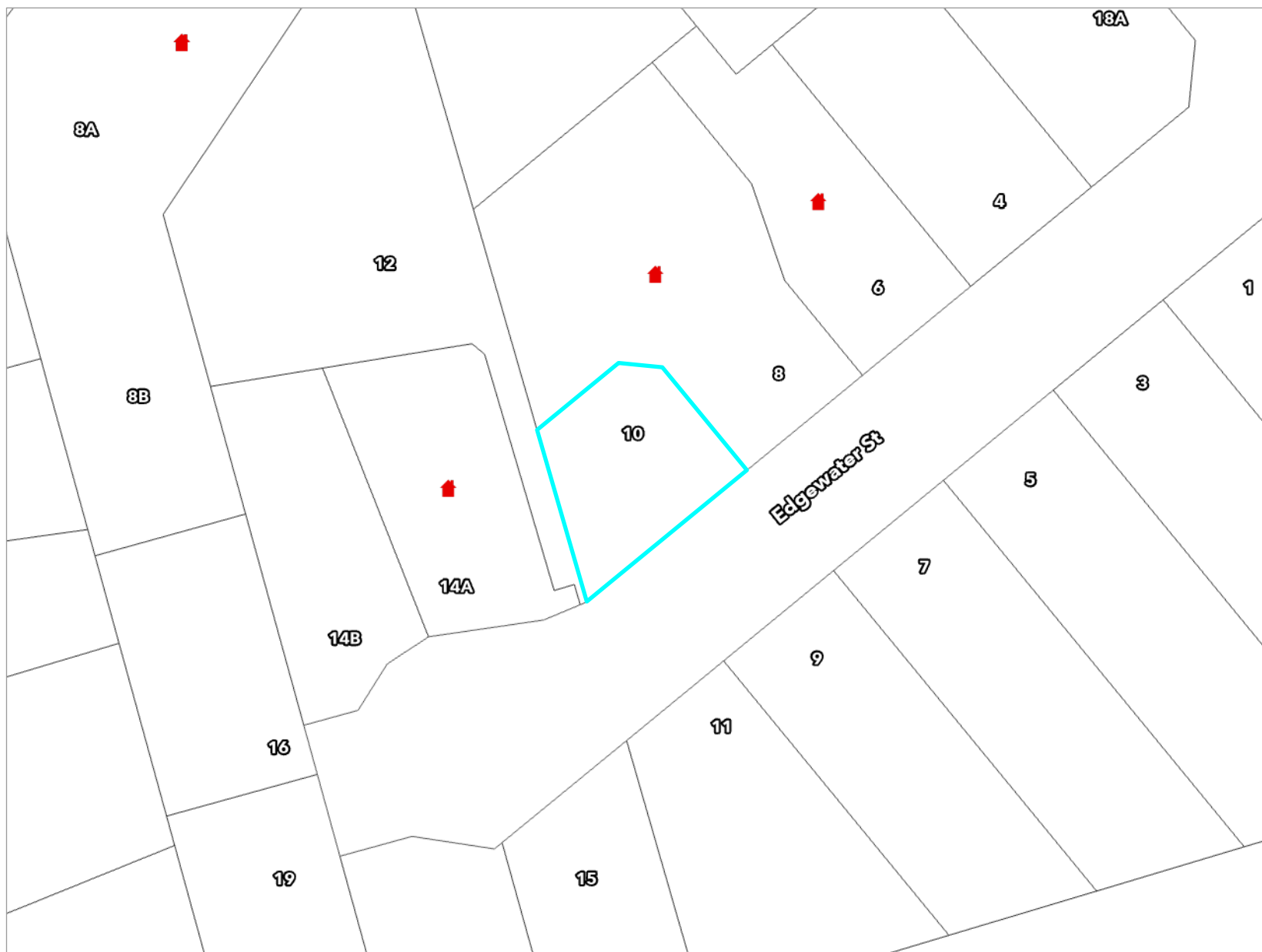
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Resource Consents Map

10 Edgewater Street, Waikanae (LOT 2 DP 55724 CT 25C/386)



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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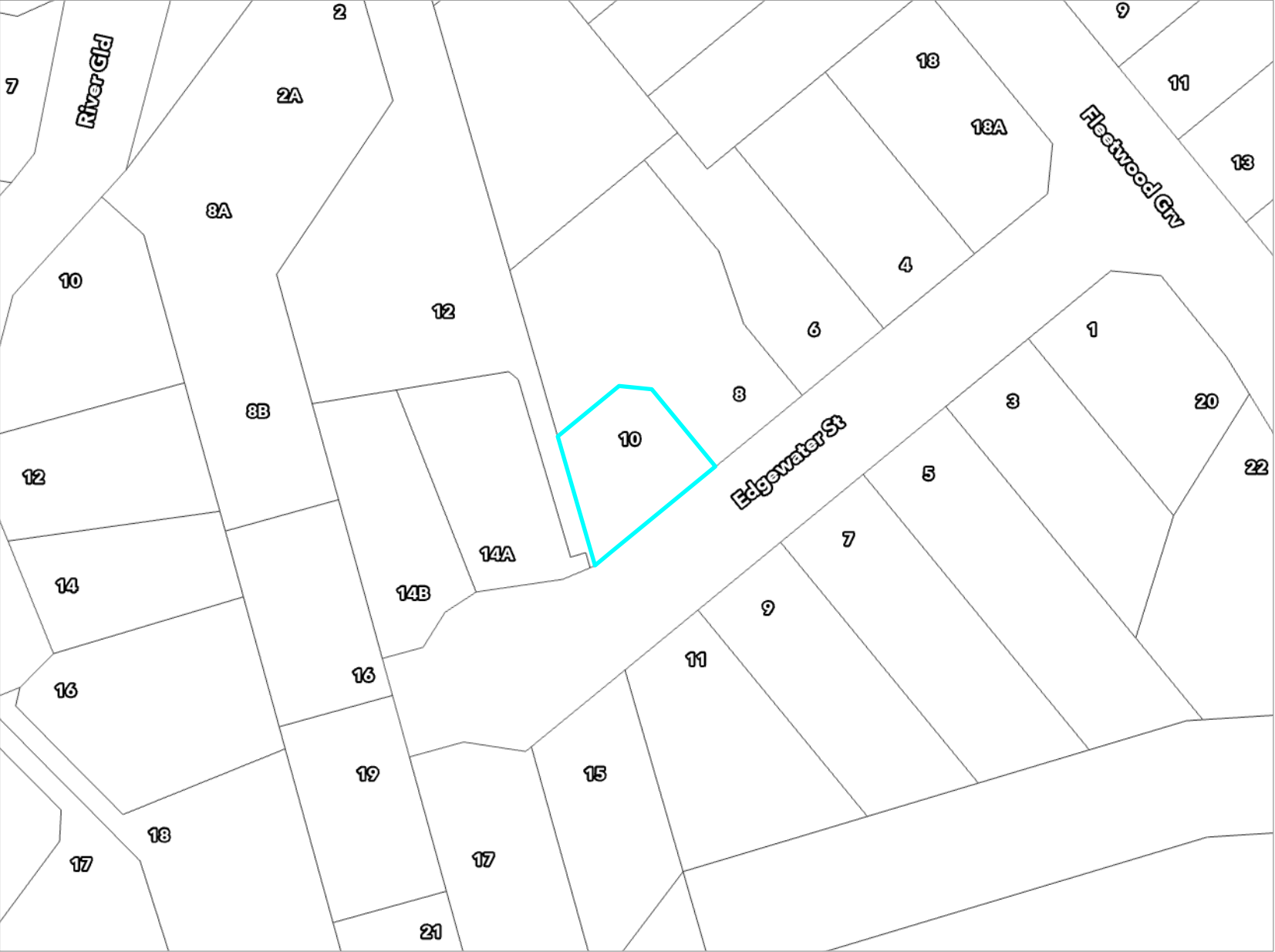
Resource Consents Report

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
000162	8 Edgewater Street, Waikanae	1494114600	LOT 1 DP 55724	SC	SUBDIVIDE LOT 1 DP 55724 INTO THREE LOTS AT 6 - 8 EDGEWATER	N	N	s.224 Issued	11/8/2000	11/5/2000
020121	6 Edgewater Street, Waikanae	1494114601		LD	PROPOSED DWELLING ENCROACHING RESIDENTIAL 3M SIDE YARD	N	N	Decision Issued	10/6/2002	22/5/2002
040183	2 Fleetwood Grove, Waikanae	1494115500	PT NGARARA WEST A3A A3 A3B1 -S O 24197 -	SC	To subdivide property into six fee simple lots	N	N	Application received for s348 LGA	16/9/2010	30/6/2004
150212	2 Fleetwood Grove, Waikanae	1494115500	LOT 10 DP 402355 CT 407606	SC	Boundary adjustment between two residential allotments	N	N	s.221 Consent Notice	18/11/2015	27/10/2015
170042	17 Edgewater Street, Waikanae	1494115700	LOT 1 DP 89797 - SUBJ TO ESMT	SC	Boundary adjustment between two residential properties and	N	N	s.221 Consent Notice	30/3/2017	8/3/2017
140236	14A Edgewater Street, Waikanae	1494114401	LOT 1 DP 485659 CT 690573	LSD	Two lot subdivision on at 424B Te Moana Road and 12 Edgewater	N	N	s.221 Consent Notice	28/1/2015	12/12/2014
190298	2 Fleetwood Grove, Waikanae	1494115500	LOT 2 DP 485397 CT 723317	SDR	A five-lot residential subdivision	N	N	s.223 Approval	20/4/2020	17/12/2019

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
230154	16 Fleetwood Grove, Waikanae	1494114900	PT NGARAR A WEST A3C10 BLK IX KAITAWA SD	LDR	Minor addition to sunroom located partly within ponding and	N	N	Letter Generated	14/11/2023	15/9/2023
980187	17 Edgewater Street, Waikanae	1494115700	PT NGARAR A WEST A3B1 -PT SUBJ TO ROW-	SC	3 ADDITIONAL RESIDENTIAL LOTS, AREA FOR RESERVE, AREA VESTED	N	N	s.224 Issued	17/6/1998	21/5/1998

Health and Alcohol Licenses

10 Edgewater Street, Waikanae (LOT 2 DP 55724 CT 25C/386)



Key to map symbols

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



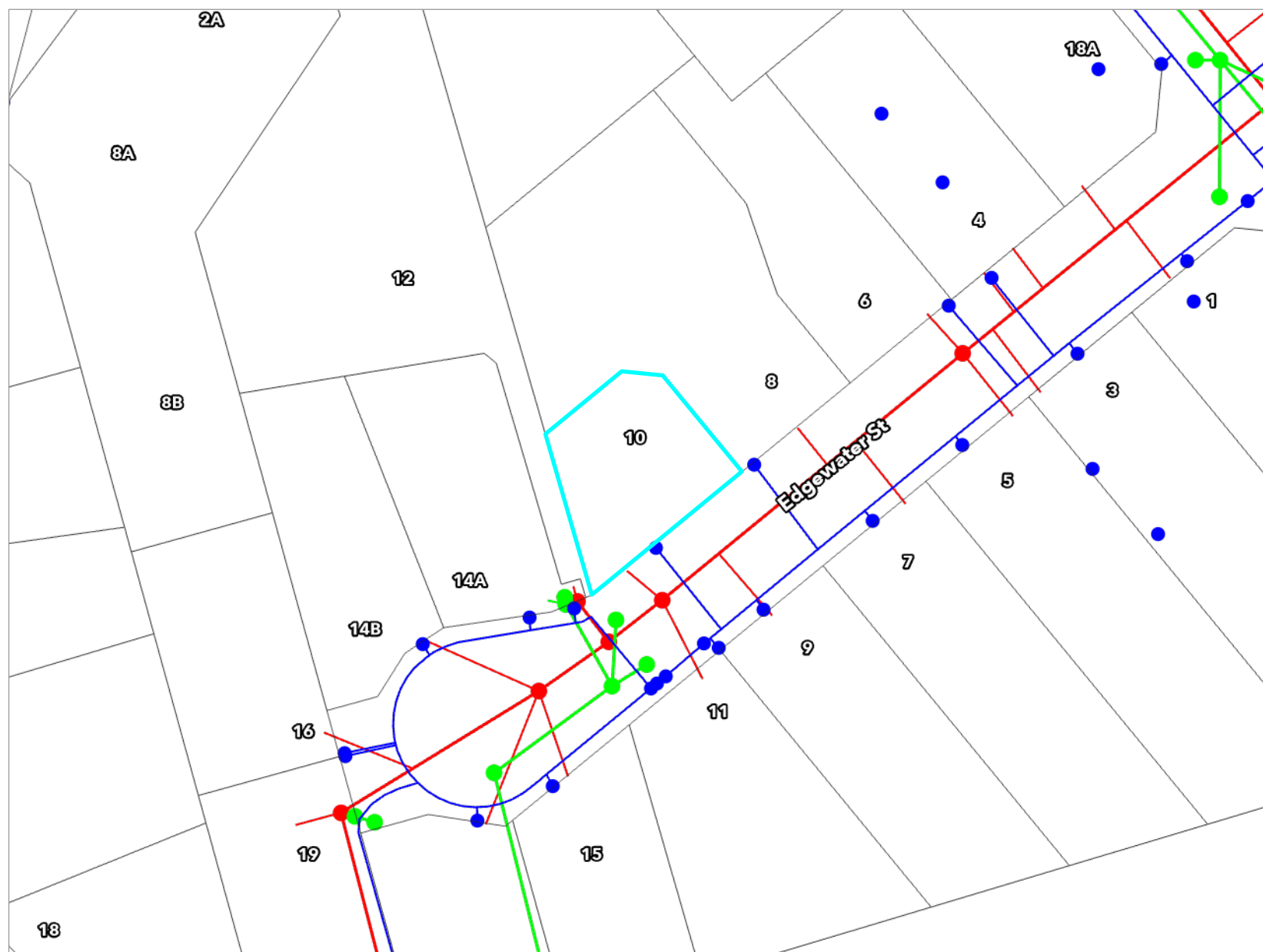
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Scale @ A4 - 1:1,000

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Services Network

10 Edgewater Street, Waikanae (LOT 2 DP 55724 CT 25C/386)



Key to map symbols

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

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

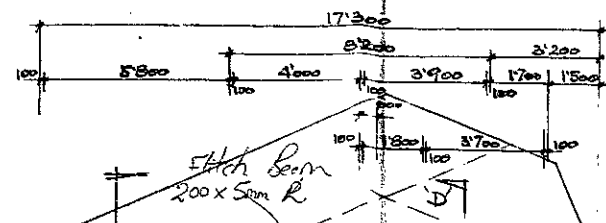


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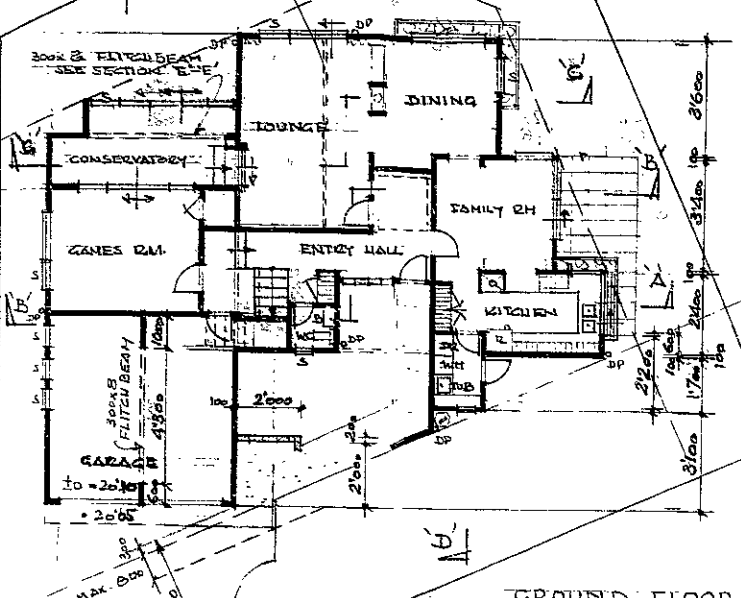
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Date Printed: June 2, 2026

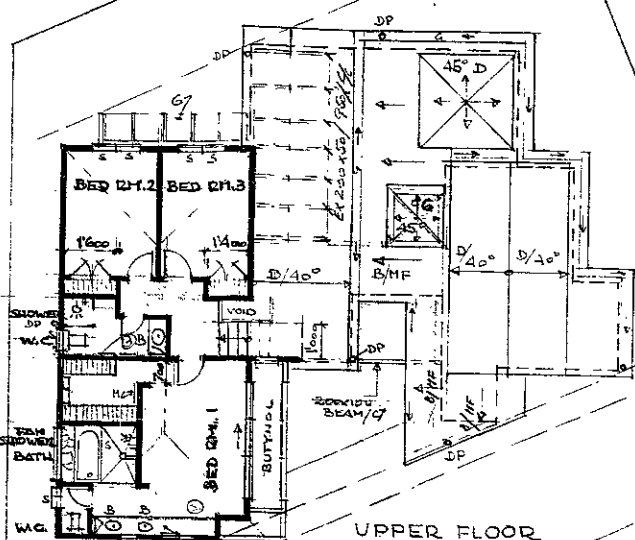
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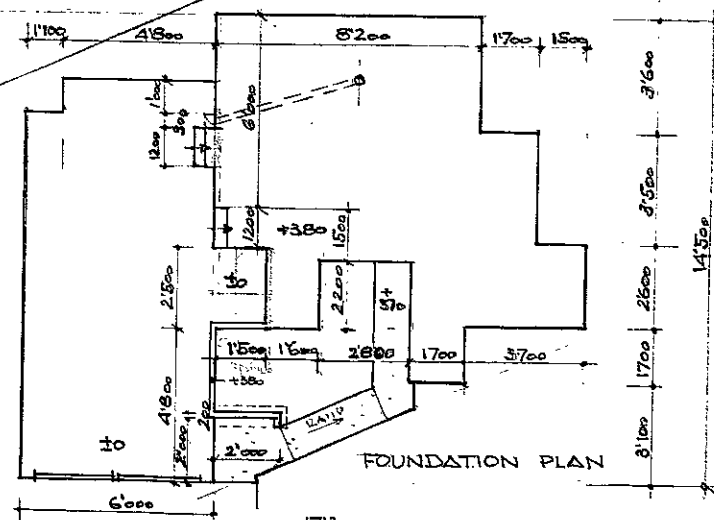
Notes:
 (1) One common garage wall both sides and regulate as for external walls.
 (2) Where external steelwork (girders) occur over bracing elements they shall be framed as steel material over a brace (e.g. 150x400 or 150x300 as appropriate).
 (3) Where bracing elements occur below finished floorings the elements (including steel plates) shall be installed before finishing floorings.



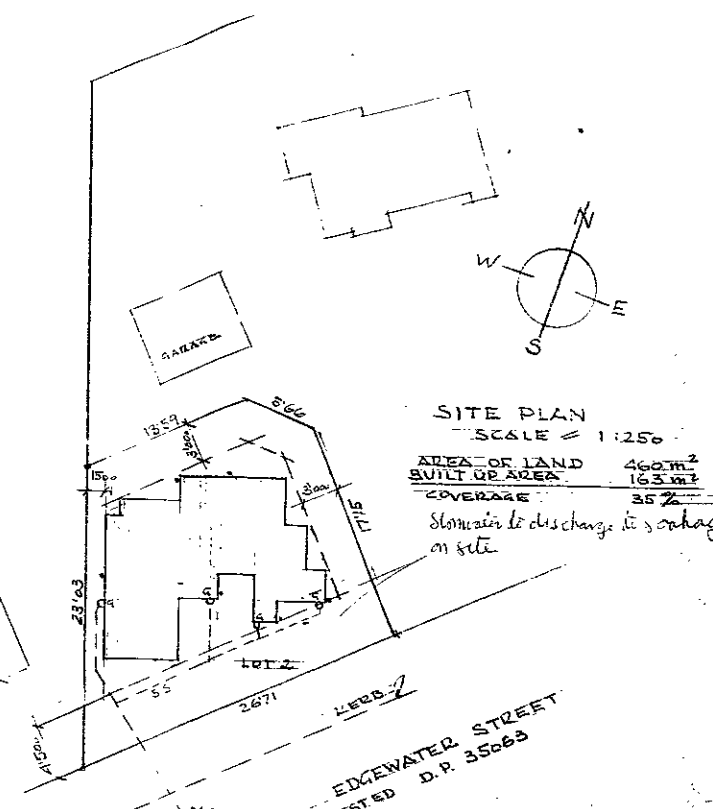
GROUND FLOOR



UPPER FLOOR



FOUNDATION PLAN



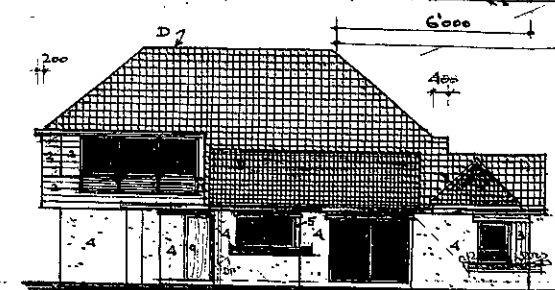
SITE PLAN
 SCALE = 1:250
 AREA OF LAND 460m²
 BUILT UP AREA 163m²
 COVERAGE 35.2%
 Stormwater discharge to drainage on site

EDGEWATER STREET
 VESTED D.P. 35065

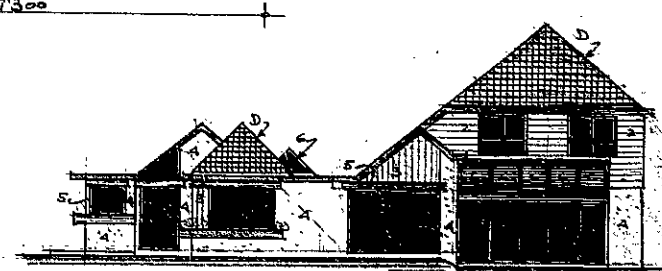
- LEGEND:
- 1 DECCA BOND ROOF TILES (CHARCOAL)
 - 2 BUTYNOL 1X ON STRUCTEX 18X
 - 3 HORIZONTAL BOARDING - RUSTICATED - CEDAR EX 200x25 - SAWN
 - 4 VERTICAL SHIPLAP - CEDAR EX 150x25 - SAWN
 - 5 FIBROLITE 75% ON BUILDING PAPER - GLAMATEX ESTERNO FINISH - See Note 2
 - 6 COVER BOARDS EX 25% CEDA 2 - SAWN
 - 7 POLYCARBONATE TWIN WALL



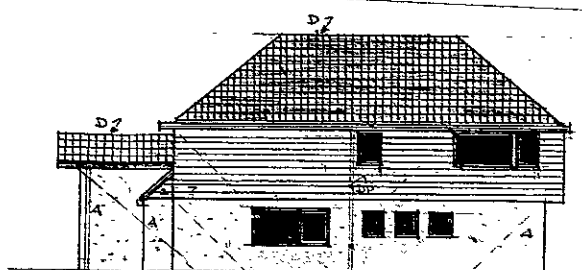
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

It is the responsibility of the owner and/or builder to ensure that proposed building levels are compatible with existing sewer connection levels.

PROPOSED HOME FOR MR. N.H. BRAMLEY - EDGEWATER STREET - WAIKANA E - LOT 2

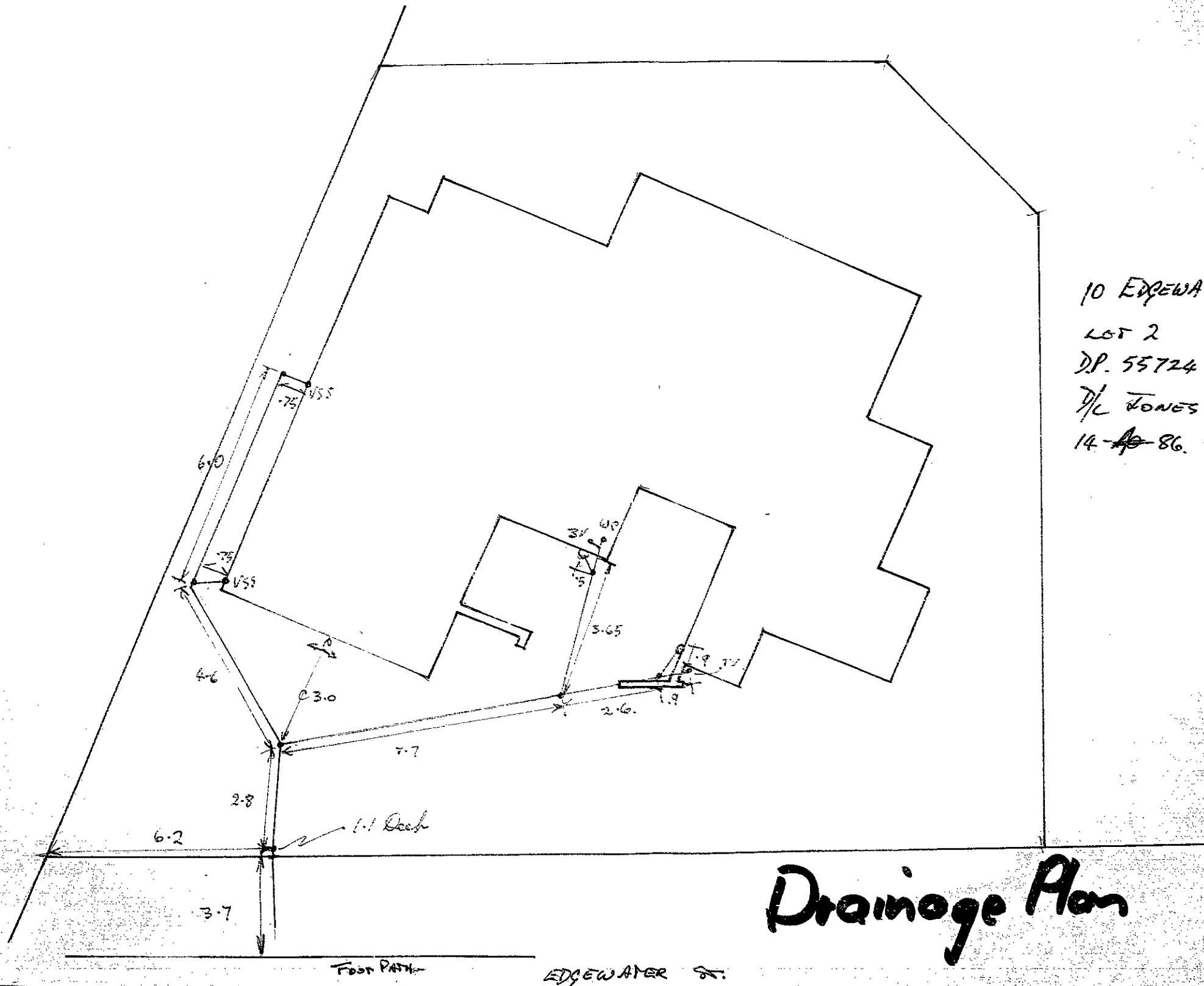
WELLINGTON, OCT. 1984

SCALE 1:100

REISINGER
 ARCHITECTS
 41 RAMA CRESCENT
 HAWKESBURY
 PHONE 782 040

16-10

14-~~4~~-86.



Drainage Plan

16-10

