Sharalyn Fraser
Agency

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

16 November 2026

John Mowbray

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 127 Field Way Waikanae Beach.

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

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

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

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

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



Jackie Adams
Manager Consenting

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Land Information Memorandum (LIM)

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

127 Field Way Waikanae Beach

Application Details

Applicant	John Mowbray
LIM number	L261145
Application date	06/11/2026
Issue Date	16/11/2026

Property Details

Property address	127 Field Way Waikanae Beach
Legal description	LOT 1 DP 484499 CT 686709
Area (hectares)	0.1411

Valuation Information

Valuation number	1491041500
Capital value	$3,100,000
Land Value	$1,240,000
Improvements Value	$1,860,000

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

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Document information

This document has been prepared in accordance with legislation

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) – to provide information relating to matters which may affect the identified property.

This Land Information Memorandum (LIM) has also been prepared for the purpose of section 44B of the Local Government Official Information and Meetings Act 1987 (LGOIMA), which requires Council to identify natural hazards and potential natural hazards, the impact of climate change that exacerbate hazards and potential hazards on the identified property.

As such, each heading or 'clause' in this LIM corresponds to a part of section 44A and 44B of LGOIMA, and the supporting Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

This LIM contains information held by Council

This LIM is a summary of information Council holds on the identified property, based on a search of Council database records as at the date of your application. Some of this information may have come from third parties, may be in draft form, or may be historical in nature. A LIM is not an inspection of the property, and Council has made no risk assessment or review of the information for the purposes of this document.

There may be other information relating to the property, which is unknown to Council and therefore not contained within this document. For example, information regarding illegal or unauthorised building or works on the property, or information held by other regional and central government agencies.

Due diligence is recommended

Any person obtaining a LIM is solely responsible for undertaking appropriate due diligence and ensuring that the property is suitable for its intended purpose.

Attachments

- 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)
- Building Consent geotechnical report (if applicable)
- Resource Consent documents (if applicable)
- Resource Consents geotechnical report (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	2026/2027
Annual Rates 1 July to 30 June	$14,529.07 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/12/2026
Rates arrears	$0.00
Water Rates	$368.43 For the 2026/2027 rating year, all water used is charged at a volumetric rate of $1.72 per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of $318.60 per separately used or inhabited part of a rating unit, is charged on the property rates invoice.
Water Rates 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

04/08/2022 BUILDING CONSENT 220456 :
New double garage on boundary with masonry fire wall :
Code Compliance issued 20/07/2023

17/04/2014 BUILDING CONSENT 140192 :
Replace two sections of existing timber ballustrade (approx 2m each in length) and two gates, with new powder coated compliant aluminium ballustrade and gates these to be attached to existing deck posts & decking with coach screws or similar :
Code Compliance Certificate issued 9/06/14

14/09/2011 BUILDING CONSENT 110480 : Adds & Alts :
Code Compliance Certificate issued 4/11/13

29/10/2003 BUILDING CONSENT 031265 : ACCESSORY BUILDING :
Code Compliance Certificate issued 22/08/07

24/10/2003 BUILDING CONSENT 030738 : NEW DWELLING :
Code Compliance Certificate issued 22/08/07

28/05/2003 BUILDING CONSENT 030690 : REMOVE DWELLING FROM SITE : Code Compliance Certificate issued 16/09/03

14/12/1988 Building Permit G011349 DWELLING 119-5 SQ M

11/04/1984 Building Permit BO68726 GARAGE/WORKSHOP 52-44 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'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

The last inspection, completed on 9/06/25, revealed that the barriers restricting access to the pool complied with the Building Act 2004.

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.

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 the land may be put, and conditions attached to that use. This section may provide some information relating to the natural hazards, which may impact this property. More information relating to these and other potential natural hazards can be found in Section 6 Natural Hazards.

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.

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. 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).

Part of this property is located within PRECINCT 62 – Coastal Qualifying Matter Precinct (General Residential Zone).
There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 2015 under resource consent number RM140240 (Subdivision of two Lots creating no additional allotments at 127 & 129 Field Way, Waikanae Beach). A copy of the Decision is provided with this LIM.

There are no known easements.
Copies of the Deposited Plan (DP 484499) and Record of Title are provided with this LIM.

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

Below is a list of resource consents issued in relation to this property and further detail can be found in the decision letters provided with this LIM.

RESOURCE CONSENT RM220049: Construct a garage exceeding the maximum floor area for accessory buildings, and not complying with side yard set back standards.

RESOURCE CONSENT RM140240: Subdivision of two lots creating no additional allotments at 127 & 129 Field Way, Waikanae Beach.

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

If you are interested in reading the full resource consent files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.
Note: some resource consent files may be archived offsite; however these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

Part of the property is adjacent to land which is shown to contain a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is :
Special Amenity Feature or Landscape - distinctive highly valued landscape or landform.
SAL29: Southern Beaches Special Amenity Landscape (Beach and public areas of the foredunes extending from the settlement of Paekakariki through to the northern edge of the Waikanae Beach settlement including the Wharemauku Stream, Tikotu Creek and Waimeha Stream mouths (excluding the Paekakariki escarpment, Whareroa Dunes and Waikanae River Mouth beach and foredune areas that have been assessed separately).

There is no record of any identified cultural or archaeological sites contained on this site.

5. Special Features and Characteristics of the Land

This section identifies information held by Council 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.

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 Selected Land Use Register (HAIL Database).

Other Information
Part of the property is shown to be subject to and adjacent to a flood hazard in the Operative District Plan (2021), and the latest Flood Hazard Maps.
The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

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

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

Part of the property is shown to be subject to and adjacent 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.

The Operative District Plan (1999) includes some coastal hazard building line restrictions. Their purpose is to restrict the placement of permanent development, such as houses, on land considered to be at high risk from sea erosion.
It means that building work is restricted to a certain distance from the property boundary adjoining the coast. This area is referred to as the coastal yard in the Operative District Plan (1999).

This property is shown to be subject to the following Coastal Building Line Restriction: Waikanae, Te Horo Beach -7.5 metres from the seaward title boundary.

These coastal hazard provisions are contained in their original form under the Coastal Chapter of the Operative District Plan (2021) and can be viewed on the Natural Hazards maps of the Operative District Plan 2021,
and on the Districtwide and Urban Zones and Features Maps 8, 11, 14, 16 and 19 of the District Plan 1999.

6. Natural Hazards

This section identifies information held by Council about natural hazards, which may present a risk to the land in question, as required section 44B of LGOIMA and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.
A natural hazard is 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 affect human life, property, or other aspects of the environment.
The impacts of some natural hazards may also be worsened by the effects of climate change. Where Council holds information relating to climate change, it will be included within the natural hazards section.

The Operative District Plan 2021 contains information relating to natural hazards, which may present a risk to property and people within the Kāpiti Coast District. These are discussed below, with further information relating to how this property could be impacted available in the Operative District Plan 2021, and on the attached maps.

Natural hazard information held by Council

Natural hazards identified in the District Plan
Earthquakes
Due to its geographical features, the Kāpiti Coast District may be at risk of earthquakes. Earthquake fault traces within the Kāpiti Coast are mapped in the Operative District Plan 2021, and can help you identify whether this property may fall within a fault area.

Further mapping is also available in the information provided by the Greater Wellington Regional Council later in this section.
Liquefaction
Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to liquefaction in the event of an earthquake.

More information on this risk can be found in the Operative District Plan 2021, and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Slope failure
Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to slope failure in the event of an earthquake. Those areas in the southern or southeastern parts of the District such as Paekākāriki and Raumati, may be particularly susceptible.

More information detailing earthquake-related hazards can be found in the Operative District Plan 2021, and is also available in the information provided by the Greater Wellington Regional Council later in this section.

If this property has been subject to a Building or Resource Consent, a geotechnical assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

Fire
Due to its climate and geographical features, the Kāpiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in our Operative District Plan 2021.

Further information relating to fire risks, can also be found in the information provided by the Greater Wellington Regional Council later in this section.

Tsunami
Under certain circumstances, the Kāpiti Coast District may be at risk of experiencing a tsunami. To understand the potential risk to this property and the evacuation zones please see the updated tsunami evacuation maps for Kāpiti these can be viewed at the Council's website at Tsunami Zones.

Flooding
Due to its physical landscape, the Kāpiti Coast District presents with a varying level of flood risk. For more information about this risk and the property can be found under "flood hazard categories" on the District Plan Maps and in the Operative District Plan 2021

Council is currently undertaking an update of its flood modelling, which will provide up-to-date information regarding flood hazards within the Kāpiti Coast District, including at a property level. This information is only in draft currently, which has been released for consultation with the community. As it is only in draft form, the information may change prior to its finalisation, which may influence how the risk of flooding could affect this property.

More information on flood hazard modelling, including currently available information can be found on the Council website www.kapiticoast.govt.nz/environment/flood-hazard-management/flood-hazard-modelling/.

For more information, please contact the Stormwater and Coastal Assets team on 0800 486 486.

If this property has been subject to a Building or Resource Consent, a geotechnical or liquefaction assessment may have been completed and could provide more detailed and site-specific information about this property. Hazard information regarding Building or Resource Consents for this property can be found later in this section.

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 Kāpiti 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.

Natural hazards identified under the Building Act 2004

Natural hazards identified under the Building Act 2004 during a consenting process may influence whether land can be built on and/or the specifications required to mitigate risk. Natural hazards under Section 71(3) of the Building Act include erosion, falling debris, subsidence, inundation, and slippage.

Consents notified relating to a natural hazard

If this property has had a Building Consent issued, which required notification for a natural hazard, it will be found in *Section 2: Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings*.

Notices issued under 133BT

Under certain conditions, for example if a building presents a risk of injury or death to people or has been evacuated during an emergency event, a notice may be issued.

A Notice under 133BT of the Building Act 2004 has not been identified for this property. For further information on this section, contact the Building Team on 0800 486 486.

Geotechnical assessment

If this property has been the subject of a 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 and natural hazards at that site including liquefaction and slope stability assessment as well as commentary on ground bearing capacity.

A geotechnical report supplied under the Building Act 2004 has not been identified for this property.

All available Building Consent geotechnical assessments are located in attached building files. For further information on this section, contact the **Building Team** on 0800 486 486

Natural hazards identified under the Resource Management Act 1991

Natural hazards identified under Resource Management Act 1991 during a consenting process could influence how land may be used and/or whether land can be built on, as well as any specification required to mitigate the risk of natural hazards. The definition of a natural hazard under the Resource Management Act can be found at the beginning of this section.

If this property has been the subject of a Resource Consent since 1 July 2020, a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about the risk of natural hazards at the property.

A geotechnical report supplied under the Resource Management Act 1991 has not been identified for this property.

For further information contact the **Resource Consents Team** on 0800 486 486.

Natural hazard information provided by Greater Wellington Regional Council

This information has been provided by Greater Wellington Regional Council in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. No alteration has been made to this information.

Hazard information

Greater Wellington Regional Council holds information on natural hazards relevant to the region. Greater Wellington's hazard information has been developed to help the public, local authorities and others manage risk and make informed decisions about their exposure to natural hazards.

Please note this information has been produced at a range of scales and may not be property specific. Local Council District Plans may hold more detailed hazard information and rules on how they are applied in your area. This information is periodically updated as new studies and modelling is carried out.

- Fluvial (river) flood hazard
- Coastal flood hazard
- Tsunami hazard
- Wildfire hazard
- Seismic hazard

Climate change has the potential to exacerbate some of these hazards. More information about future changes to the regional climate can be found on the Greater Wellington website: https://mapping1.gw.govt.nz/gw/ClimateChange/ and https://mapping1.gw.govt.nz/GW/ClimateChange_StoryMap/#.

Please contact **Greater Wellington Regional Council** at info@gw.govt.nz for more information.

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's **Flood Advisory Team**
www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice.

Be prepared

If your home, or place of work is vulnerable to a natural hazard we advise that you are prepared, with enough supplies for 7 days and an effective emergency plan. For further guidance please visit the Wellington Regional Emergency Management Office for more information www.wremo.nz. It is also recommended that you check that your insurance cover is appropriate for the hazards present.

Other natural hazard information

No other information found.

7. Other land and building classifications

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

No information located.

8. 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 plans 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.

9. 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.

10. 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.

11. 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

No information found.

Cultural and Archaeological

The settlement history of the Kāpiti 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

12. 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
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. This may also include technical reports (such as geotechnical and/or structural reports) if available.

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 Kāpiti 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.

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 **686709**

Land Registration District **Wellington**

Date Issued 01 May 2015

Prior References

WN12A/111 WN12A/112

Estate Fee Simple

Area 1411 square metres more or less

Legal Description Lot 1 Deposited Plan 484499

Original Registered Owners

McGuinness PA Limited

Interests

10830667.1 Transfer to John Reader Mowbray and Jane Claire Mowbray - 28.7.2017 at 11:29 am

10830667.2 Mortgage to ANZ Bank New Zealand Limited - 28.7.2017 at 11:29 am

CSD Plan - DP 484499

Survey Number	DP 484499
Surveyor Reference	S14-0785 127-129 Field Way
Surveyor	Hudson Laurence Moody
Survey Firm	Spencer Holmes Ltd
Surveyor Declaration	I Hudson Laurence Moody, 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 31 Mar 2015 05:04 PM

Survey Details

Dataset Description	LOTS 1 AND 2 BEING SUBDIVISION OF LOTS 14 AND 15 DP 35052		
Purpose	LT Subdivision		
Status	Deposited	**Type**	Survey
Land District	Wellington	**Survey Class**	Class A
Meridional Circuit	Wanganui 2000		

Survey Dates

Surveyed Date	20/02/2015	**Certified Date**	31/03/2015
Submitted Date	31/03/2015 17:04:40	**Survey Approval Date**	18/04/2015
Deposit Date	01/05/2015		

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 72871	Wellington	0°00'00"
DP 35052	Wellington	-0°01'00"
DP 50203	Wellington	-0°01'00"
SO 38007	Wellington	0°00'00"
DP 91324	Wellington	0°00'00"

Territorial Authorities

Kapiti Coast District

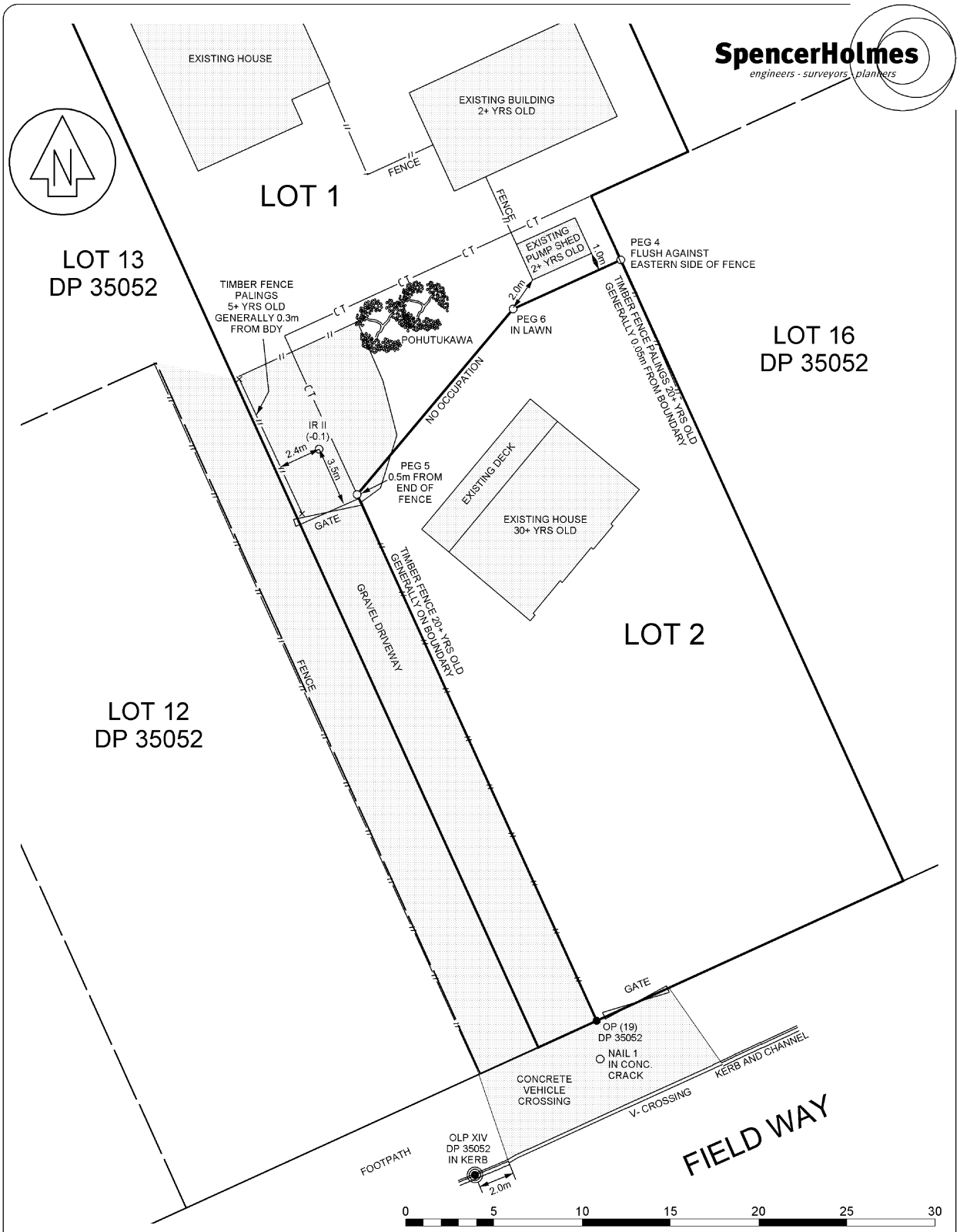
Comprised In

CT WN12A/112

CT WN12A/111

Created Parcels

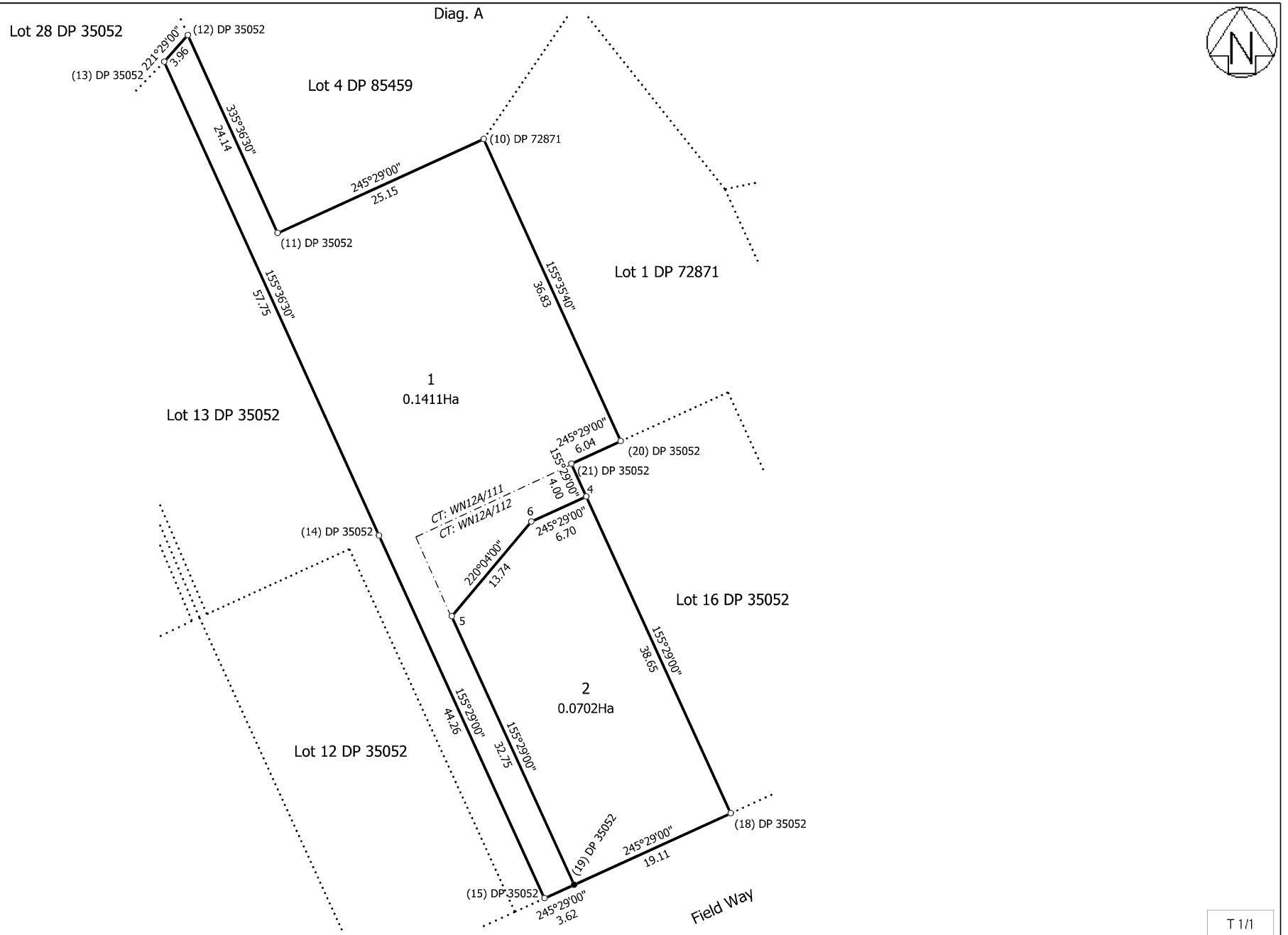
Parcels	Parcel Intent	Area	CT Reference
Lot 2 Deposited Plan 484499	Fee Simple Title	0.0702 Ha	686710
Lot 1 Deposited Plan 484499	Fee Simple Title	0.1411 Ha	686709
Total Area		0.2113 Ha	



Spencer Holmes Ltd
Level 6 - 8 Willis Street
PO Box 588
Wellington NZ
Ph (04) 472 2261
Fax (04) 471 2372
admin@spencerholmes.co.nz

DP 484499 OCCUPATION & PRM LOCATION DIAGRAM

CAD FILE	S14-0785-OC1 - OC1
DATE	20/02/2014
SCALE	1:200 @ A3
DRAWING NUMBER	S14-0785-02
REV	A



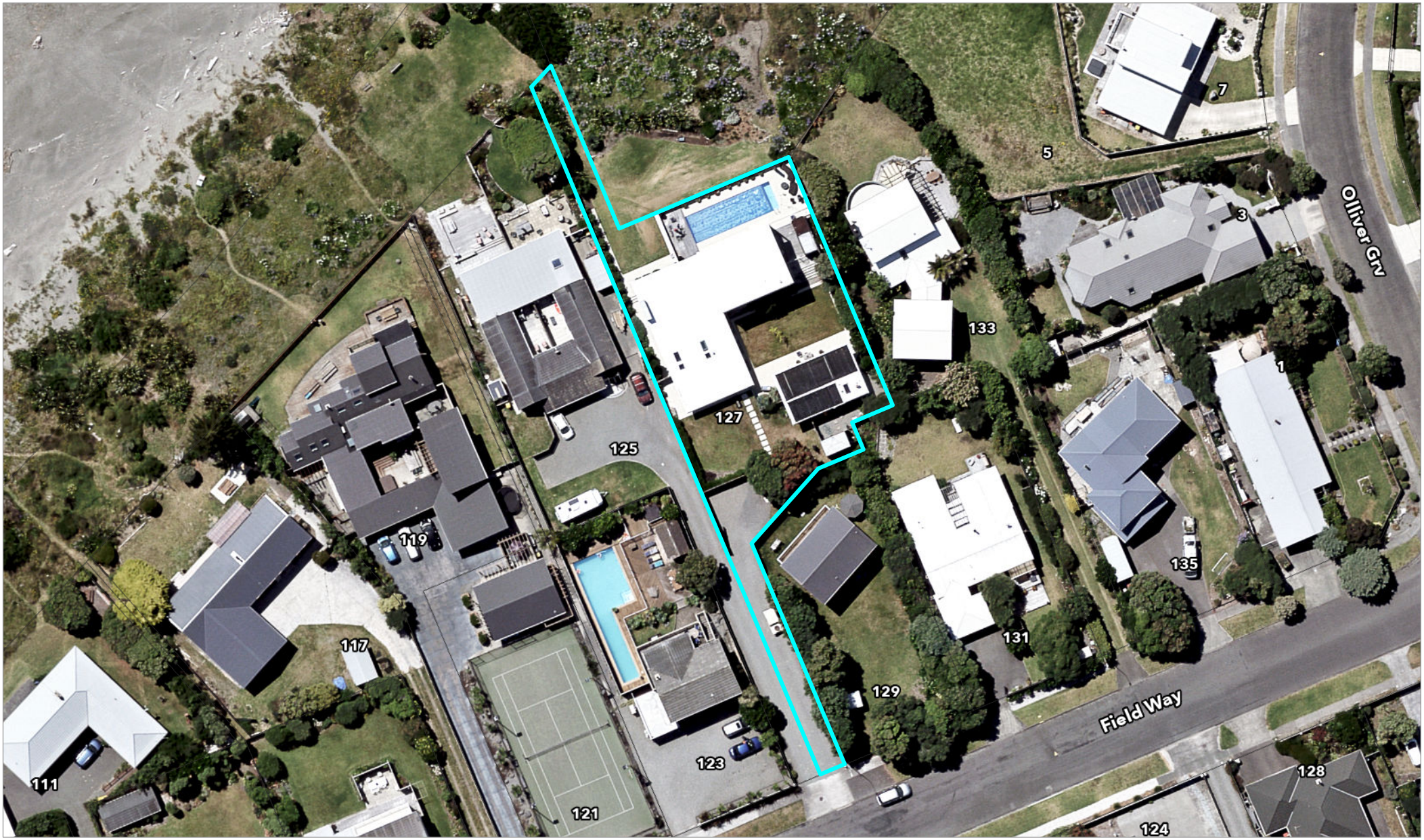
T 1/1

Land District: Wellington Digitally Generated Plan Generated on: 12/05/2015 1:27pm Page 6 of 6	LOTS 1 AND 2 BEING SUBDIVISION OF LOTS 14 AND 15 DP 35052	Surveyor: Hudson Laurence Moody Firm: Spencer Holmes Ltd Survey Date: 20/02/2015	CSD Plan DP 484499 Deposited on: 1/05/2015

Aerial Photography

127 Field Way Waikanae Beach - LOT 1 DP 484499 CT 686709

Kāpiti Coast DISTRICT COUNCIL



N

0 10 20 Metres

Scale @ A4 - 1:700

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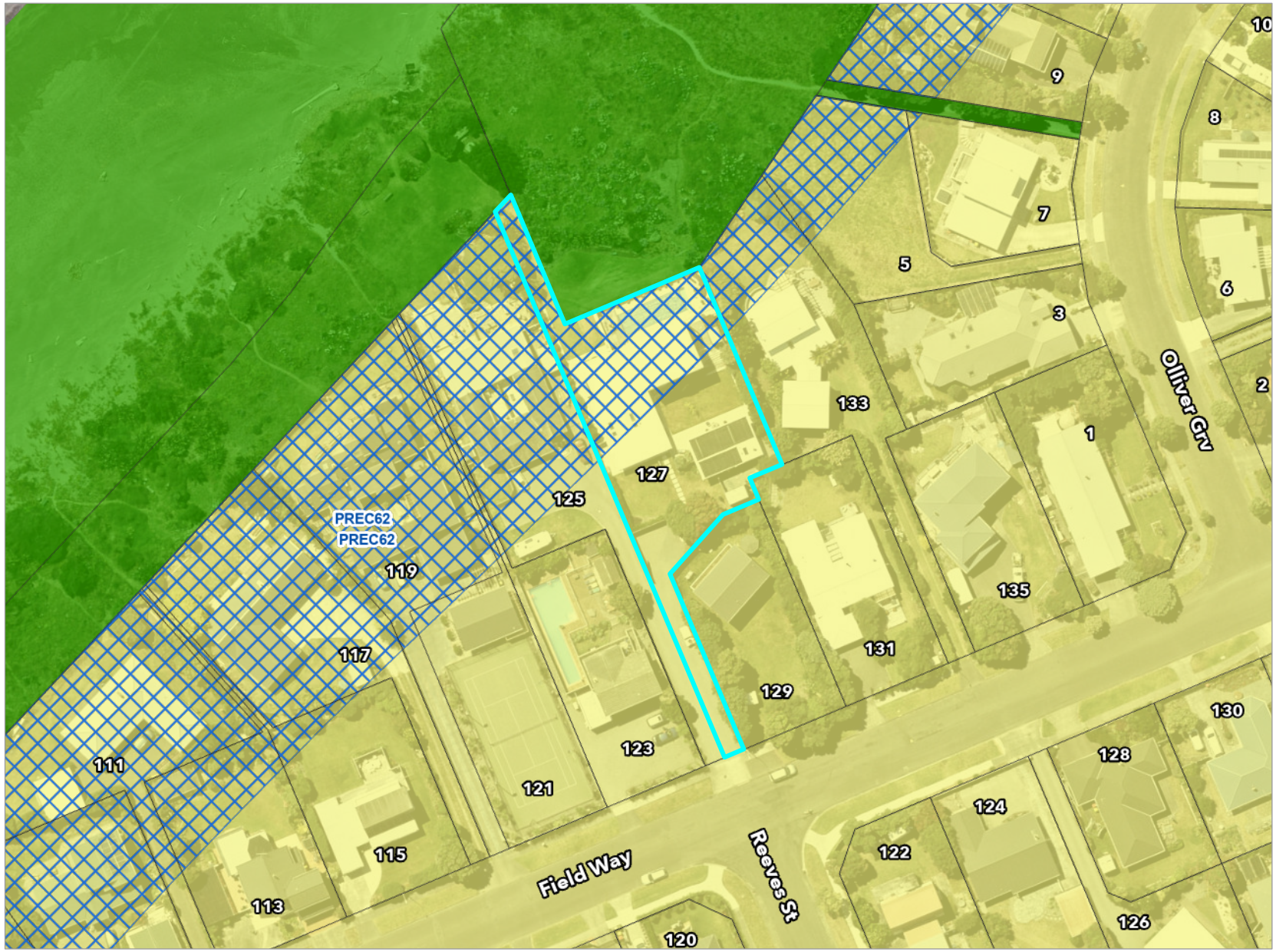
Operative District Plan 2021 - Zones and Precincts

127 Field Way Waikanae Beach - LOT 1 DP 484499 CT 686709

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

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

N

0 20 40 Metres

Scale @ A4 - 1:1,000

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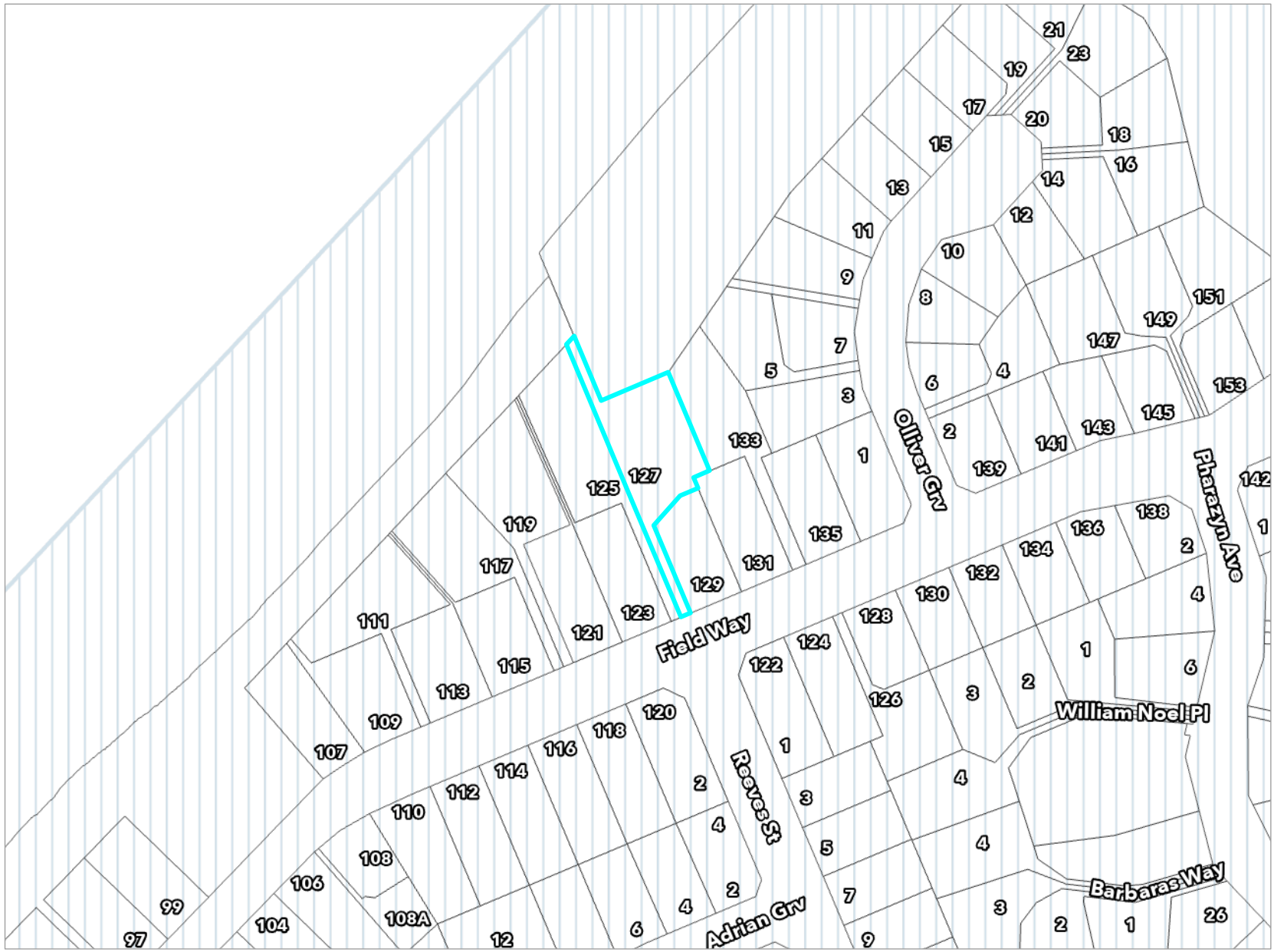
Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

127 Field Way Waikanae Beach - LOT 1 DP 484499 CT 686709

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

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.

N

0 40 80 Metres

Scale @ A4 - 1:2,000

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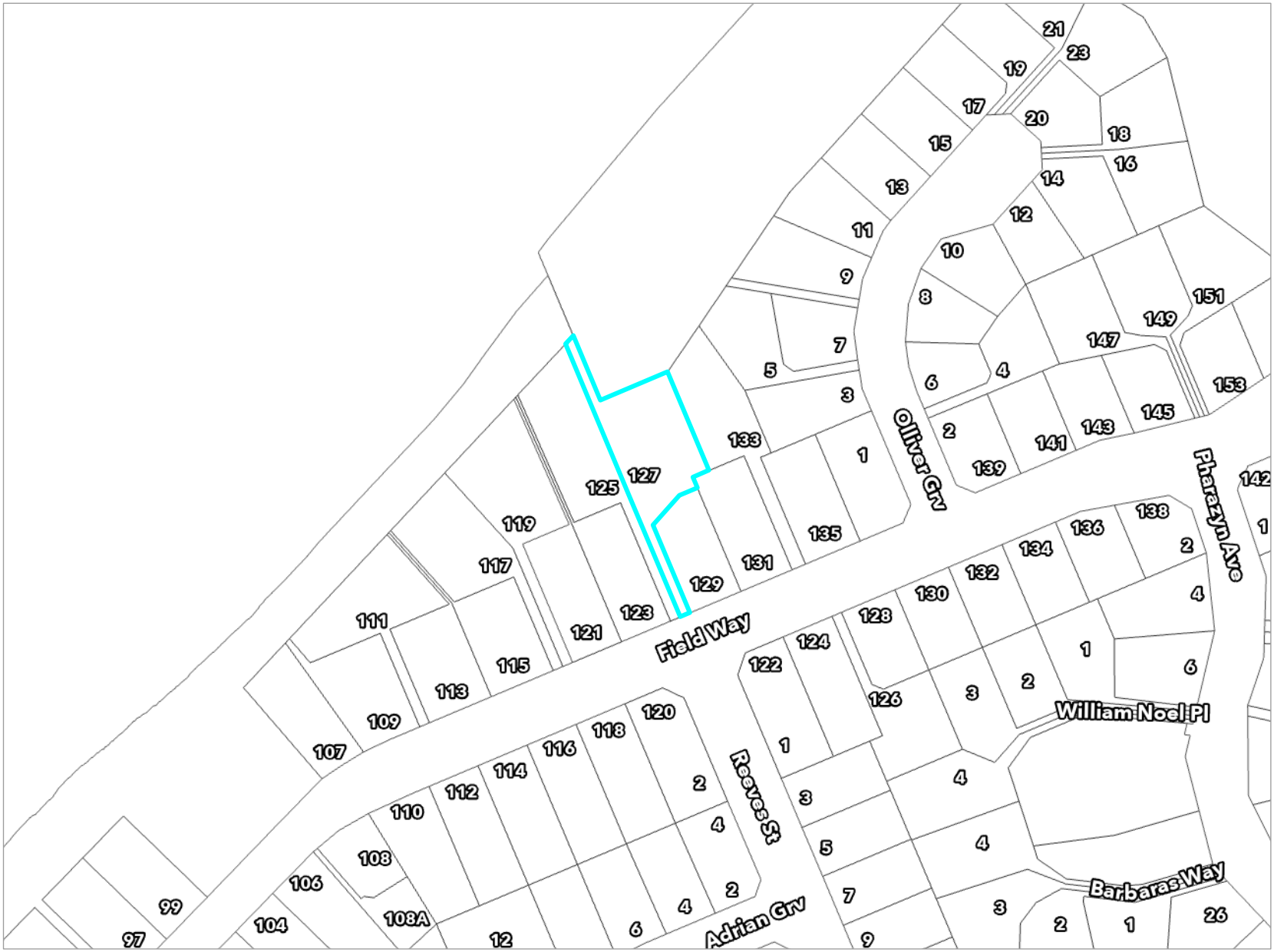
Operative District Plan 2021 - Designations & Miscellaneous Features

127 Field Way Waikanae Beach - LOT 1 DP 484499 CT 686709



Key to map symbols

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N

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Scale @ A4 - 1:2,000

Date Printed: November 6, 2026

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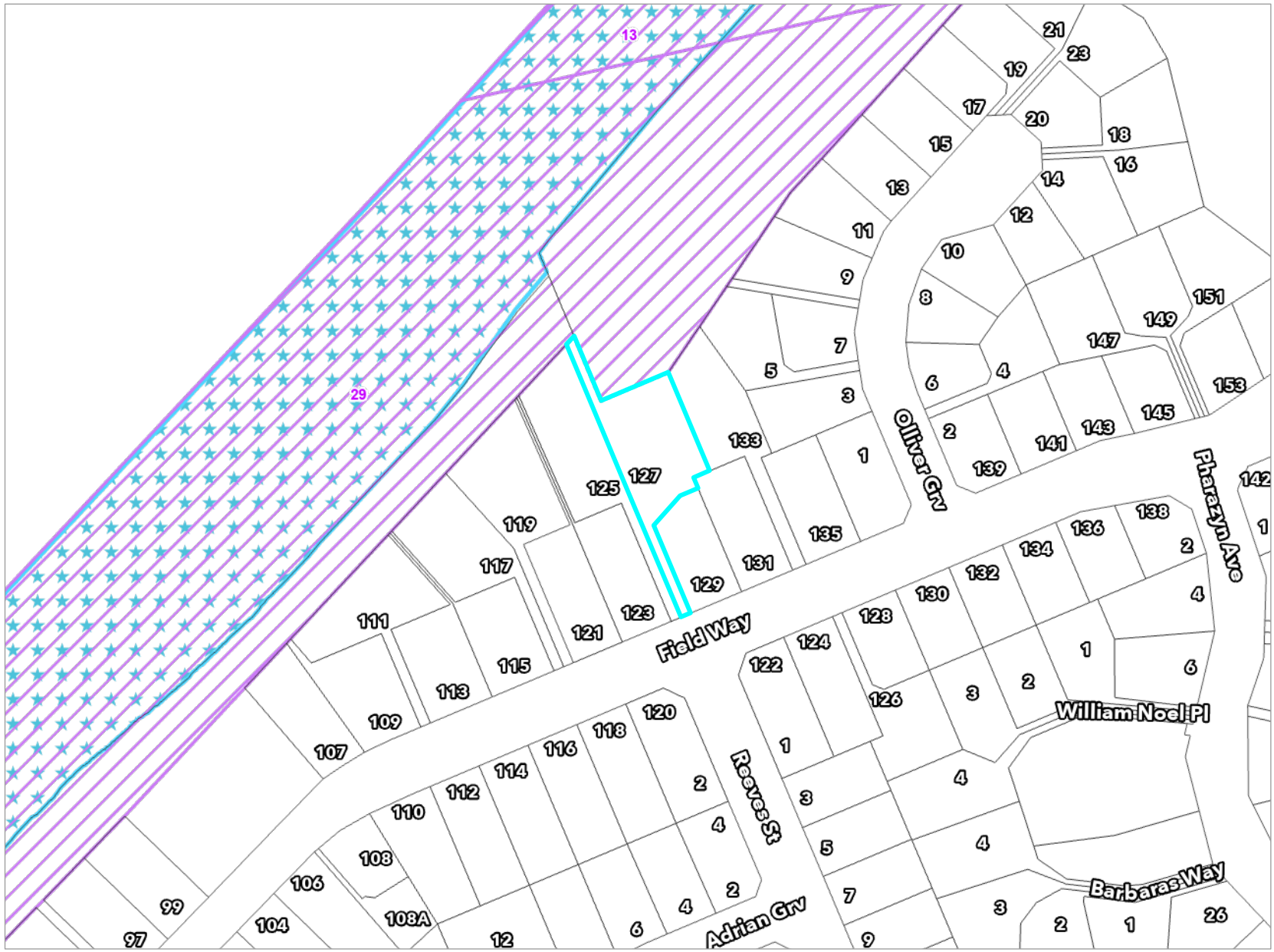
Operative District Plan 2021 - Natural Features

127 Field Way Waikanae Beach - LOT 1 DP 484499 CT 686709

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Special Amenity Landscapes
- Areas of High Natural Character

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

N

0 40 80 Metres

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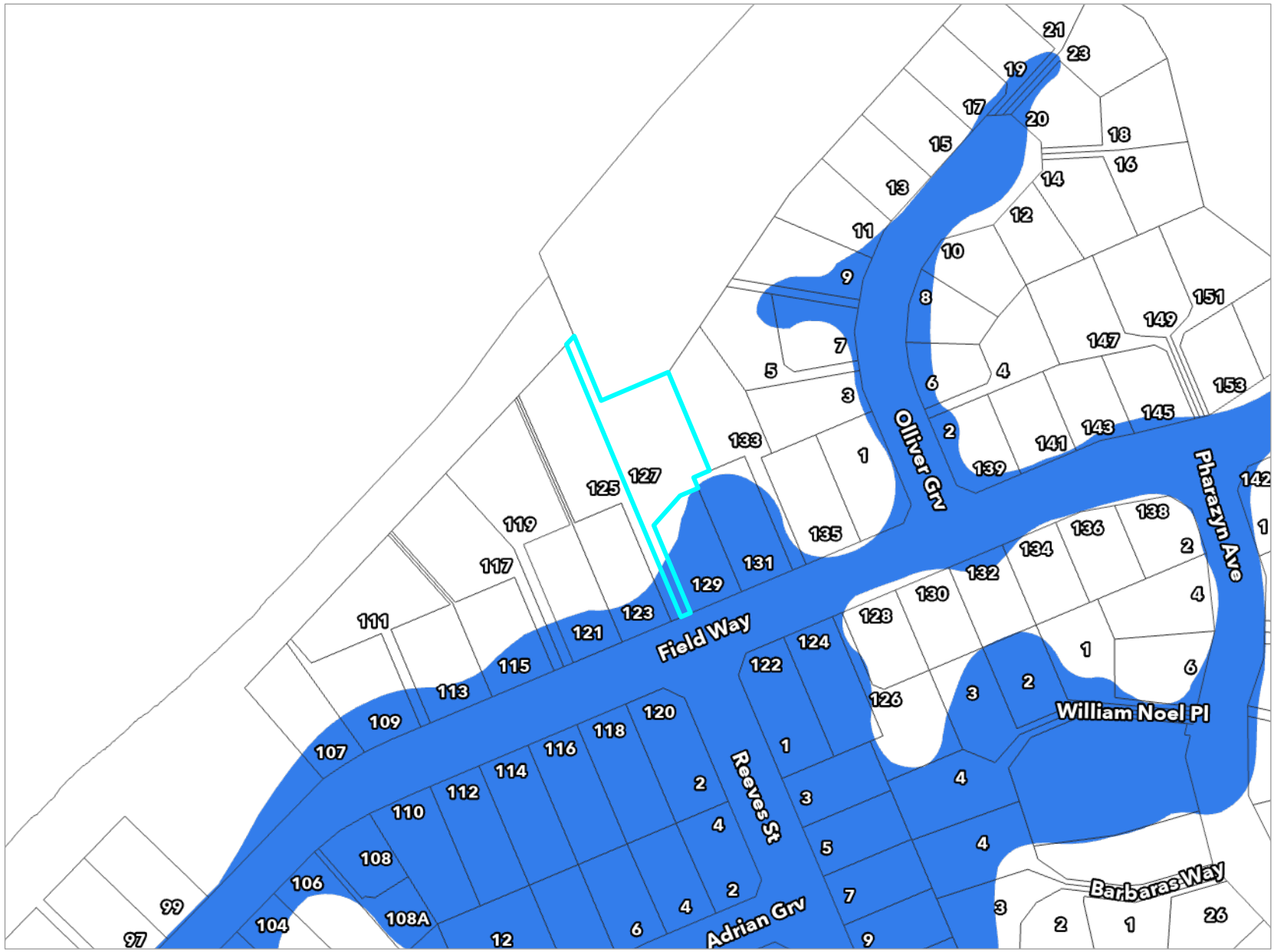
Operative District Plan 2021 - Natural Hazards

127 Field Way Waikanae Beach - LOT 1 DP 484499 CT 686709

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

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.

N

0 40 80 Metres

Scale @ A4 - 1:2,000

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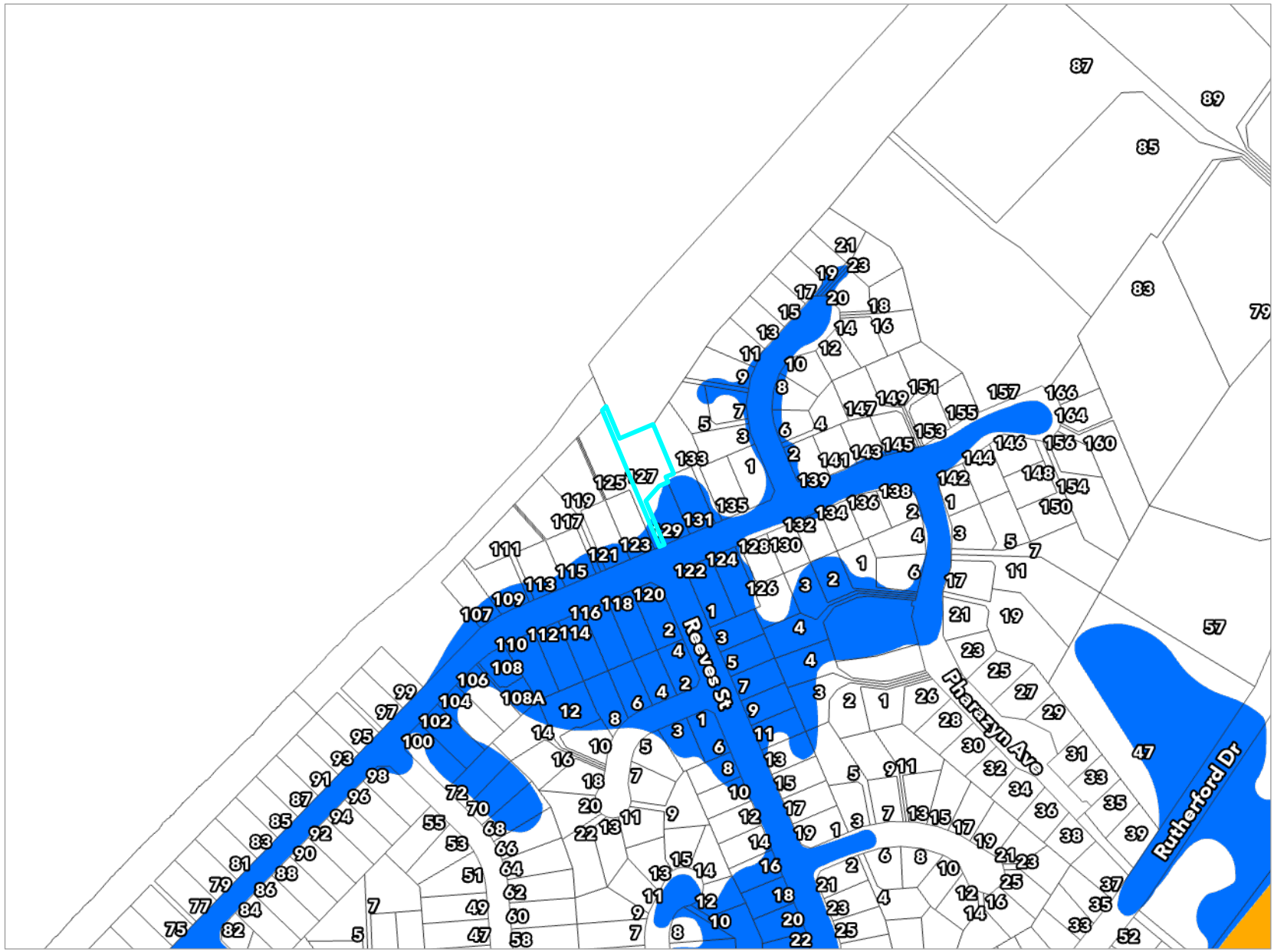
Latest Flood Hazards

127 Field Way Waikanae Beach - LOT 1 DP 484499 CT 686709

Kāpiti Coast DISTRICT COUNCIL



Key to map symbols

- Storage
- Ponding

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

N

0 90 180 Metres

Scale @ A4 - 1:4,000

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Resource Consents Map

127 Field Way Waikanae Beach - LOT 1 DP 484499 CT 686709

Kāpiti Coast DISTRICT COUNCIL



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.

N

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
070113	123 Field Way, Waikanae Beach	1491041300	LOT 12 DP 35052	LC	Inground swimming pool - earthworks exceeding 50cum and over	N	N	Decision Issued	11/5/2007	17/4/2007
070193	123 Field Way, Waikanae Beach	1491041300	LOT 12 DP 35052	LD	Erection of garage encroaching on front yard boundary.	N	N	Decision Issued	27/6/2007	22/6/2007
140240	127 Field Way, Waikanae Beach	1491041500	LOT 14 DP 35052 C/T 12A/111	SC	Two lot subdivision creating no additional allotments at 127	N	N	s.223 Approval	22/1/2015	12/12/2014
150165	7 Olliver Grove, Waikanae	1491041706	LOT 6 DP 72871 CT 40D/678	LD	Construction of a new dwelling which will encroach the	N	N	Decision Issued	2/11/2015	7/10/2015
220049	127 Field Way, Waikanae Beach	1491041500	LOT 1 DP 484499 CT 686709	LD	Construct a garage exceeding the maximum floor area for	N	N	Decision Issued	20/5/2022	22/2/2022
950374	131 Field Way, Waikanae Beach	1491041700	LOT 16 DP 35052	LC	TO BUILD A GARAGE BETWEEN AN EXISTING HOME AND THE ROAD	N	N	Decision Issued	23/11/1995	9/11/1995

Health and Alcohol Licenses

127 Field Way Waikanae Beach - LOT 1 DP 484499 CT 686709



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.

N

0 20 40 Metres

Scale @ A4 - 1:1,000

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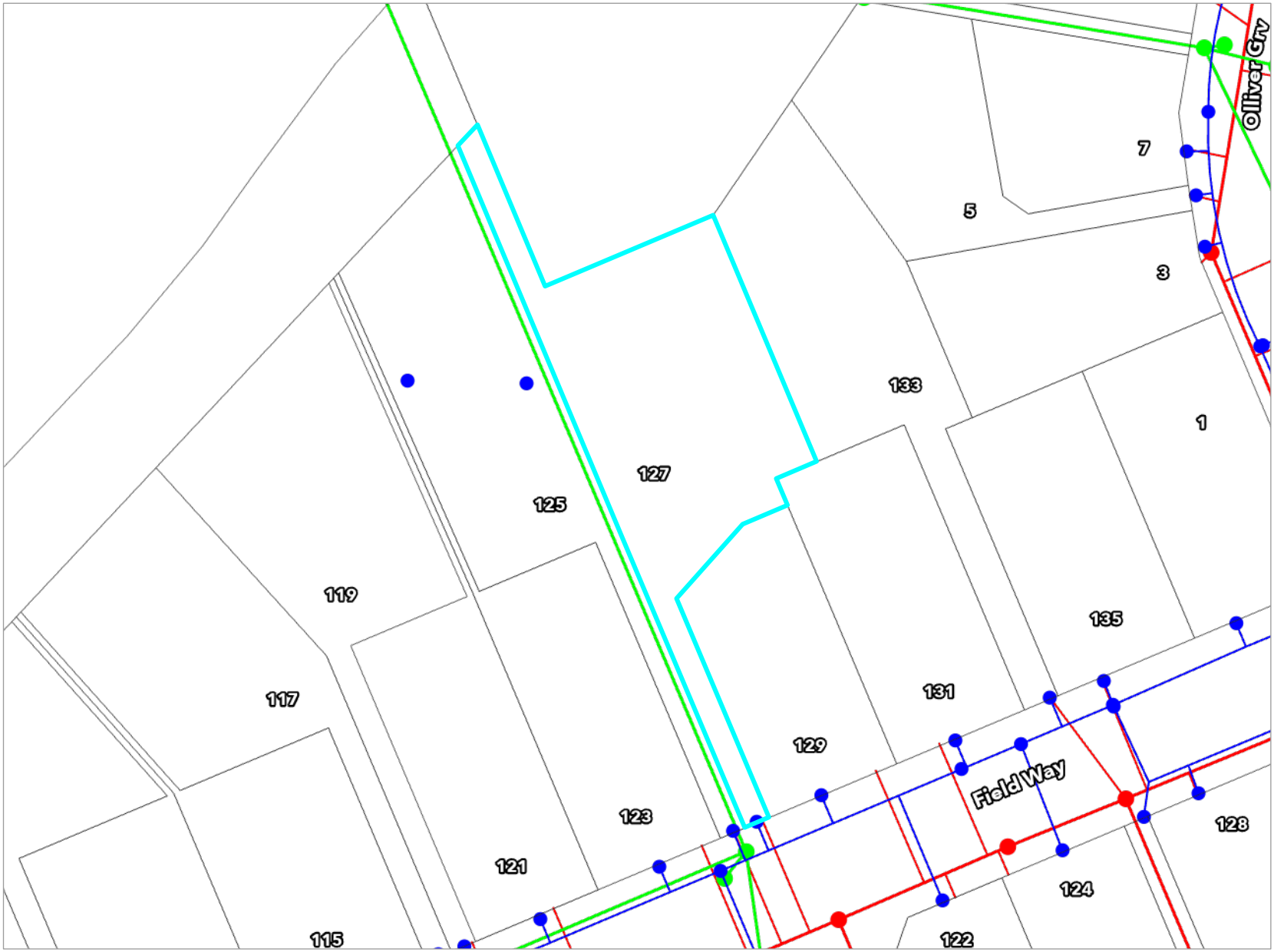
Services Network

127 Field Way Waikanae Beach - LOT 1 DP 484499 CT 686709

Kāpiti Coast DISTRICT COUNCIL



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.

N

0 10 20 Metres

Scale @ A4 - 1:800

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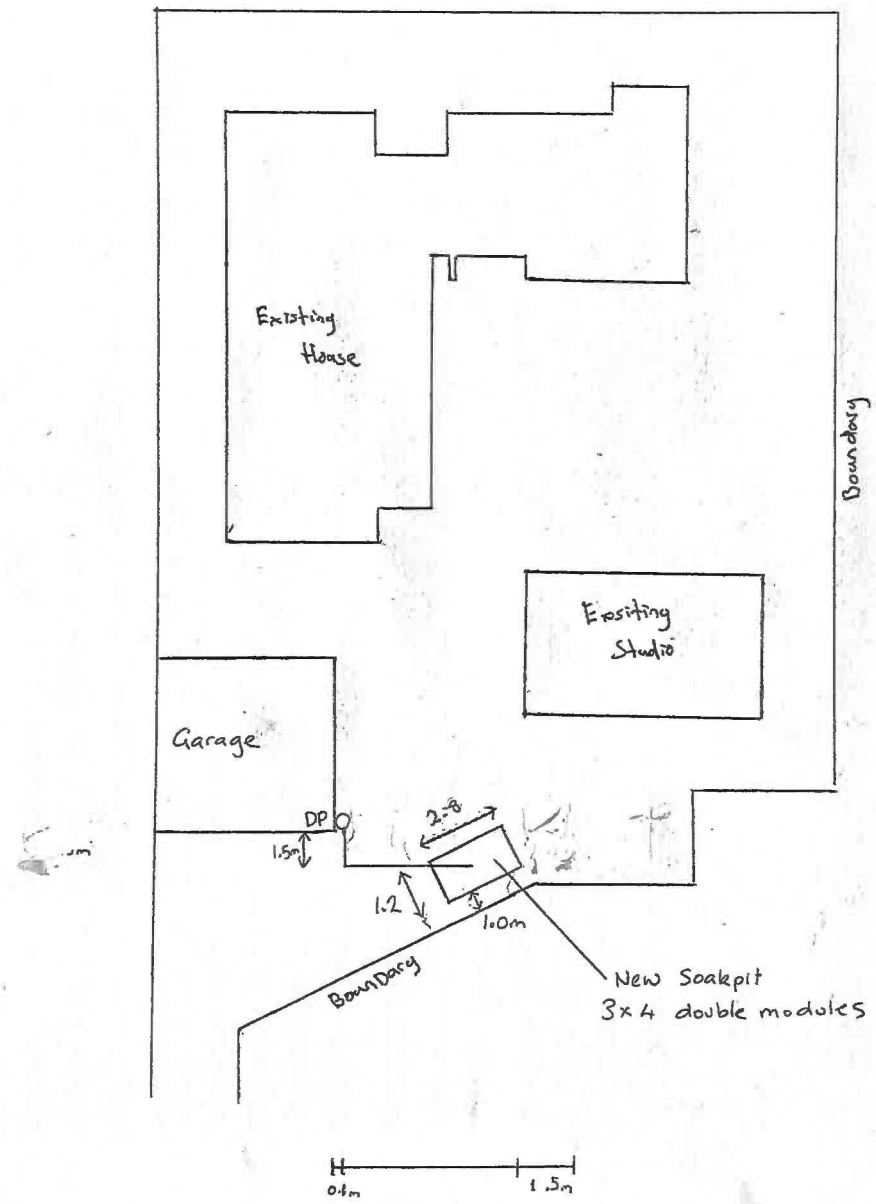
Kapiti Coast District Council
04/07/2023
via on site



Easy-flow
Plumbing & Drainage

AS-LAID DRAINAGE PLAN

(Amendment to consented foul and stormwater drainage plan)

Consent No. 220456

Site Address: 127 Field Way

Applicant:

Certifying plumber: Joe Brenahan

Registration No. 20388

Signature:

Certifying drain layer: Jordan Tahere

Registration No.

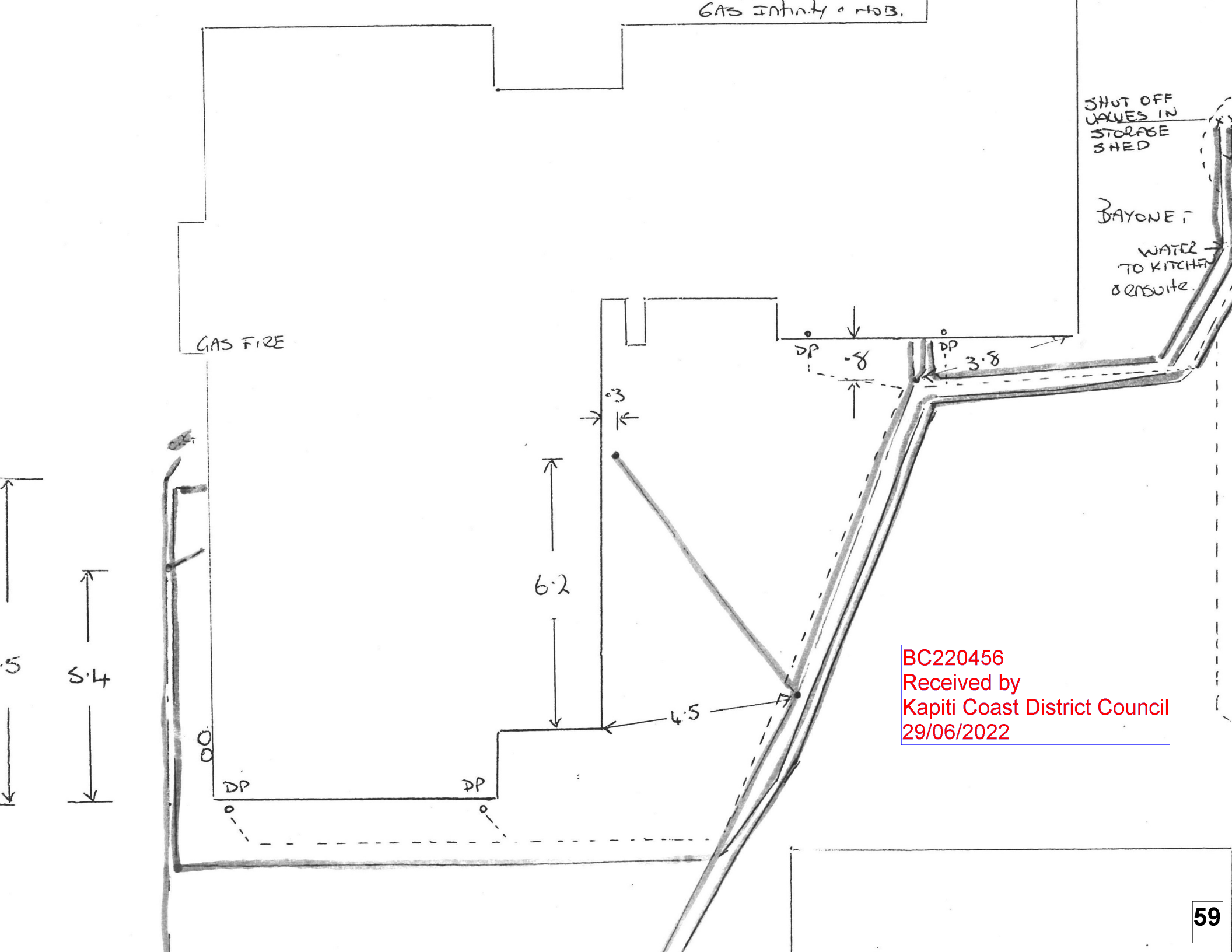
Signature:

Date completed: 4th June 2023

Please show the following items:

1. *Footprint of the building (scale 1:100)*
2. *Foul water drains (red ink)*
3. *Septic tank and effluent lines (red ink)*
4. *Stormwater drain – including down pipe positions (blue ink)*
5. *Existing drains (black ink)*
6. *Water supply line (green ink)*
7. *Toby shut-off valve*
8. *GT – Gully trap positions*
9. *TV – Terminal vent positions*
10. *IP – Inspection points*
11. *Under slab drainage*
12. *Falls and invert levels*

Scale drawn: 1:100
(Plans shall not be drawn in pencil)


GAS Infinity + HOB.
SHUT OFF VALVES IN STORAGE SHED
BAYONET
WATER TO KITCHEN & ensuite.
GAS FIRE
DP
DP
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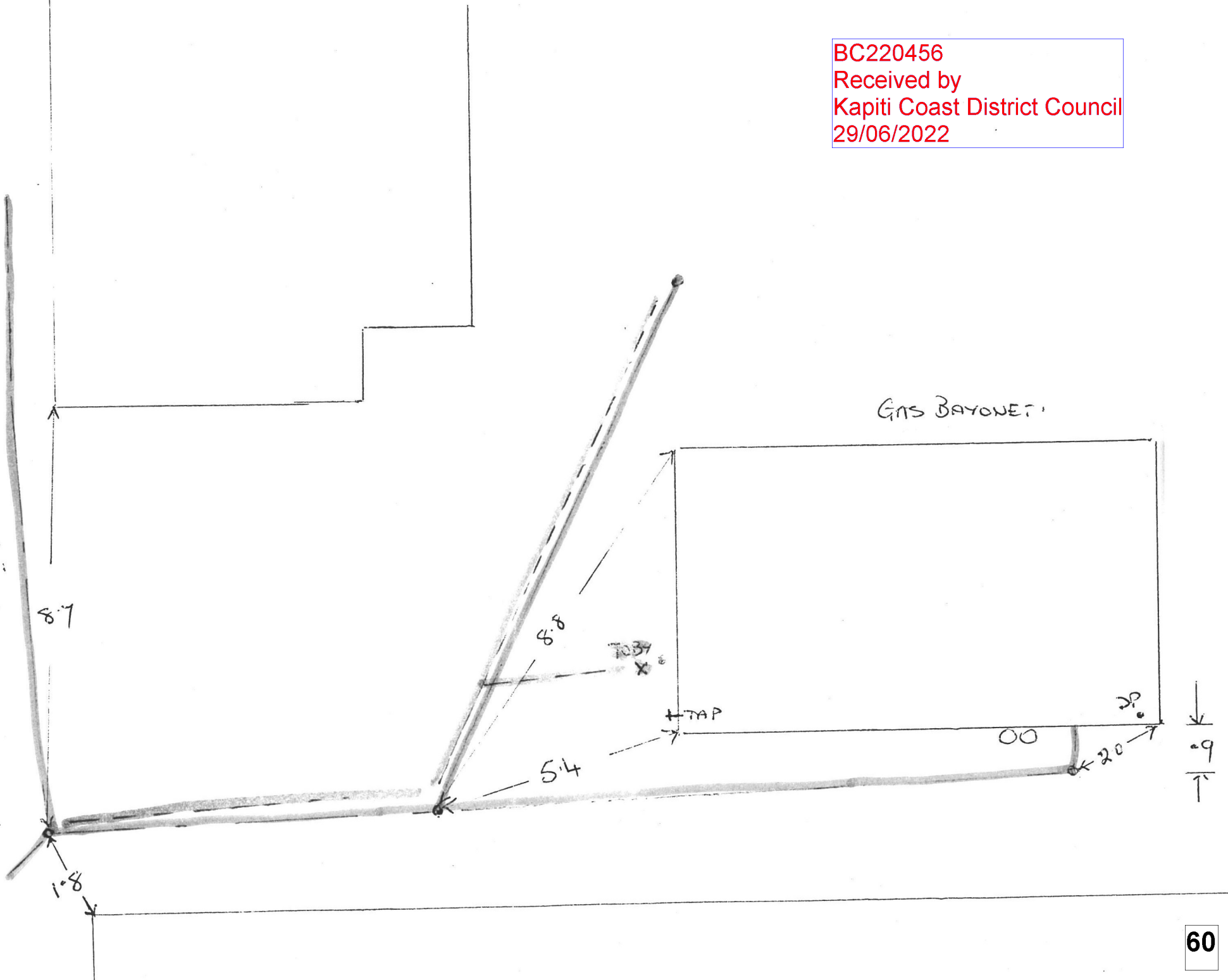
.8
3.8
.3
6.2
4.5
5.4
BC220456
Received by
Kapiti Coast District Council
29/06/2022

BC220456
Received by
Kapiti Coast District Council
29/06/2022



16

Soakpit Calculator

Easy Flow Plumbing & Drainage

Date:

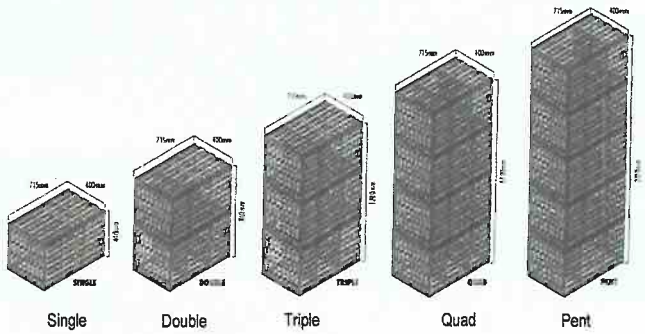
Street Address	127 Field Way	House Area	70	m^2 C=	0.9
Suburb	Waikanae Beach	Driveway Area	0	m^2 C=	0.9
Annual Return Interval	100 years	Rainfall Intensity	47.3 mm	Global Warming	1.2
Duration of Event	1h	Total Catchment	3.58	m^3	
Site Soakage Rate	300 mm/h	Soakpit Type	Cirtex Crate		

Cirtex Crate Modules

L	6	*0.715 m per module*
W	2	*0.400 m per module*
D	Double	*0.860 m per module*

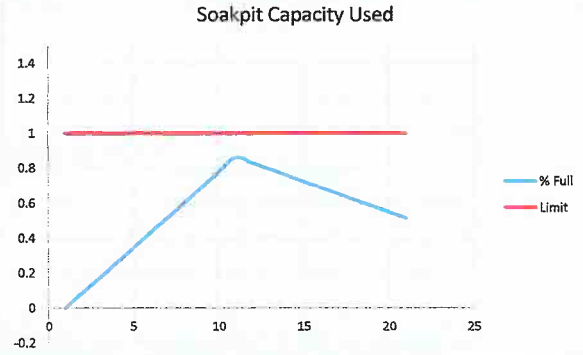
Cirtex Soakpit System Dimensions

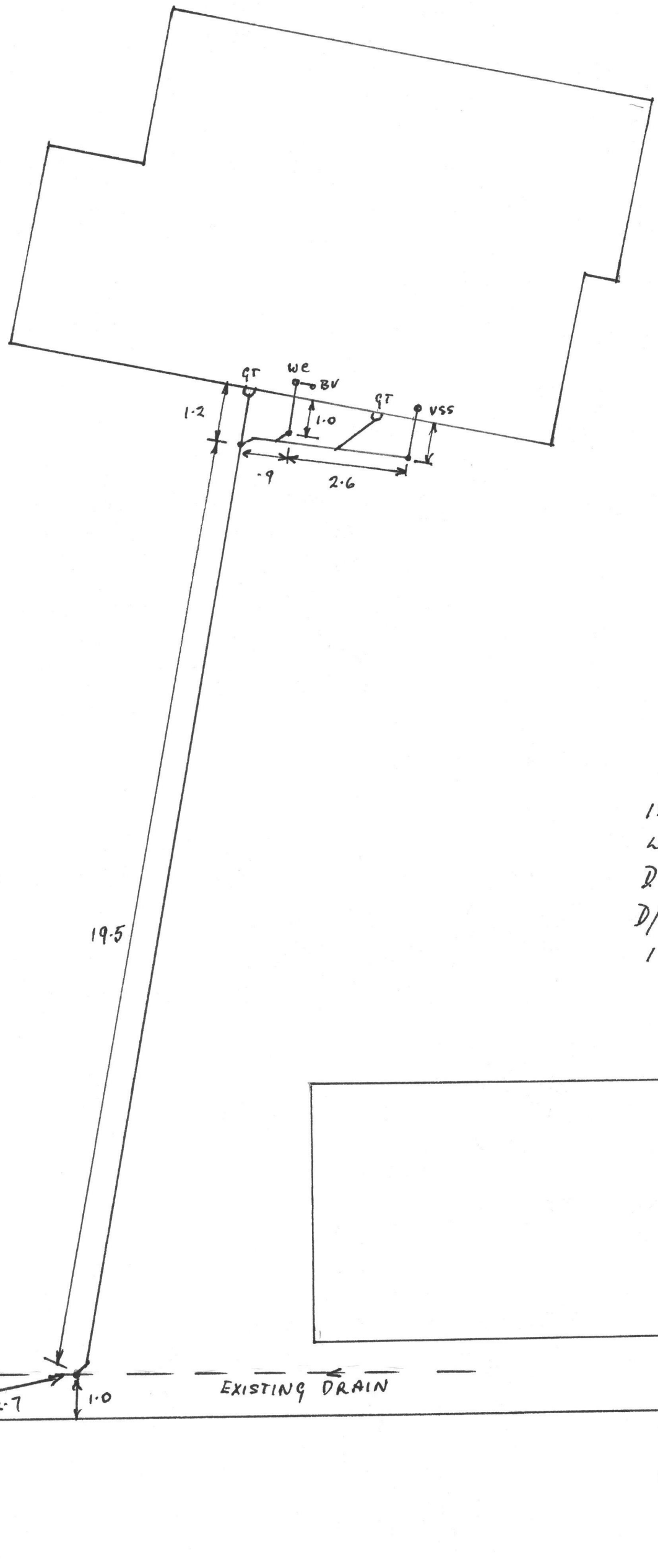
L	4.29	m	Area	3.43	m^2
W	0.80	m	Vol	2.95	m^3
D	0.86	m	Vol (net)	2.95	m^3



Rainfall Event

Duration	Water in (m^3)	Water Soakage (m^3)	Water Stored (m^3)	% Full
0	0	0	0	0
6	0.36	0.1029	0.25	9%
12	0.36	0.1029	0.51	17%
18	0.36	0.1029	0.76	26%
24	0.36	0.1029	1.02	35%
30	0.36	0.1029	1.27	43%
36	0.36	0.1029	1.53	52%
42	0.36	0.1029	1.78	60%
48	0.36	0.1029	2.04	69%
54	0.36	0.1029	2.29	78%
60	0.36	0.1029	2.55	86%
66	0	0.1029	2.44	83%
72	0	0.1029	2.34	79%
78	0	0.1029	2.24	76%
84	0	0.1029	2.14	72%
90	0	0.1029	2.03	69%
96	0	0.1029	1.93	65%
102	0	0.1029	1.83	62%
108	0	0.1029	1.72	58%
114	0	0.1029	1.62	55%
120	0	0.1029	1.52	51%





127 FIELDWAY
LOT 14
D.P. 35052
D/L JONES
19-7-89

22 January, 2015

RM140240

McGuinness PA Limited
C/- Spencer Holmes Limited
P O Box 588
Wellington 6140
Attention: David Gibson

Dear David

RM140240: SUBDIVISION OF TWO LOTS CREATING NO ADDITIONAL ALLOTMENTS AT 127 & 129 FIELD WAY, WAIKANAE BEACH.

We are pleased to enclose your Resource Consent for the above planning application.

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

The Resource Consents Team is continually working to improve the service we provide and as a result we would appreciate your comments via the following website link to Survey Monkey: https://www.surveymonkey.com/s/kcdcconsents

Thank you for dealing with the Kāpiti Coast District Council.

Yours sincerely

Stacey Swanson
RMA Projects Officer

175 Rimu Road, Paraparaumu 5032 | Private Bag 60 601, Paraparaumu 5254 | T: 04 296 4700 F: 04 296 4830 | www.kapiticoast.govt.nz

RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991

CONSENT NO: RM140240

APPLICANT:	McGuinness PA Limited
LOCATION OF ACTIVITY:	127 and 129 Field Way, Waikanae Beach
DESCRIPTION OF ACTIVITY:	Subdivision of two lots creating no additional allotments at 127 & 129 Field Way, Waikanae Beach.

DECISION:

Consent **granted** for a subdivision of two lots creating no additional allotments on 22 January, 2015, between Lot 14 DP 35052 and Lot 15 DP 35052 (127 and 129 Field Way, Waikanae Beach) as shown on Spencer Holmes Ltd drawing number 514-0785-AP1 REV A dated Nov 2014 (date stamped "Final Approved Plans" on 22/01/2015) without the imposition of any conditions of consent.

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 this subdivision consent does not authorise or retrospectively validate any existing buildings or structures that may have been constructed without the appropriate consents/permits.

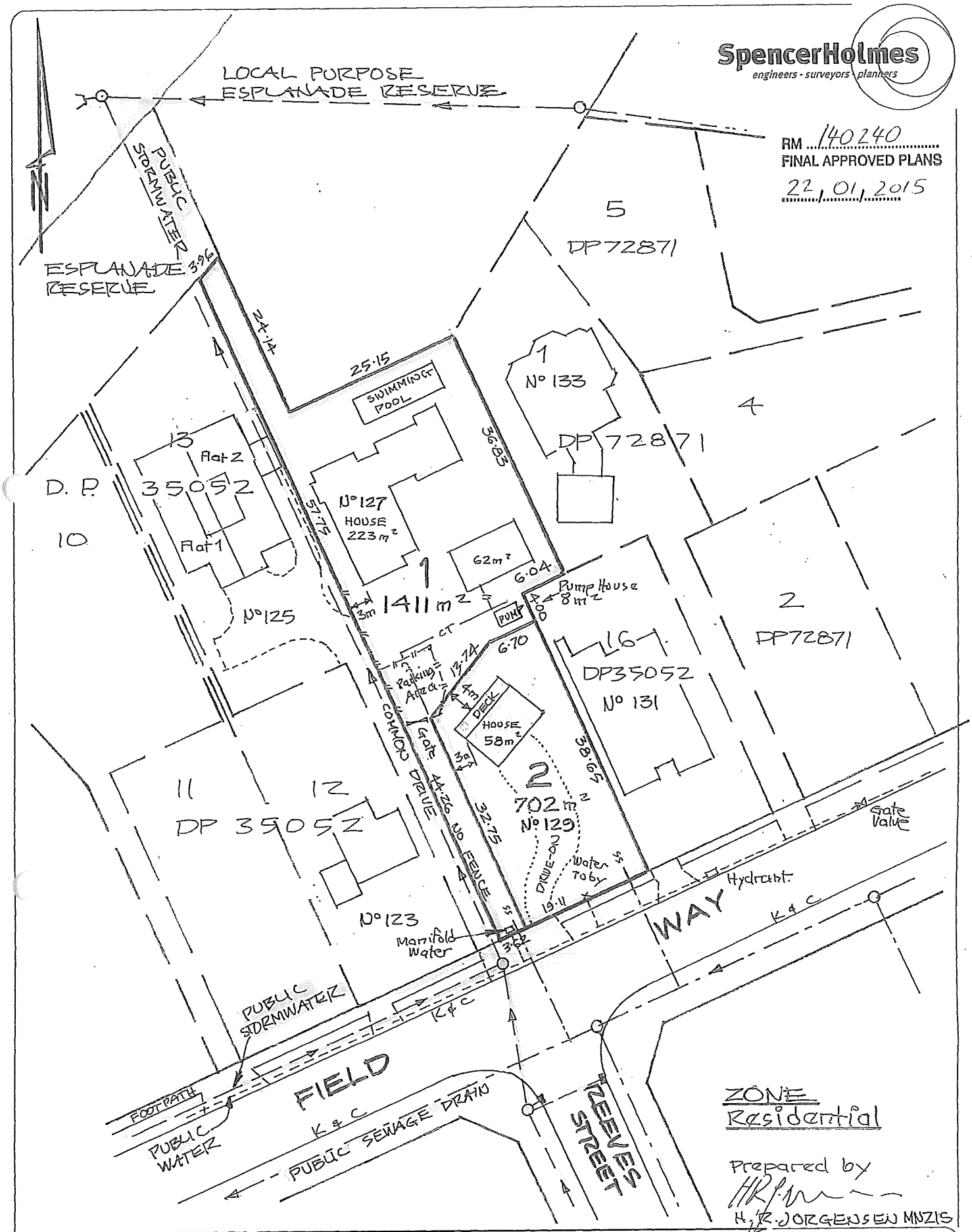
Reasons for Decision:

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

175 Rimu Road, Paraparaumu 5032 | Private Bag 60 601, Paraparaumu 5254 | T: 04 296 4700 F: 04 296 4830 | www.kapiticoast.govt.nz

and are outlined above. I consider that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast District Plan, the proposed plan or Part 2 of the Act.

Stacey Swanson
RMA Projects Officer



SpencerHolmes
engineers · surveyors · planners

RM 140240
FINAL APPROVED PLANS
22/01/2015

ZONE
Residential

Prepared by
H.J.R. JORGENSEN MNZIS

Spencer Holmes Ltd
Level 6 - 8 Willis Street Ph (04) 472 2261
PO Box 588 Fax (04) 471 2372
Wellington NZ survey@spencerholmes.co.nz

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PROPOSED BOUNDARY ADJUSTMENT SUBDIVISION. 127 & 129 FIELD WAY.

Applicant: McGuinness PA Limited.

CAD FILE	
DATE	Nov. 2014
SCALE	1:500 @ A3
DRAWING NUMBER	514-0785-AP1
REV	A

Application for Resource Consent 20 May 2022

Notice of Decision

Application No.:	RM220049
Applicant:	J & J Mowbray
Address for Service:	robinson@rupconsulting.co.nz
Site Address:	127 Field Way, Waikanae Beach
Legal Description:	Lot 1 DP 484499
Proposal:	Construct a garage exceeding the maximum floor area for accessory buildings and not complying with side yard set back standards
District Plan Zone:	General Residential
Activity Status:	Discretionary

1.0 DECISION ONE

Officers, acting under delegated authority from the Kāpiti Coast District Council and pursuant to section 104B of the Resource Management Act 1991, **grant resource consent** to the proposal to construct a garage at **127 Field Way, Waikanae Beach** (being Lot 1 DP 484499), subject to the conditions below.

Conditions of Consent

1. The proposed activity shall be completed in accordance with the plans, information and specifications lodged with the application and the further information supplied by the consent holder and held on the file RM220049 except where modified by conditions of consent with reference to the following plans stamped as “Final Approved Plans’:

Title and Reference	Author	Revision	Dated
1721-01 Location Plan	Drafted Architectural Design	-	JAN 22

Title and Reference	Author	Revision	Dated
1721-02 Site Plan	Drafted Architectural Design	-	JAN 22
1721-03 Floor Plan	Drafted Architectural Design	-	JAN 22
1721-04 Proposed Elevations	Drafted Architectural Design	-	JAN 22

2. The proposed development shall be hydraulically neutral in accordance with Section E(vi) of Part 3 of the Kāpiti Coast District Council Subdivision and Development Principles and Requirements 2012

   The consent holder shall submit a stormwater design and calculations for approval with the building consent.

3. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation, and aggregate.

Advice Notes

- Any buried water tank or soak pit should not be subject to surcharge from the building(s) and shall be designed and constructed to ensure that flotation does not occur.
- All costs arising from any of the above conditions shall be borne by the consent holder, pursuant to section 36 of the Resource Management Act 1991.
- If any archaeological site(s) are uncovered during physical works, Ātiawa ki Whakarongotai Charitable Trust will require the contractor to adopt the following protocols:
  a. Work shall cease immediately within 100 metres of the site of discovery.
  b. The contractor and subcontractor(s) must shut down all machinery, isolate and secure the site, and advise the project manager.
  c. No materials relating to the artefacts or site shall be removed.
  d. The project manager shall promptly advise Ātiawa ki Whakarongotai Charitable Trust.
  e. If skeletal remains are uncovered, the project manager will also advise New Zealand Police.
  f. An archaeologist approved by Ātiawa ki Whakarongotai Charitable Trust shall be employed at the expense of the contractor to examine and record the site.
  g. Ātiawa ki Whakarongotai Charitable Trust will at their discretion contact other iwi groups and organise a site inspection by appropriate tangata whenua advisors and the archaeologist.
  h. If as a result of the site inspection and investigation there is a need for an appropriate ceremony, Ātiawa ki Whakarongotai Charitable Trust will arrange such at the contractor’s expense.

i. Materials discovered will be handled and removed by the Ātiawa ki Whakarongotai Charitable Trust representatives responsible for the tikanga appropriate to their removal and preservation, or re-interment.

j. Works affecting the archaeological site shall not resume until Ātiawa ki Whakarongotai Charitable Trust, and the New Zealand Police in the case of skeletal remains, have given the appropriate consent, approval or authority for work to continue.

The contractor and subcontractor(s) will allow representatives of Ātiawa ki Whakarongotai Charitable Trust and the archaeologist all reasonable access to the site to carry out their respective responsibilities or activities under this protocol.

Contact details for iwi representatives are as follows: Ātiawa ki Whakarongotai Charitable Trust
11 Elizabeth Street
PO Box 509
Waikanae 5250

- Ātiawa ki Whakarongotai request that native vegetation be utilised in the landscaping of the site.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kapiticoast.govt.nz, or by fax to 04 2964 830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991.These costs[1] may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.
- 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.
- 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

[1] Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

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.

Reasons for Decision

1. Pursuant to section 95A of the Resource Management Act 1991, there are no mandatory requirements to publicly notify the application, the effects of the proposal on the environment will not be more than minor and there are no special circumstances that warrant public notification.
2. Pursuant to section 95B of the Resource Management Act 1991, affected persons have provided their written approval and no other affected persons have been identified and there are no special circumstances that warrant notification to any other persons.
3. Pursuant to section 104(1)(a) of the Resource Management Act 1991, the effects of the proposal on the environment will be acceptable.
4. Pursuant to section 104(1)(b) of the Resource Management Act 1991, the proposal is consistent with the relevant provisions of the following:
    a. National Policy Statement for Urban Development
    b. New Zealand Coastal Policy Statement.
    c. Regional Policy Statement for the Wellington Region.
    d. Kāpiti Coast District Plan.
5. The proposal is consistent with Part 2 of the Resource Management Act 1991.

Decision Report

2.0 PROPOSAL

The applicant is proposing to construct a garage. The garage 7.5m by 7.5m and approximately 56m². It is to be constructed adjacent to a boundary with a masonry block retaining wall. It will have weatherboard wall cladding with a steel roof. The roof is mono slope towards the road frontage.

The garage is located at the end of an existing driveway. Vehicular access is from an aluminium sectional door with concrete apron. There is a pedestrian door on one side and windows on two sides.

The proposal is shown on the following drawings:

Title and Reference	Author	Revision	Dated
1721-01 Location Plan	Drafted Architectural Design	-	JAN 22
1721-02 Site Plan	Drafted Architectural Design	-	JAN 22
1721-03 Floor Plan	Drafted Architectural Design	-	JAN 22
1721-04 Proposed Elevations	Drafted Architectural Design	-	JAN 22

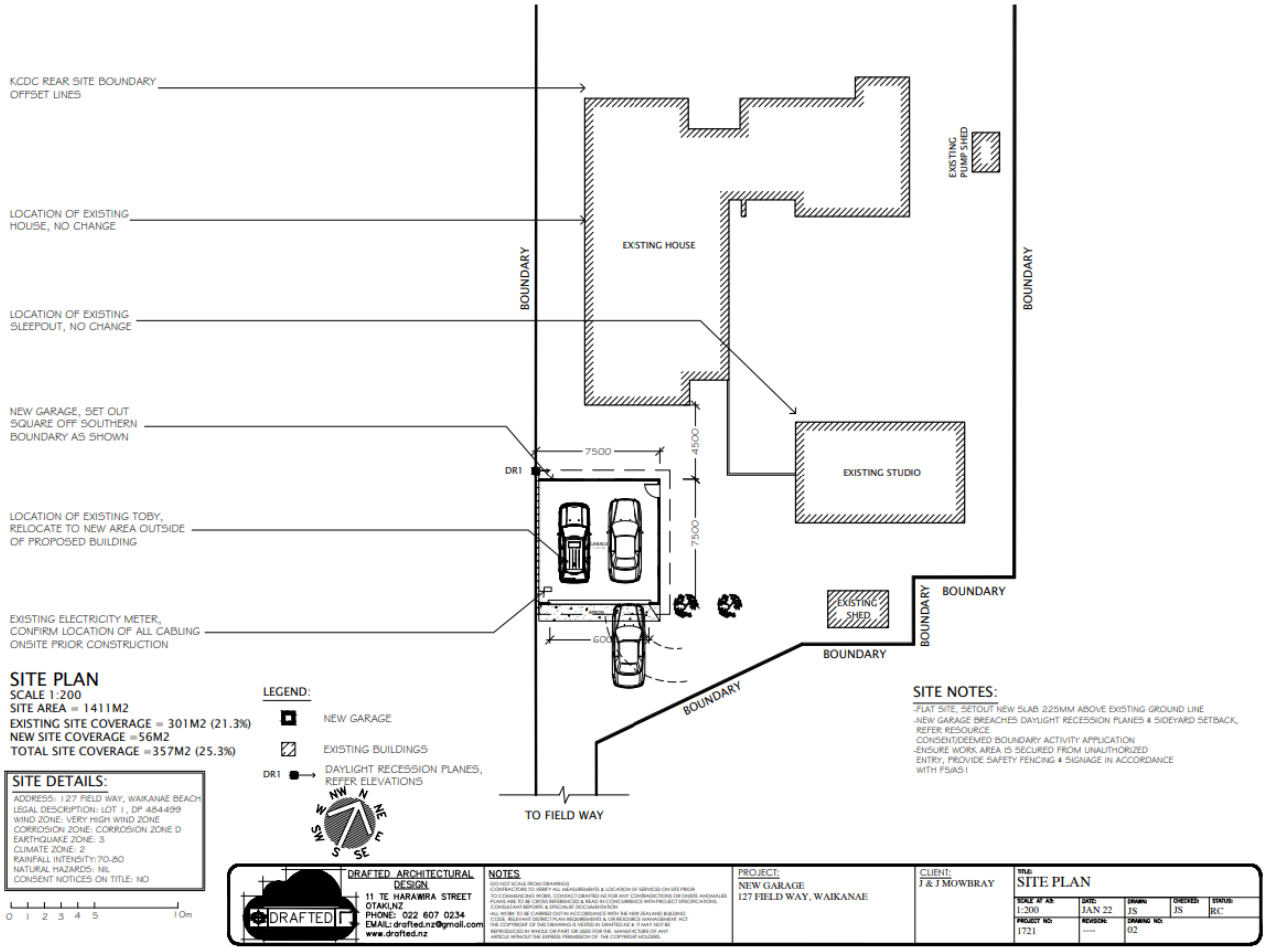

FIGURE 1: SITE PLAN

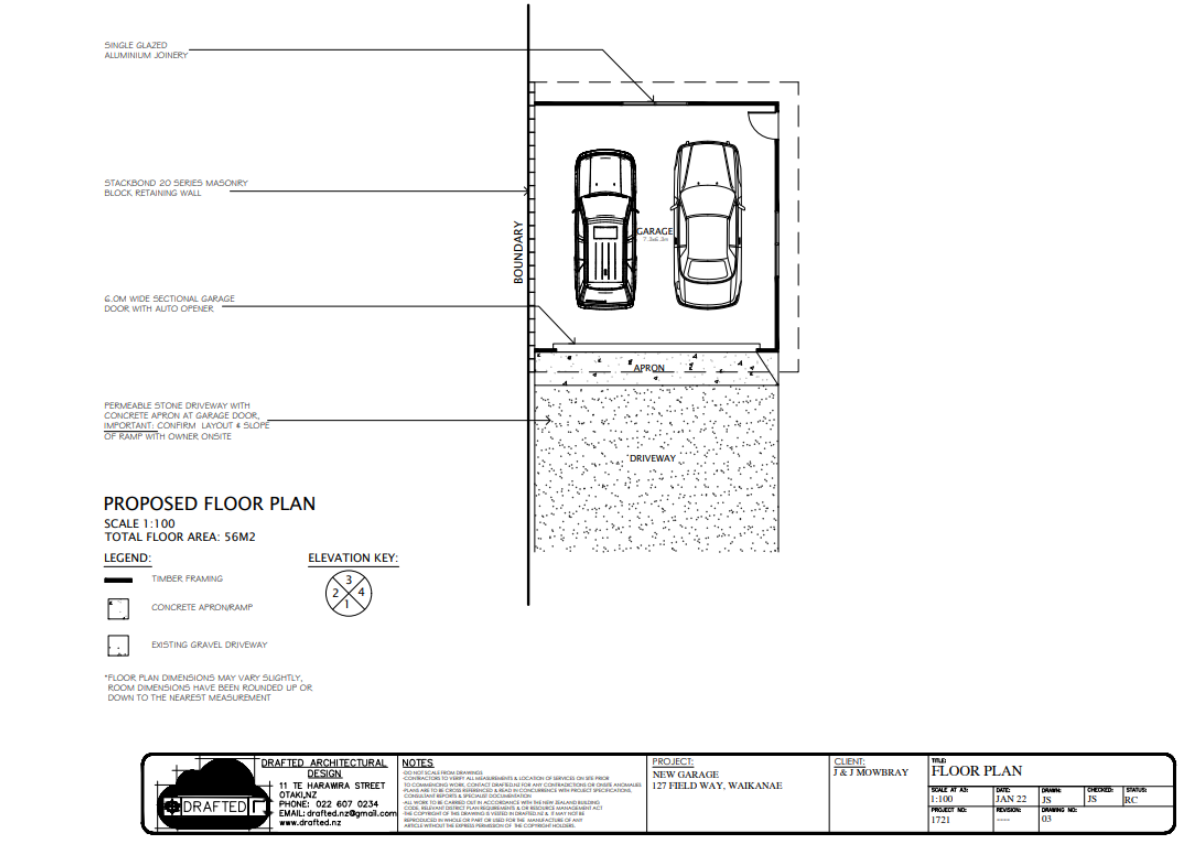

FIGURE 2: FLOOR PLAN

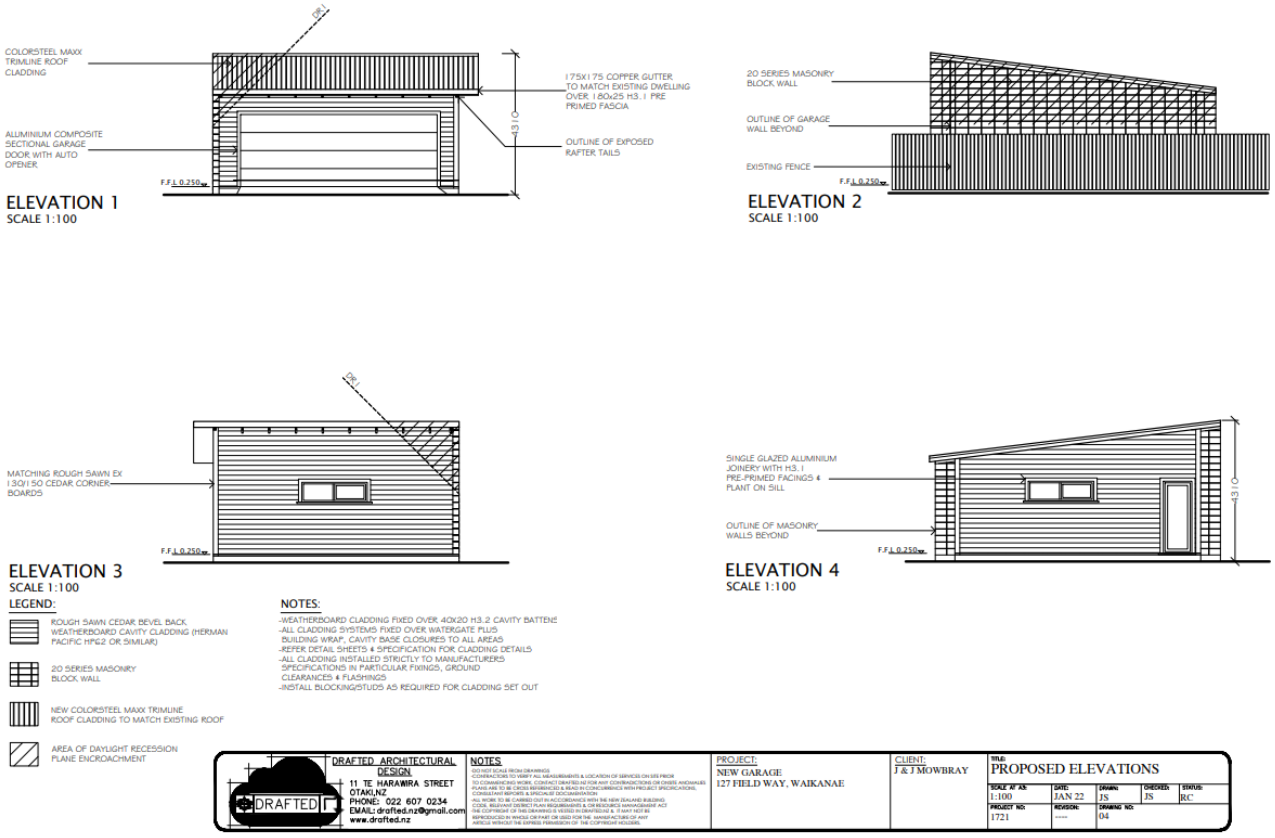

FIGURE 3: ELEVATIONS

3.0 SITE DESCRIPTION

The site comprises an irregular shaped allotment described legally as Lot 1 DP 484499 held within record of title 686709 and addressed as 127 Field Way in the Kāpiti Coast suburb of Waikanae Beach. It is owned by Jane and John Mowbray and currently occupied by a driveway, residential buildings, swimming pool and domestic garden.



FIGURE 4: AERIAL PHOTOGRAPH

The site is entirely within the General Residential Zone, partially subject to a Ponding Flood Hazard and within the Coastal Environment.



FIGURE 5: DISTRICT PLAN MAP

I visited the site on 3 March 2022. I did not observe any water bodies on the site or evidence of existing or historic activities from the Hazardous Activities and Industries List.





















FIGURE 6: SITE PHOTOS

4.0 REASONS FOR THE APPLICATION

4.1 National Environmental Standards

None of the national environmental standards apply to this proposal.

4.2 Kāpiti Coast District Plan

4.2.1 Permitted Activities

This proposal includes the following permitted activities:

- *EW-R3 Earthworks in all areas associated with:*
    - *road maintenance activities within the legal road.*
    - *maintenance of access ways, including walkways and cycle ways not within legal road.*
    - *activities permitted under NH-FLOOD-R4, NH-FLOOD-R6, and NH-FLOOD-R7 except within outstanding natural features and landscapes in the Coastal Environment.*
    - *the construction of telecommunication and radio communication facilities, and their maintenance, renewal and minor upgrading within the legal road.*
    - *maintenance of farm tracks permitted under GRUZ-R4, RPROZ-R5, RLZ-R5 and FUZ-R5.*
    - *approved building (excluding minor buildings) developments, subject to a building consent, where the earthworks do not extend more than 2 metres beyond the foundation line of the building.*

  The proposal is a permitted activity, because the earthworks will not extend more than 2 metres from the garage foundation.

- *NOISE-R10 Noise from activities associated with construction or demolition.*

  The proposal is a permitted activity, because the construction activities can be managed to ensure compliance with NZS 6803:1999.

- *GRZ-R1 Any activity that is a permitted activity under the rules in this chapter.*

  The proposal is a permitted activity, because the following standards are complied with:

GRZ-R1-1 Offensive or Objectionable Odour, Dust or Smoke	The construction can be managed to avoid this occurring.
GRZ-R1-2 Permeable Surface	There is approximately 715m² (50%) of existing permeable area that will be reduced to a complying 655m² (46%).
GRZ-R1-3 Light	No lighting exceeding 10 lux is proposed.

No rules from chapter NH – Natural Hazards apply to this proposal because the garage is not located within the Ponding Flood Hazard area.

4.2.2 Activities Requiring Resource Consent

Resource consent is required under the following rules:

- *GRZ-R18 Any building, minor works, and any additions or alterations to any building, which does not comply with one or more of the permitted activity standards under GRZ-R6*

  The proposal is a discretionary activity, because it does not comply with the following standards

GRZ-R6-6 Accessory Buildings	The combined area of accessory buildings will be 129m².
GRZ-R6-8 Height in Relation to Boundary	The garage will infringe the height in relation to boundary envelope by 2.21 metres.
GRZ-R6-11 Yards	The garage has a 0m yard to 125 Field Way (Lot 13 DP 35052).

Overall, this application has been processed as a discretionary activity

4.3 Proposed Natural Resource Plan

The construction of the proposed garage will need to comply with Rules R99 and R48 of the Proposed Natural Resources Plan, which are permitted activities.

5.0 NOTIFICATION ASSESSMENT

5.1 Section 95A: Public Notification Assessment

5.1.1 Step 1: Mandatory Public Notification

Mandatory public notification is not required because:

- The applicant has not requested public notification. [2]
- Further information was requested and provided by the applicant and no reports needed to be commissioned. [3]
- This application is not made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977. [4]

5.1.2 Step 2: Public Notification Precluded

The application does not include any activities for which public notification is precluded. [5]

5.1.3 Step 3: Public Notification in Certain Circumstances

Public notification is not mandatory or precluded. The application does not include any activities for which public notification is required.[6]

The following assessment is therefore required under section 95D of the Resource Management Act 1991 to determine if the adverse effects are likely to be more than minor.[7]

Effects that Must be Disregarded

I have disregarded effects on the following persons:[8]

- Kāpiti Coast District Council, owner of Local Purpose Reserve (Lot 4 DP 85459 and Lot 28 DP 35052)
- Graham and Virginia Ramsay, owners of 133 Field Way
- Annabel and Robin Dundas, owners of 131 Field Way
- Declan and Siobhan Mordaunt and David Randal, owners of 129 Field Way
- Christopher Calvi-Freeman and Joanne Lyall, owners of 123 Field Way
- ARL Horne Trust Limited, John and Susan Davies, Cynthia and Ian Horne, owners of 125 Field Way

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[2] Section 95A(3)(a) of the Resource Management Act 1991.

[3] Section 95A(3)(b) of the Resource Management Act 1991.

[4] Section 95A(3)(c) of the Resource Management Act 1991.

[5] Section 95A(5) of the Resource Management Act 1991.

[6] Section 95A(8)(a) of the Resource Management Act 1991.

[7] Section 95A(8)(b) of the Resource Management Act 1991.

[8] Section 95D(a) of the Resource Management Act 1991.

There are no effects that must be disregarded.[9]

Effects that May be Disregarded

I have not applied the permitted baseline to the public notification decision because no further accessory buildings are permitted on the site.[10]

Assessment

Although there is a restriction on the total floor area permitted for accessory buildings on one site, I note that the permeable area and coverage requirements will still be complied with. There is no adverse streetscape impact.

The construction of a garage in this location will not have more than minor adverse effects.

5.1.4 Step 4: Public Notification in Special Circumstances

Special circumstances have been described in case law as:

- Exceptional, abnormal, or unusual, but something less than extraordinary or unique;[11] or
- Outside of the common run of applications of this nature;[12] or
- Circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor[13].

I have turned my mind specifically to the existence of special circumstances and conclude that there is nothing exceptional, abnormal or unusual about the application or that the proposal has anything out of the ordinary to suggest that public notification is desirable.[14]

5.1.5 Public Notification Recommendation

My assessment of the public notification steps under section 95A of the Resource Management Act 1991 concludes that public notification is not required because:

- Public notification is not mandatory under Step 1
- The proposal will not have adverse effects on the environment that are more than minor under Step 3.
- There are no special circumstances that warrant public notification under Step 4.

It is recommended that this application be processed without public notification.

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[9] Section 95D(c) of the Resource Management Act 1991.

[10] Section 95D(b) of the Resource Management Act 1991.

[11] Peninsula Watchdog Group Inc v Minister of Energy [1996] 2 NZLR 529

[12] Housiaux v Kapiti Coast District Council (HC Wellington CIV-2003-485-2678, 19 March 2004)

[13] Murray v Whakatane District Council [1997] NZRMA 433

[14] Section 95A(9) of the Resource Management Act 1991.

5.2 Section 95B: Limited Notification Assessment

5.2.1 Step 1: Certain Affected Groups and Persons

There are no affected protected customary rights groups or customary marine title groups.[15]

No proposed activities are adjacent to, or may affect, land that is the subject to the Ngāti Toa Rangātira Claims Settlement Act 2014 statutory acknowledgement.[16]

5.2.2 Step 2: Limited Notification Precluded

The application does not include any activities for which limited notification is precluded.[17]

5.2.3 Step 3: Other Affected Persons

Limited notification is not mandatory or precluded. The following assessment is therefore required under section 95E of the Resource Management Act 1991 to determine if the adverse effects on any person are minor or more than minor (but are not less than minor).

There are no effects that must be disregarded.[18]

Written Approval

Written approvals have been provided from the following owners of 125 Field Way:[19]

- John and Susan Davies
- Cynthia and Ian Horne
- Ian Avison and Ben Sheehan, directors of ARL Horne Trust Limited

I have reviewed the written approvals and can confirm that they complete and adequate. I am not aware of any written approval being withdrawn.

Assessment

I have disregarded the effects on 125 Field Way but must also consider whether other adjacent properties are adversely affected.

It is my conclusion that the Council's Local Purpose Reserves are not affected. These properties are located on the other side of the site from the proposed garage. They are not used extensively by the public and provide a largely amenity function.

I have reached the same conclusion for 131 and 133 Field Way. These properties are well removed from the garage location and will not be affected in any way.

My final consideration is in respect to 123 and 129 Field Way. These properties are adjacent to the driveway leading to the proposed garage, but do not have an infringed

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[15] Section 95B(2) of the Resource Management Act 1991.

[16] Section 95B(3) of the Resource Management Act 1991.

[17] Section 95B(6) of the Resource Management Act 1991.

[18] Section 95E(2)(b) of the Resource Management Act 1991.

[19] Section 95E(3) of the Resource Management Act 1991.

boundary. However, additional buildings in this location could have adverse visual effects. In this situation I do not consider this to be the case.

When forming this conclusion, I have considered the shape and configuration of the current site. It's elongated shape only allows for a garage in the location proposed. An extension to the existing residential building is a credible permitted activity would have similar visual effects that can be disregarded.[20] For this reason, I do not consider that 123 and 129 Field Way are affected by the proposal.

5.2.4 Step 4: Further Notification in Special Circumstances

As for public notification, I have turned my mind specifically to the existence of special circumstances and conclude that there is nothing exceptional, abnormal or unusual about the application or that the proposal has anything out of the ordinary to suggest that notification to any other person is desirable. [21]

5.3 Limited Notification Recommendation

My assessment of the limited notification steps under section 95B of the Resource Management Act 1991 concludes that limited notification is not required because:

- Limited notification is not mandatory under Step 1
- No affected persons have been identified under Step 3.
- There are no special circumstances that warrant limited notification under Step 4.

It is recommended that this application be processed without limited notification.

5.4 Notification Decision

My assessment of the proposal in accordance with sections 95A and 95B of the Resource Management Act 1991 has determined that public and limited notification are not required.

Accordingly, I recommend that this application be processed non-notified.

Recommended by:	Approved under delegated authority by:
	
Ben Addington	Ross Goodman
Consultant Resource Consents Planner	Resource Consents Planner
20 May 2022	

[20] Section 95E(2)(a) of the Resource Management Act 1991.

[21] Section 95B(10) of the Resource Management Act 1991.

6.0 SUBSTANTIVE ASSESSMENT

6.1 Section 104(1)(a): Actual and Potential Effects

6.1.1 Effects on the Neighbourhood and Wider Community

The construction of a garage has the potential to generate adverse effects if it is inappropriately located. I consider that this garage is located in a suitable position. The vehicular door will face the street and a side door provides pedestrian access to the residential building. The yard and height in relation to boundary infringements have been approved by the affected neighbour as acceptable.

The accessory buildings are clustered closely together, and this mitigates the adverse amenity impact of having multiple detached buildings spread across the site. The coverage and permeable area standards are complied with, and this ensure that the overall impact is mitigate.

For these reasons, the effects on the neighbourhood and wider community are less than minor.

6.1.2 Physical Effects

The proposed garage will have a visual impact on the surrounding environment. It is of a modest size, being 7.5m by 7.5m, with parking space for two vehicles and some space for other storage. It is of a modern design that is consistent with neighbourhood character and the local context. It is entirely reasonable for a garage to be located at the end of a domestic driveway like this.

For these reasons the physical effects of the garage are less than minor.

6.1.3 Effects on Ecosystems

Some grass and planted garden will be lost to the construction of foundations. These adverse effects will be less than minor.

6.1.4 Effects on Natural and Physical Resources

The proposed development will have effects on land, air, water and soil.

The garage is an appropriate land use on a residential property. Construction effects will have temporary effects on air and soil. These can be managed through compliance with Proposed Natural Resources Plan and Kāpiti Coast District Council Subdivision and Development Principles and Requirements 2012. Longer term effects from the management of roof water runoff can be managed in the same way.

The adverse effects on land, air, water, and soil will be less than minor. There will be no adverse effects on minerals, energy, plants, animals or structures.

6.1.5 Discharges

Ground disturbance to construction foundations creates exposed surfaces of soil that can be eroded by rain to generate contaminated stormwater runoff. Appropriate erosion and sediment control measures in compliance with Proposed Natural Resource Plan Rule R99 can be implemented to avoid, remedy and mitigate these adverse effects.

Stormwater runoff from the garage roof and hardstand areas can contaminate freshwater and cause flooding if not managed appropriately. Compliance with the NZ Building Code, Rule R48 of the Proposed Natural Resources Plan and the Kāpiti Coast Subdivision and Development Principles and Requirements 2012 will ensure that these potential adverse effects are avoided, remedied and mitigated.

Compliance with the relevant requirements will ensure that the adverse effects of discharges are less than minor.

6.1.6 Natural Hazard Risks

The proposed garage is not within the identified flood hazard area. This will ensure that the natural hazard risk is avoided.

6.2 Section 104(1)(ab): Offset or Compensation of Adverse Effects

No offsetting or compensation for adverse effects is proposed or required.

6.3 Section 104(1)(b): Relevant Provisions

6.3.1 National Environmental Standards

There are no national environmental standards that are relevant to this proposal.

6.3.2 Other Regulations

There are no other regulations that are relevant to this proposal.

6.3.3 National Policy Statements

The national policy statements for freshwater management, renewable electricity generation and electricity transmission are not relevant to this proposal.

Urban Development

The following considerations are relevant to this application:

> ***Objective 1:*** *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*
>
> ***Policy 1:*** *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*
>
> *a) have or enable a variety of homes that:*
>
> *i) meet the needs, in terms of type, price, and location, of different households; and*
>
> *ii) enable Māori to express their cultural traditions and norms; and*
>
> *b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
>
> *c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*

d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

e) support reductions in greenhouse gas emissions; and

f) are resilient to the likely current and future effects of climate change.

I consider that the construction of this garage will contribute to a well-functioning urban environment.

6.3.4 New Zealand Coastal Policy Statement

The following considerations are relevant to this application:

Objective 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:

- *the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;*
- *some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;*
- *functionally some uses and developments can only be located on the coast or in the coastal marine area;*
- *the coastal environment contains renewable energy resources of significant value;*
- *the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;*
- *the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;*
- *the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and*
- *historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.*

Policy 6: Activities in the coastal environment

1) In relation to the coastal environment:

a) recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities;

b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the

reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;

c) *encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;*

d) *recognise tangata whenua needs for papakāinga3, marae and associated developments and make appropriate provision for them;*

e) *consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;*

f) *consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;*

g) *take into account the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of future generations;*

h) *consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;*

i) *set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and*

j) *where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.*

2) *Additionally, in relation to the coastal marine area:*

a) *recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of future generations;*

b) *recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area;*

c) *recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;*

d) *recognise that activities that do not have a functional need for location in the coastal marine area generally should not be located there; and*

e) *promote the efficient use of occupied space, including by:*

i) *requiring that structures be made available for public or multiple use wherever reasonable and practicable;*

ii) *requiring the removal of any abandoned or redundant structure that has no heritage, amenity or reuse value; and*

iii) *considering whether consent conditions should be applied to ensure that space occupied for an activity is used for that purpose effectively and without unreasonable delay.*

Policy 25: Subdivision, use, and development in areas of coastal hazard risk

In areas potentially affected by coastal hazards over at least the next 100 years:

a) *avoid increasing the risk of social, environmental and economic harm from coastal hazards;*

b) *avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards;*

c) *encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events;*

d) *encourage the location of infrastructure away from areas of hazard risk where practicable;*

e) *discourage hard protection structures and promote the use of alternatives to them, including natural defences; and*

f) *consider the potential effects of tsunami and how to avoid or mitigate them.*

The site is not subject to a coastal hazard identified in the district plan and is just outside the Projected Future Shoreline Positions (PFSP) shown on Map 8 of the Kāpiti Coast Coastal Hazards Susceptibility and Vulnerability Assessment Appendices.

It is not possible for a garage on the site to be located any further away from Waikanae Beach.

I consider that the construction of this garage is consistent with the New Zealand Coastal Policy Statement.

6.3.5 Regional Policy Statement for the Wellington Region

The following are relevant to this application:

Objective 3

Habitats and features in the coastal environment that have significant indigenous biodiversity values are protected; and

Habitats and features in the coastal environment that have recreational, cultural, historical or landscape values that are significant are protected from inappropriate subdivision, use and development.

Objective 4

The natural character of the coastal environment is protected from the adverse effects of inappropriate subdivision, use and development.

Objective 7

The integrity, functioning and resilience of physical and ecological processes in the coastal environment are protected from the adverse effects of inappropriate subdivision, use and development

Policy 35: Preserving the natural character of the coastal environment – consideration

Policy 36: Managing effects on natural character in the coastal environment – consideration

Policy 37: Safeguarding life-supporting capacity of coastal ecosystems – consideration

Policy 38: Identifying the landward extent of the coastal environment – consideration

The site is identified in the Kāpiti Coast District Plan as being withiunt eh coastal environment. The proposed garage is located as far as possible from Waikanae Beach while still being within the site. The natural character of the coastal environment and life supporting capacity of coastal ecosystems will not be compromised by this proposal.

Objective 12

The quantity and quality of fresh water:

(a) meet the range of uses and values for which water is required;

(b) safeguard the life supporting capacity of water bodies; and

(c) meet the reasonably foreseeable needs of future generations.

Policy 42: Minimising contamination in stormwater from development – consideration

Stormwater management in accordance with the Proposed Natural Resources Plan and Subdivision and Development Principles and Requirements 2012 will ensure that stormwater contamination is minimised.

Objective 19

The risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.

Objective 20

Hazard mitigation measures, structural works and other activities do not increase the risk and consequences of natural hazard events.

Objective 21

Communities are more resilient to natural hazards, including the impacts of climate change, and people are better prepared for the consequences of natural hazard events.

Policy 51: Minimising the risks and consequences of natural hazards – consideration

Policy 52: Minimising adverse effects of hazard mitigation measures – consideration

The garage is located outside the modelled flood hazard extent.

Objective 22

A compact well designed and sustainable regional form that has an integrated, safe and responsive transport network and:

(a) a viable and vibrant regional central business district in Wellington city

(b) an increased range and diversity of activities in and around the regionally significant centres to maintain vibrancy and vitality;

(c) sufficient industrial-based employment locations or capacity to meet the region's needs;

(d) development and/or management of the Regional Focus Areas identified in the Wellington Regional Strategy;

(e) urban development in existing urban areas, or when beyond urban areas, development that reinforces the region's existing urban form;

(f) strategically planned rural development;

(g) a range of housing (including affordable housing);

(h) integrated public open spaces; and

(i) integrated land use and transportation.

Policy 54: Achieving the region's urban design principles – consideration

Policy 55: Maintaining a compact, well designed and sustainable regional form – consideration

Policy 57: Integrating land use and transportation – consideration

Policy 58: Co-ordinating land use with development and operation of infrastructure – consideration

The garage is an appropriate land use within the existing urban environment that is consistent with the region's urban design principles. The location of the garage at the end of the driveway ensures that it is integrated with transportation and infrastructure.

Objective 29

Land management practices do not accelerate soil erosion.

Policy 41: Minimising the effects of earthworks and vegetation disturbance – consideration

The earthworks and vegetation disturbance required for the construction of foundations can be managed to ensure that adverse effects are avoided, remedied and mitigated.

6.3.6 Kāpiti Coast District Plan

The following are relevant to this application:

DO-O1 Tāngata Whenua

DO-O3 Development Management

DO-O4 Coastal Environment

DO-O5 Natural Hazards

DO-O8 Strong Communities

DO-O11 Character and Amenity Values

DO-O12 Housing Choice and Affordability

DO-O13 Infrastructure

DO-O14 Access and Transport

DO-O15 Economic Vitality

DO-O17 Open Spaces / Active Communities

GRZ-P7 Development and Landforms

Subdivision, use and development (including associated driveways) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:

1. *the visual impact, bulk and scale of buildings and structures on identified landscape values, ecological sites, geological features or areas of high natural character;*
2. *the extent of cut and fill;*
3. *the need for and the height of retaining walls; and*

4. *the mass of buildings on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.*

GRZ-P10 Residential Amenity

Subdivision, use and development in the Residential Zones will be required to achieve a high level of on-site amenity for residents and neighbours in accordance with the following principles:

1. *building size and footprint will be proportional to the size of the allotment;*
2. *usable and easily accessible private outdoor living spaces will be provided;*
3. *buildings and structures will be designed and located to maximise sunlight access, privacy and amenity for the site and adjoining allotments;*
4. *buildings and structures will be designed and located to minimise visual impact and to ensure they are of a scale which is consistent with the area's urban form;*
5. *appropriate separation distances will be maintained between buildings;*
6. *yards will be provided to achieve appropriate building setbacks from neighbouring areas, the street and the coast;*
7. *hard and impermeable surfaces will be offset by permeable areas on individual allotments;*
8. *unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided;*
9. *non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and*
10. *service areas for non-residential activities will be screened, and planting and landscaping will be provided.*

GRZ-P15 Accessory Buildings

Accessory buildings will be provided for where they are ancillary to residential activities on-site (excluding visitor accommodation which is not a temporary residential rental accommodation) and are undertaken in accordance with the following principles:

1. *they will not unreasonably affect the privacy, amenity, outlook or sunlight access of other residential buildings or adjacent properties and public spaces;*
2. *their size, cumulative area, location and visual appearance will not dominate other residential buildings or streetscape; and*
3. *they will not compromise the provision of sufficient outdoor living spaces.*

I am satisfied that the proposed garage is a suitable land use for the site because it is of a size and scale that does not undermine amenity values. The adjacent owners of an infringed boundary have provided their written approval to the garage. The garage will not

unreasonably affect the amenity of other adjacent sites, it is not visually dominant and a suitable outdoor living can be maintained within the site itself.

The proposal is consistent with the relevant objectives and policies of the Kāpiti Coast District Plan.

6.4 Section 104(1)(c): Other Matters

The application has been reviewed by a Development Control team to assess compliance with the Kāpiti Coast District Council Subdivision and Development Principles and Requirements 2012. They have recommended conditions relating to stormwater management and the control of nuisance effects.

The application has also been reviewed by Ātiawa ki Whakarongotai. The following requests and comments were received:

- *The Trust is concerned that native vegetation will potentially be removed from the Site due to earthworks. The Trust requests that landscape planting utilises native plants to mitigate the effects of vegetation removal and support local natural ecosystems as a consent condition.*

  To address this comment an advice note will be included in the decision.

- *The Trust requests that the Applicant adheres to stringent erosion and sediment control measures during earthworks to ensure that sediment does not enter the local stormwater network or the nearby CMA. Sediment entering either of these water bodies is detrimental to the health of the resulting surrounding environment, especially the species that reside there.*

  The earthworks are permitted and will need to comply with both the Kāpiti Coast District Plan and Proposed Natural Resources Plan requirements.

- *The Trust is opposed to increasing built density within close proximity to the coast. This has the potential to impact on the ecological health of the CMA, and ultimately affects how the coast is managed in relation to flood hazards and sea level rise. The Trust is not opposed to the Proposed Works however, on the basis that the title of the property will contain a condition that states in the face of climate change and flood risks the Applicant will retreat from the area, rather than putting in hard measures that could have a detrimental impact to the CMA.*

  It is my opinion that imposing a requirement like this on the resource consent would be ultra vires. The Council has not made decisions on how coastal hazard risk will be managed and it is inappropriate for me to impose requirements that are not currently supported by national, regional or district objectives and policies.

- *Due to the location of the Site, discovery is likely and thus the Trust asks that the Applicant adopt Ātiawa ki Whakarongotai accidental discovery protocol as set out in the Whakarongotai o te moana, Whakarongotai o te wā: Ātiawa ki Whakarongotai Kaitiakitanga Plan as the specific accidental discovery protocol to be used in the event an archaeological site or materials are discovered.*

  To address this comment an advice note will be included in the decision.

6.5 Conditions

6.5.1 Section 108

No conditions have been included because the applicant has agreed to them.

The following conditions have been included because they are directly connected to the adverse effects of the proposal:

- The proposed development shall be hydraulically neutral in accordance with Section E(vi) of Part 3 of the Kāpiti Coast District Council Subdivision and Development Principles and Requirements 2012

  The consent holder shall submit a stormwater design and calculations for approval with the building consent.

- The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.

No conditions have been imposed that are directly connected to an applicable rule.

The following conditions are imposed because they relate to an administrative matter that is essential for the efficient implementation of the resource consent:

- The proposed activity shall be completed in accordance with the plans, information and specifications lodged with the application and the further information supplied by the consent holder and held on the file RM220049 except where modified by conditions of consent with reference to the following plans stamped as “Final Approved Plans’:

Title and Reference	Author	Revision	Dated
1721-01 Location Plan	Drafted Architectural Design	-	JAN 22
1721-02 Site Plan	Drafted Architectural Design	-	JAN 22
1721-03 Floor Plan	Drafted Architectural Design	-	JAN 22
1721-04 Proposed Elevations	Drafted Architectural Design	-	JAN 22

6.6 Part 2: Purpose and Principles

The Kāpiti Coast District Plan was prepared having regard to Part 2 of the Resource Management Act 1991. It addresses all relevant considerations and contains a coherent framework for assessing the actual and potential effects of this proposal. A detailed assessment against the purpose and principles of the Resource Management Act 1991 would not add anything to my evaluative exercise.

Notwithstanding the above, it is my opinion that this proposal promotes the sustainable management of natural and physical resources.

I have recognised and provided for the following matters of national importance:

- *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.*

I have had particular regard to the following other matters:

- *the efficient use and development of natural and physical resources.*
- *the maintenance and enhancement of amenity values.*
- *maintenance and enhancement of the quality of the environment.*
- *any finite characteristics of natural and physical resources.*

I have taken into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

6.7 Substantive Decision

My assessment of the proposal in accordance with section 104 and Part 2 of the Resource Management Act 1991 supports the granting of this application for the following reasons:

6. Pursuant to section 95A of the Resource Management Act 1991, there are no mandatory requirements to publicly notify the application, the effects of the proposal on the environment will not be more than minor and there are no special circumstances that warrant public notification.
7. Pursuant to section 95B of the Resource Management Act 1991, affected persons have provided their written approval and no other affected persons have been identified and there are no special circumstances that warrant notification to any other persons.
8. Pursuant to section 104(1)(a) of the Resource Management Act 1991, the effects of the proposal on the environment will be acceptable.
9. Pursuant to section 104(1)(b) of the Resource Management Act 1991, the proposal is consistent with the relevant provisions of the following:
    e. National Policy Statement for Urban Development
    f. New Zealand Coastal Policy Statement.
    g. Regional Policy Statement for the Wellington Region.
    h. Kāpiti Coast District Plan.
10. The proposal is consistent with Part 2 of the Resource Management Act 1991.

Accordingly, I recommend that resource consent under sections 104, 104B and Part 2 of the Resource Management Act 1991 be granted for this application.

Recommended by:



Ben Addington
Consultant Resource Consents Planner

20 May 2022

Approved under delegated authority by:



Ross Goodman
Resource Consents Planner

Report prepared by: Ben Addington

NEW GARAGE
FOR
J & J MOWBRAY
127 FIELD WAY,
WAIKANAE

CONTENTS:

1:LOCATION PLAN
2:SITE PLAN
3:FLOOR PLAN
4:ELEVATIONS

DRAFTED

11 TE HARAWIRA STREET OTAKI—P: 022 607 0234— E: drafted.nz@gmail.com—W: www.drafted.nz—Job #: 1721



127 FIELD WAY, EXISTING HOUSE
WITH NEW STANDALONE GARAGE

FINAL APPROVED PLANS
RM220049
20/05/2022

DRAFTED ARCHITECTURAL DESIGN
11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
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PROJECT:
NEW GARAGE
127 FIELD WAY, WAIKANAE

CLIENT:
J & J MOWBRAY

TITLE:
LOCATION PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:	STATUS:
N.T.S	JAN 22	JS	JS	RC

PROJECT NO:	REVISION:	DRAWING NO:
1721	----	01

KCDC REAR SITE BOUNDARY OFFSET LINES

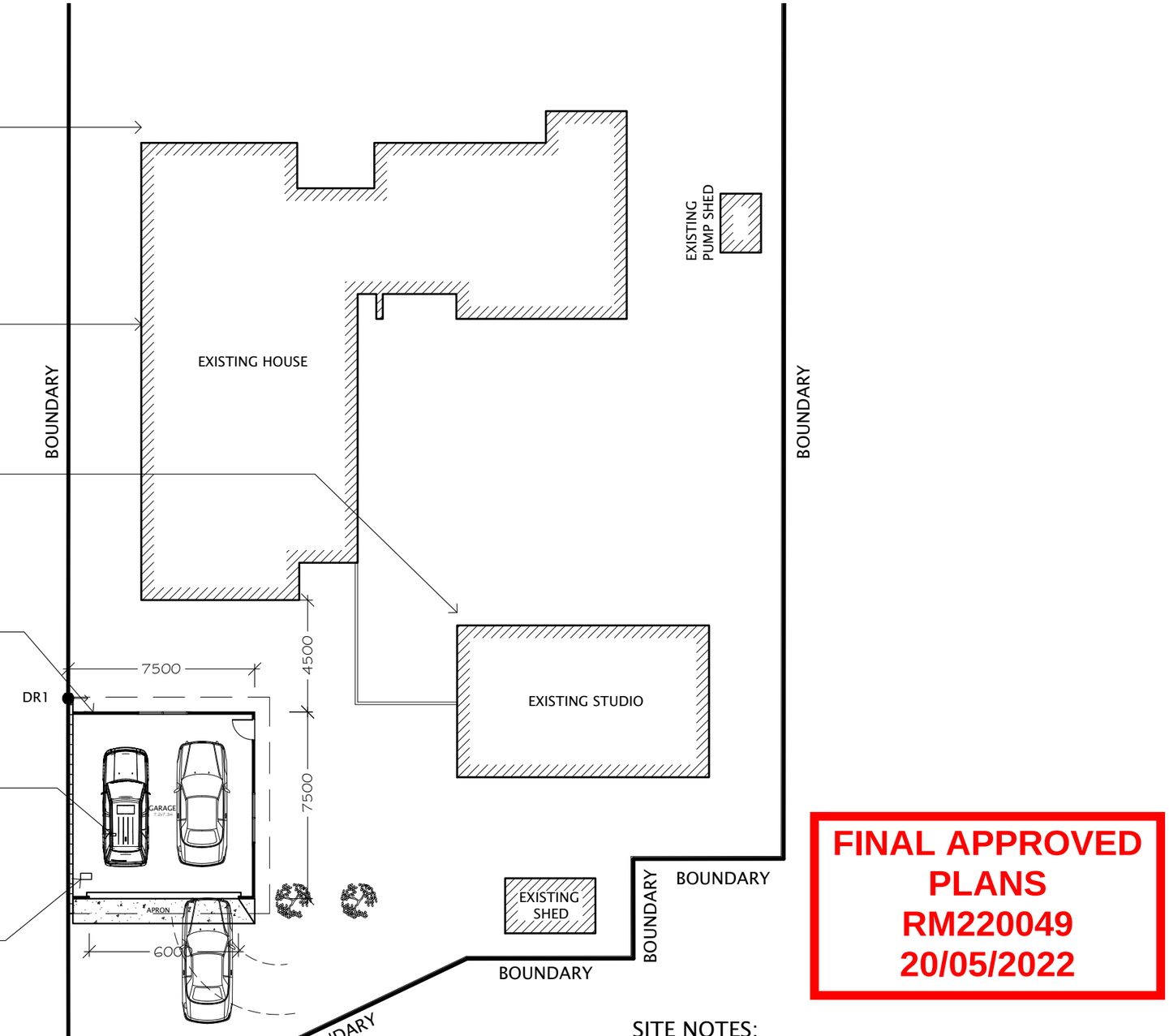
LOCATION OF EXISTING HOUSE, NO CHANGE

LOCATION OF EXISTING SLEEPOUT, NO CHANGE

NEW GARAGE, SET OUT SQUARE OFF SOUTHERN BOUNDARY AS SHOWN

LOCATION OF EXISTING TOBY, RELOCATE TO NEW AREA OUTSIDE OF PROPOSED BUILDING

EXISTING ELECTRICITY METER, CONFIRM LOCATION OF ALL CABLING ONSITE PRIOR CONSTRUCTION



SITE PLAN

SCALE 1:200
SITE AREA = 1411M2
EXISTING SITE COVERAGE = 301M2 (21.3%)
NEW SITE COVERAGE =56M2
TOTAL SITE COVERAGE =357M2 (25.3%)

SITE DETAILS:

ADDRESS: 127 FIELD WAY, WAIKANAE BEACH
LEGAL DESCRIPTION: LOT 1, DP 484499
WIND ZONE: VERY HIGH WIND ZONE
CORROSION ZONE: CORROSION ZONE D
EARTHQUAKE ZONE: 3
CLIMATE ZONE: 2
RAINFALL INTENSITY:70-80
NATURAL HAZARDS: NIL
CONSENT NOTICES ON TITLE: NO

0 1 2 3 4 5 10m

LEGEND:

NEW GARAGE

EXISTING BUILDINGS

DR1 DAYLIGHT RECESSION PLANES, REFER ELEVATIONS

NW N NE W E SW S SE

FINAL APPROVED PLANS RM220049 20/05/2022

SITE NOTES:

-FLAT SITE, SETOUT NEW SLAB 225MM ABOVE EXISTING GROUND LINE
-NEW GARAGE BREACHES DAYLIGHT RECESSION PLANES & SIDEYARD SETBACK, REFER RESOURCE CONSENT/DEEMED BOUNDARY ACTIVITY APPLICATION
-ENSURE WORK AREA IS SECURED FROM UNAUTHORIZED ENTRY, PROVIDE SAFETY FENCING & SIGNAGE IN ACCORDANCE WITH F5/AS1

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PROJECT:
NEW GARAGE
127 FIELD WAY, WAIKANAE

CLIENT:
J & J MOWBRAY

TITLE: SITE PLAN

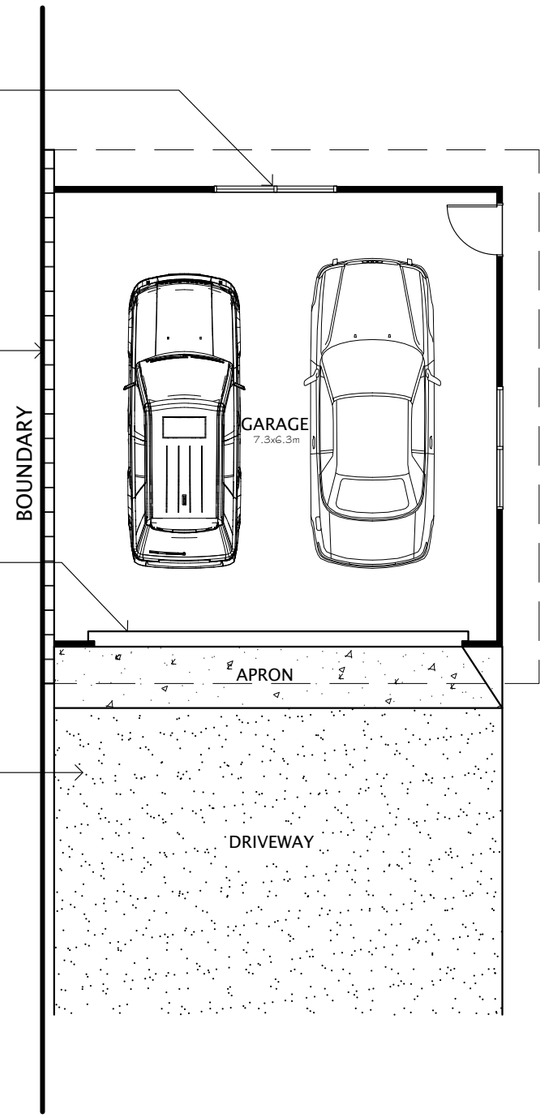
SCALE AT A3:	DATE:	DRAWN:	CHECKED:	STATUS:
1:200	JAN 22	JS	JS	RC
PROJECT NO:	REVISION:	DRAWING NO:		
1721	----	02		

SINGLE GLAZED
ALUMINIUM JOINERY

STACKBOND 20 SERIES MASONRY
BLOCK RETAINING WALL

6.0M WIDE SECTIONAL GARAGE
DOOR WITH AUTO OPENER

PERMEABLE STONE DRIVEWAY WITH
CONCRETE APRON AT GARAGE DOOR,
IMPORTANT: CONFIRM LAYOUT & SLOPE
OF RAMP WITH OWNER ONSITE



PROPOSED FLOOR PLAN

SCALE 1:100
TOTAL FLOOR AREA: 56M2

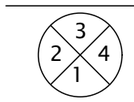
LEGEND:

TIMBER FRAMING

CONCRETE APRON/RAMP

EXISTING GRAVEL DRIVEWAY

ELEVATION KEY:



*FLOOR PLAN DIMENSIONS MAY VARY SLIGHTLY,
ROOM DIMENSIONS HAVE BEEN ROUNDED UP OR
DOWN TO THE NEAREST MEASUREMENT

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RM220049
20/05/2022

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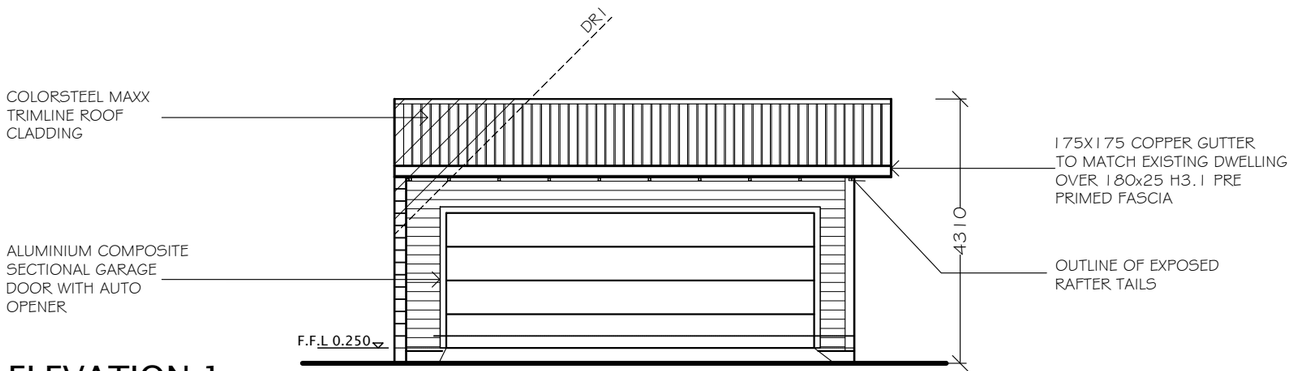
PROJECT:
NEW GARAGE
127 FIELD WAY, WAIKANAE

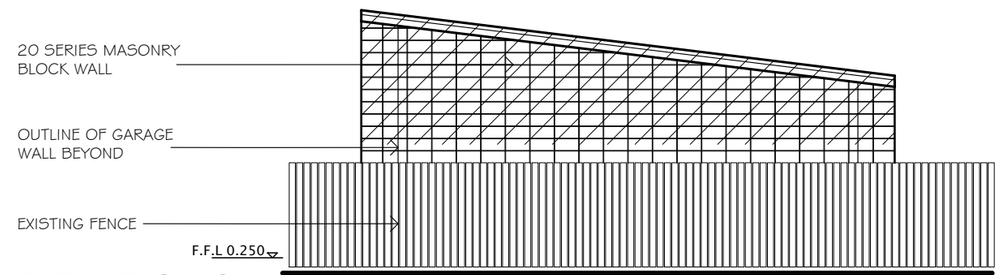
CLIENT:
J & J MOWBRAY

TITLE: FLOOR PLAN

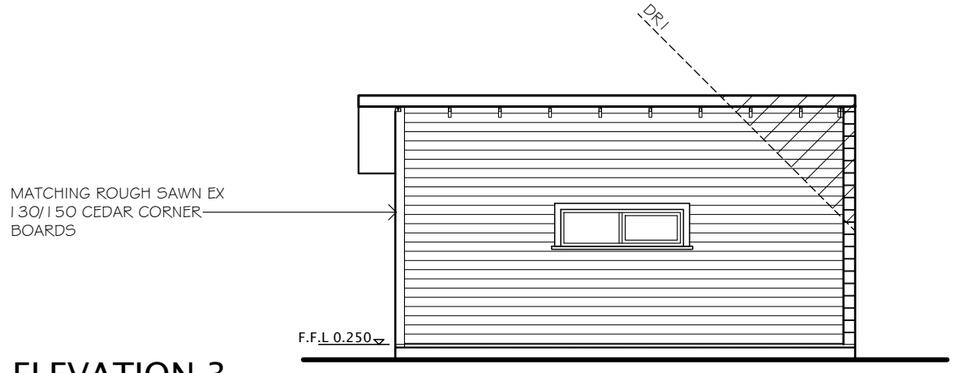
SCALE AT A3:	DATE:	DRAWN:	CHECKED:	STATUS:
1:100	JAN 22	JS	JS	RC
PROJECT NO:	REVISION:	DRAWING NO:		
1721	----	03		



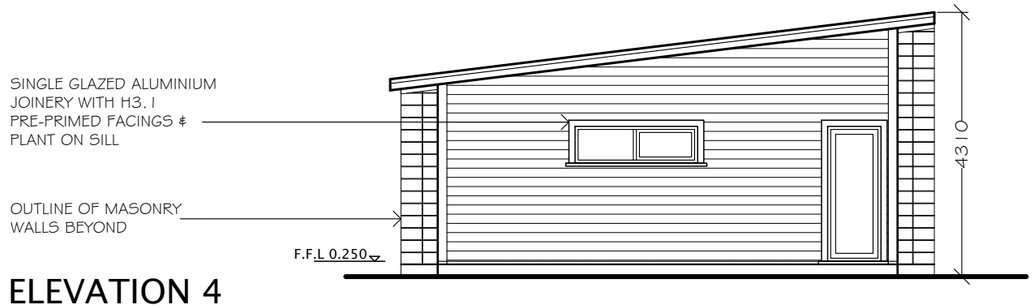
ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

LEGEND:

- ROUGH SAWN CEDAR BEVEL BACK WEATHERBOARD CAVITY CLADDING (HERMAN PACIFIC HP62 OR SIMILAR)
- 20 SERIES MASONRY BLOCK WALL
- NEW COLORSTEEL MAXX TRIMLINE ROOF CLADDING TO MATCH EXISTING ROOF
- AREA OF DAYLIGHT RECESSION PLANE ENCROACHMENT

NOTES:

-WEATHERBOARD CLADDING FIXED OVER 40X20 H3.2 CAVITY BATTENS
-ALL CLADDING SYSTEMS FIXED OVER WATERGATE PLUS BUILDING WRAP, CAVITY BASE CLOSURES TO ALL AREAS
-REFER DETAIL SHEETS & SPECIFICATION FOR CLADDING DETAILS
-ALL CLADDING INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS IN PARTICULAR FIXINGS, GROUND CLEARANCES & FLASHINGS
-INSTALL BLOCKING/STUDS AS REQUIRED FOR CLADDING SET OUT

FINAL APPROVED PLANS RM220049 20/05/2022

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PROJECT:
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127 FIELD WAY, WAIKANAE

CLIENT:
J & J MOWBRAY

TITLE:
PROPOSED ELEVATIONS

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1721	----	04		