

# Sharalyn Fraser *Agency*

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13 October 2025

Matthew Fraser

### **LAND INFORMATION MEMORANDUM (LIM)**

The attached LIM provides you with information about 107 Paetawa Road, Peka Peka.

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](http://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](mailto:kapiti.council@kapiticoast.govt.nz) or 0800 486 486.



Steve Cody  
**Building Team Manager**

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# Land Information Memorandum (LIM)

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

**107 Paetawa Road, Peka Peka**

### Document information

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

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

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

### Application details

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<b>Applicant</b>	Matthew Fraser
<b>LIM number</b>	L251052
<b>Application date</b>	02/10/25
<b>Issue date</b>	13/10/25

### Property details

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<b>Property address</b>	107 Paetawa Road, Peka Peka
<b>Legal description</b>	LOT 1 DP 82434
<b>Area (hectares)</b>	1.1760

### Valuation information

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<b>Valuation number</b>	1489010602
<b>Capital value</b>	\$1,070,000
<b>Land value</b>	\$660,000
<b>Improvements value</b>	\$410,000

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

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### Attachments

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

### 1. Rates

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*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.

<b>Current rates year</b>	Current Rates Year 2025 to 2026
<b>Annual rates</b>	The annual rates for 2025/26 rating year are \$4,657.76 This includes Greater Wellington Regional Council rates
<b>Next instalment date</b>	9/12/25
<b>Arrears for previous years</b>	\$0.00
<b>Water rates</b>	Not Applicable
<b>Water balance due</b>	Not Applicable

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

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*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

- 25/08/00      BUILDING CONSENT 001173: INSTALL METRO HIGH-OUTPUT INBUILT FIRE: Code Compliance Certificate issued 31/08/00
- 20/04/71      Building Permit CO46729 GARAGE 600sqr feet.
- 29/01/68      Building Permit AO15308 DWELLING 1600sqr feet.

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

### Engineer's report

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

### Wind

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

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

### Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

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

### Registered Environmental Health Premises and Licences

No Information located.

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

## 3. Weathertightness

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*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

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

##### **Planning/Resource Management**

District Plan Zone/Precinct/Development Area: Rural Lifestyle

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

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

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

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

##### **District Plan Features and Overlays**

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay are 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 Rural Lifestyle in the Operative District Plan (2021).

This property was created via subdivision in 1996 under resource consent number RM960079. A copy of the Decision is provided with this LIM.

Copies of the Deposited Plan (DP 82434) and Record of Title are provided with this LIM.

A Section 221 Consent Notice was imposed as part of this subdivision which requires certain conditions to be complied with on an on-going basis.

For detail refer to the attachments provided with this LIM.

There are no known easements.

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 RM960079: Two lot Rural Residential subdivision consent of Lot 1 DP 70026.

RESOURCE CONSENT RM960323: To establish a residential building for residential use.

RESOURCE CONSENT RM9000011: To subdivide property into 2ha Lots.

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 some specific features on it that are recorded in the Operative District Plan (2021).

These features are:

High Voltage Electricity Transmission Lines - there are restrictions on any development on this property within 20 metres each side of the centre-line of the high voltage transmission lines.

These restrictions mean that any addition or construction of buildings (excluding accessory buildings) or structures within that area on this property will require a resource consent.

The transmission lines are subject to the Ministry for the Environment National Environmental Standard for Electricity Transmission Activities.

This standard sets out a framework of permissions and consent requirements for activities on existing electricity transmission lines, for example a network utility operator can operate, maintain and upgrade the existing lines.

More detail can be found on the Ministry for the Environment website: [www.mfe.govt.nz](http://www.mfe.govt.nz) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992.

All activities regulated by NZECP34, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.

Please contact Transpower or a suitably qualified engineer for assistance with clearance requirements in NZECP 34:2001.

Ecological Site: an area with significant native vegetation or habitat for native fauna.

(K066) Te Harakeke Swamp (dune wetland).

Special Amenity Feature or Landscape - distinctive highly valued landscape or landform.

SAL19: Ngarara Dunes Special Amenity Landscape (A sequence of dune ridges and intervening wetlands and dune lakelets).

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

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

### 5. Special Features and Characteristics of the land

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*This section identifies information held by Council about:*

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

#### **Climate Change**

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

#### **Contaminated Sites**

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

#### **Natural Hazards**

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

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

### Coastal Erosion and Inundation Hazards

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

Currently, information specific to the Kapiti Coast District includes:

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

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

### Earthquakes

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

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

### Fire

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

### Liquefaction

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

## **Tsunami Evacuation Zones**

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

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

## **Other Information**

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

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

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

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

Part of the property is adjacent to land which is shown to be subject to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk.

Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

Part of the property is adjacent to land which is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea.

It includes flood and erosion prone land immediately adjacent to the stream.

Part of the property is adjacent to land which is shown to be subject to flood storage areas on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Flood storage areas are areas that provides flood water storage either during or after a flood event. Flood Storage Areas are located on local streams only.

They include land that has been identified as flood prone where loss of storage due to mitigating measures, or filling, will cause flooding elsewhere.

Any proposal for development of these areas (including filling) will need to provide compensatory storage below set ponding levels.

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.

### 6. Other land and building classifications

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

No information located.

### 7. Private and Public stormwater and sewerage drains

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

Sewerage runs to a private on-site septic tank and effluent disposal field. No as-built plan of private drainage or site plan are provided with this LIM.

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

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

### 8. Drinking water supply

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*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 a rural restricted flow metered water supply of 1,000 litres per day. The location of the Council service valve (manifold/toby) is shown on the services network plan provided with this LIM. There is no public fire fighting provision available. A private water storage tank is required on site to store the water. The minimum tank size should be 5,000 litres.

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

## 9. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

## 10. Other information about the property

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

### **Cultural and Archaeological**

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

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

[www.kapiticoast.govt.nz/Our-District/Tangata-Whenua](http://www.kapiticoast.govt.nz/Our-District/Tangata-Whenua)

### **Development Impact Fees**

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

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

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



## Glossary of Terms and Maps attached

### **Aerial Photograph**

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

### **Deposited Plan**

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

### **Building Information** (if requested)

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

### **Services Network Map**

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

### **Location of Health and Alcohol Licenses**

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

### **Resource Consents**

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

### **Designation(s)** (if applicable)

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

### **District Plan**

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

### **Latest Flood Hazards**

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



# Aerial Photography

107 Paetawa Road, Peka Peka (LOT 1 DP 82434)



0 25 50 Metres

Scale @ A4 - 1:1,150

Date Printed: October 8, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.





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



  
R.W. Muir  
Registrar-General  
of Land

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

**Identifier** **WN49A/234**

**Land Registration District** **Wellington**

**Date Issued** 26 November 1996

**Prior References**

WN38C/517

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**Estate** Fee Simple

**Area** 1.1760 hectares more or less

**Legal Description** Lot 1 Deposited Plan 82434

**Original Registered Owners**

Marie Sang and Margaret Judith Sang

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**Interests**

B549943.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.11.1996 at 9.59 am

13125750.1 Transmission to Marie Sang as survivor(s) - 18.10.2024 at 5:03 pm

## References:

Prior CT 38C/517

Document No. B.549943.3

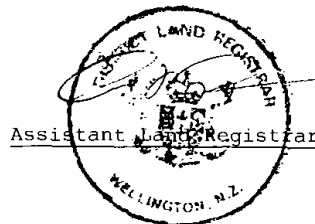


## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of November one thousand nine hundred and ninety-six under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that DENIS LEIGH STRINGER of Waikanae, Company Representative and JACQUELINE MARIE STRINGER, his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.1760 hectares more or less situate in the District of Kapiti Coast being Lot 1 on Deposited Plan 82434



B.549943.2 Certificate pursuant to Section 221 Resource Management Act 1991 imposing an ongoing condition hereon - 26.11.1996 at 9.59 a.m.

*Discharged*  
725670.1 Mortgage to Bank of New Zealand  
- 5.11.1985 at 2.45 p.m.

~~B.580509.2 Transfer to Ian Walter Gillespie of Wellington, Telecommunications Technician and Elizabeth May Gillespie his wife - 10.4.1997 at 3.32 p.m.~~

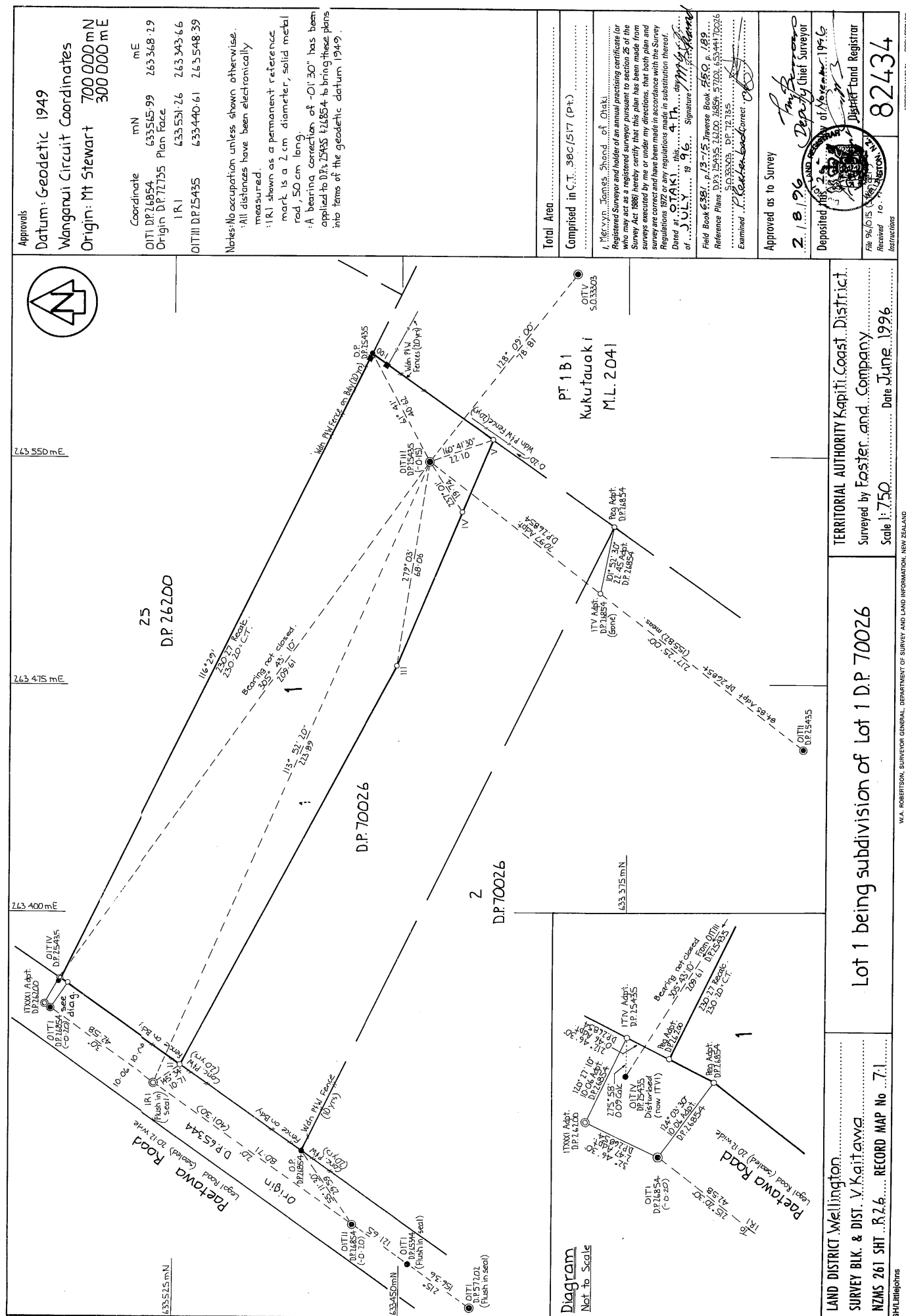
B709798.1 Transfer to Marie Sang and Margaret Judith Sang  
3.3.1999 at 1.24

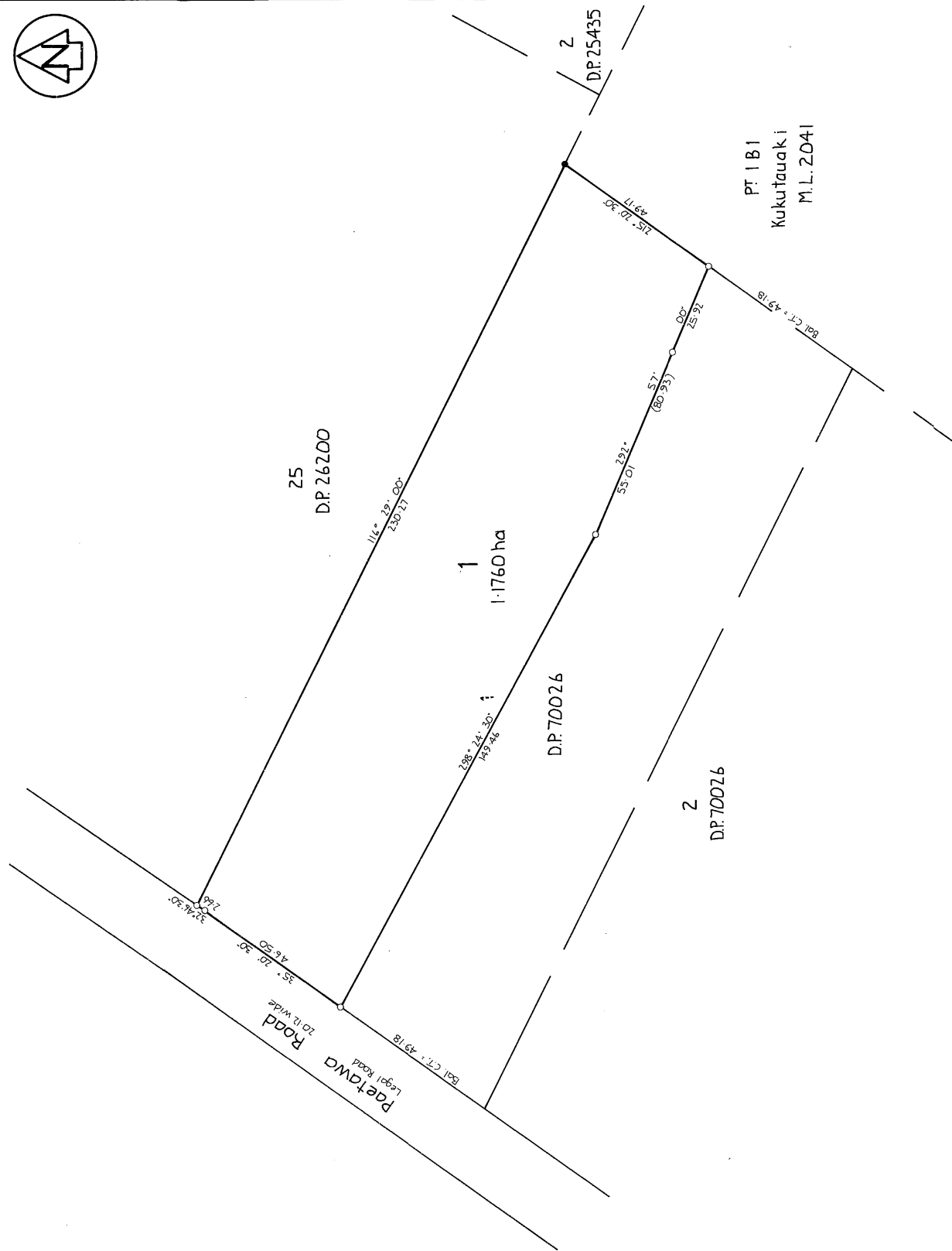
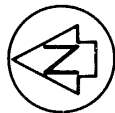
for RGL

No. 49A/234

No. 49A/234

Historical Search Copy Dated 02/10/25 2:12 pm, Page 3 of 3





TERRITORIAL AUTHORITY Kapiti Coast District.

Surveyed by Foster and Company.....

Scale 1:750 Date June 1996

Lot 1 being subdivision of Lot 1 D.P. 70026

LAND DISTRICT Wellington.....

SURVEY BLK. & DIST. V Kaitawa.....

NZMS 261 SHT R26 RECORD MAP No 7.1.....

GH/Littlejohns

W. A. ROBERTSON, SILVEYOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION NEW ZEALAND

### Approvals.

*Al Dringer*  
Registered Owners

Approved pursuant to Section 223 of the Resource Management Act, 1991, on the 1<sup>st</sup> day of July, 1996.

The Common Seal of the Kapiti Coast District Council  
is affixed hereto in the presence of :-

\_\_\_\_\_  
Mayor

General Manager

New C.T. Allocated

lot 1

DP 70076 (Bal)

1000

Total Area 1: 1760 ha..

Comprised in C.I. 38C/517 (P.t.)

I, Mervyn James, Shand & Doki  
Registered Surveyor and holder of an annual practising certificate for  
the May 1972 Act 1980 hereby certify that this plan has been made from  
surveys executed by me or under my directions, that both plan and  
surveys are correct and have been made in accordance with the Survey  
Regulations 1972 or any regulations made in substitution thereof.

Dated at CHENNAI this 14 day of JULY 19 96. Signature M. S. Chandrasekaran

Field Book 638! p. 13-15. Traverse Book 550 p. 189...

Reference Plans DP5 15455 LBSA 51WZ63944 70026  
S033303 PP72735 DP26220


Examined P. Rechenbach. Correct .....

Approved as to Survey

2000

7. / *[Signature]* Deputy Chief Surveyor

Depositor's Name: \_\_\_\_\_

 District Land Registrar

File 96/015 (Estingoff)  
Received 10.7.01

Instructions 4C470

### Instructions

01-1-10

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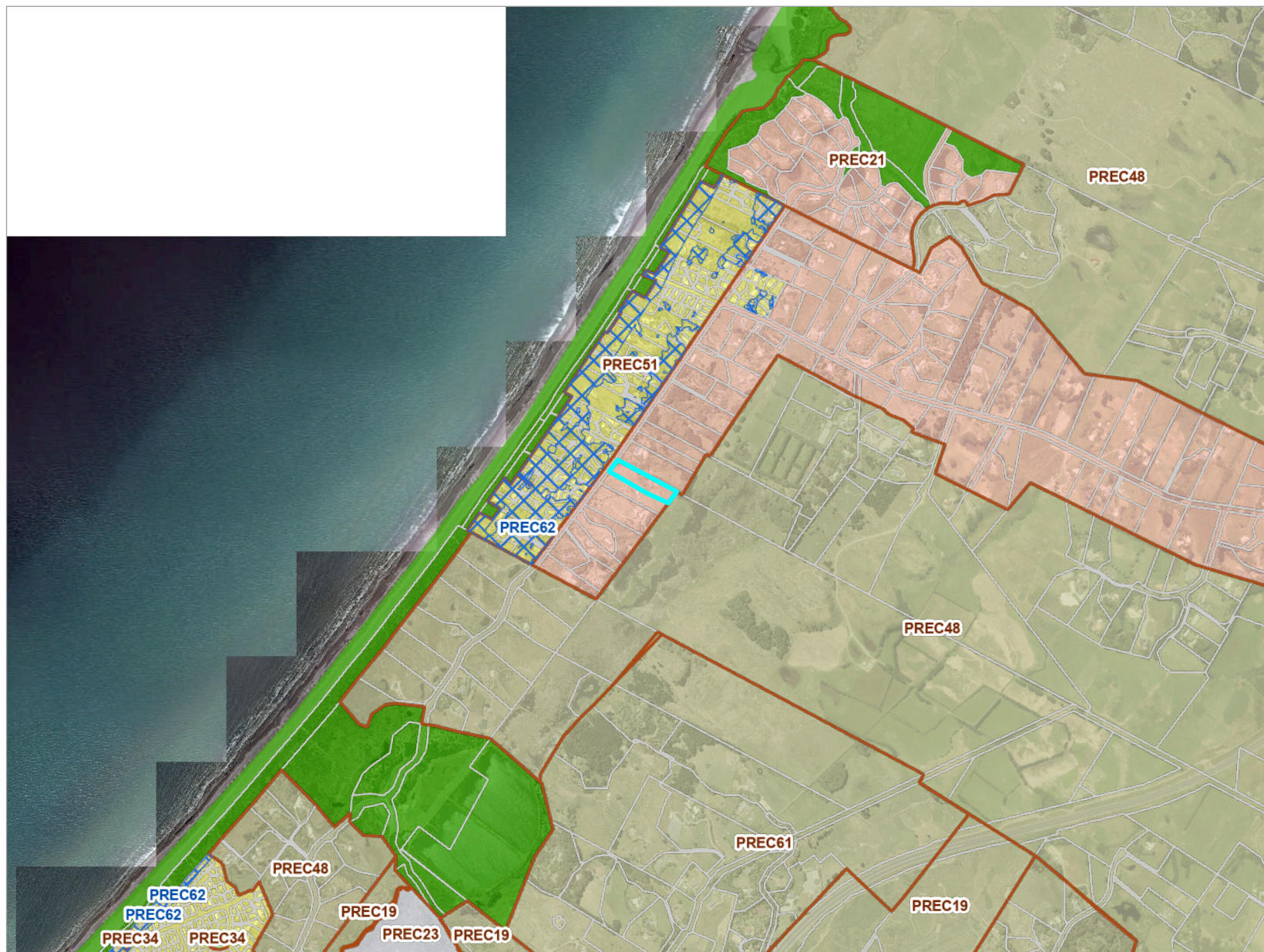
○

77









470

# Operative District Plan 2021 - Zones and Precincts

107 Paetawa Road, Peka Peka (LOT 1 DP 82434)



## Key to map symbols

-  Precinct
-  Coastal Qualifying Matter Precinct
-  General Residential Zone
-  General Rural Zone
-  Rural Lifestyle Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Ngārara Development Area



0 480 960 Metres  
Scale @ A4 - 1:20,000

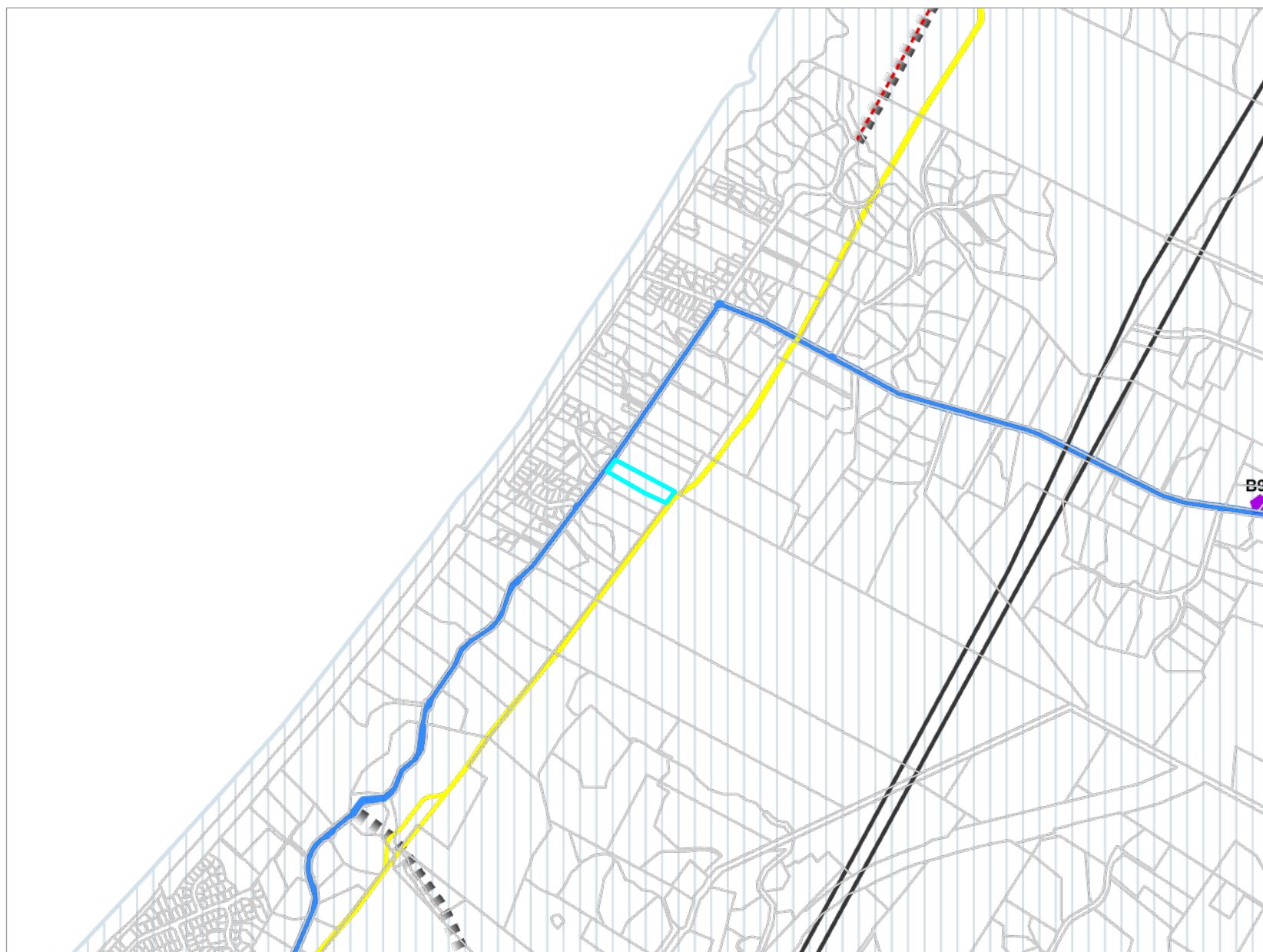
Date Printed: October 8, 2025

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

107 Paetawa Road, Peka Peka (LOT 1 DP 82434)



## Key to map symbols

- National Grid Lines
- Natural Gas
- - - CWB Link Priority Connections
- Local Community Connectors
- ■ Notional Roads
- ◆ Historic Heritage Places
- Coastal Environment

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



0 480 960 Metres  
Scale @ A4 - 1:20,000

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# Operative District Plan 2021 - Designations & Miscellaneous Features

107 Paetawa Road, Peka Peka (LOT 1 DP 82434)



## Key to map symbols

 Designation

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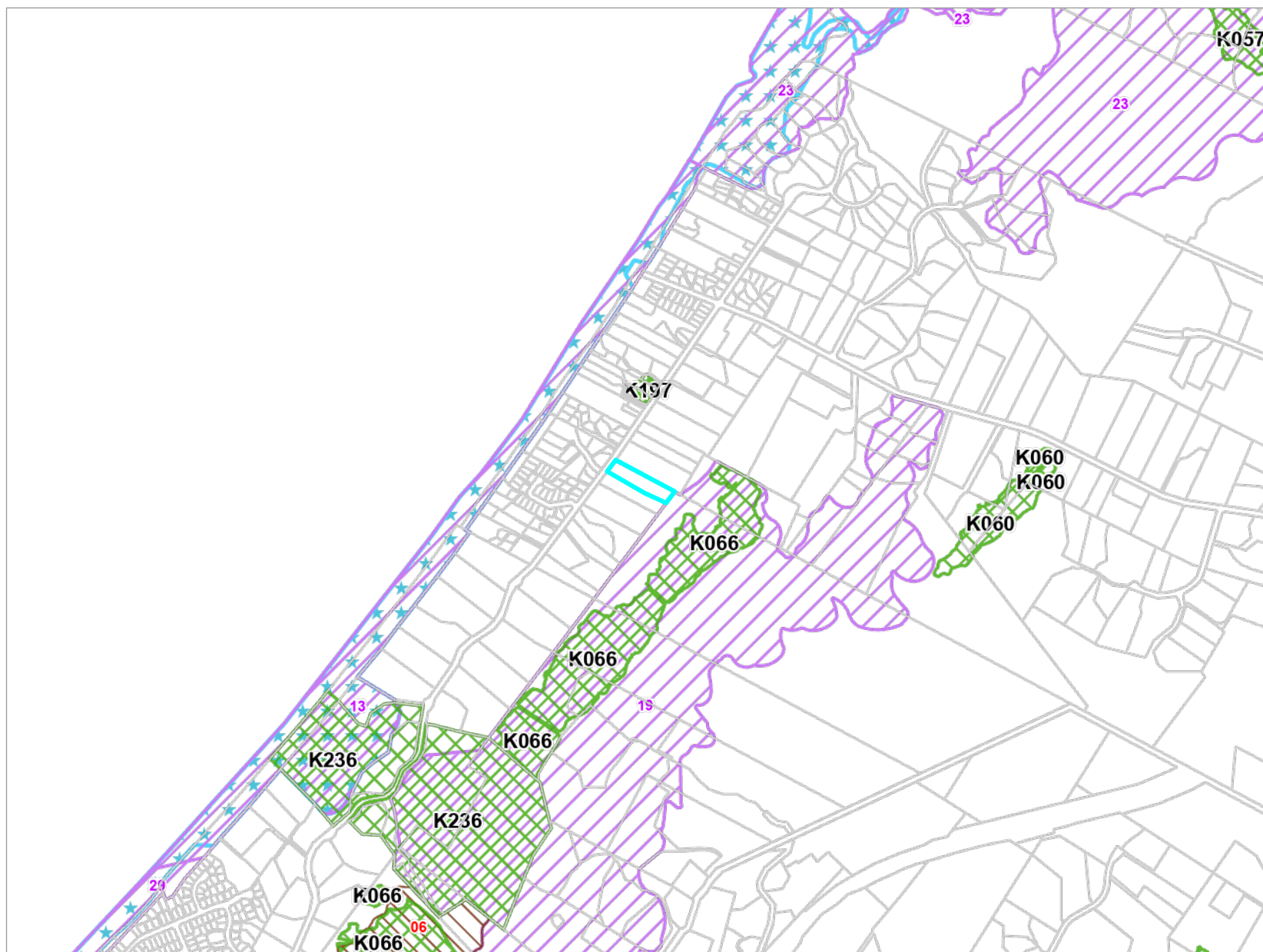
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# Operative District Plan 2021 - Natural Features

107 Paetawa Road, Peka Peka (LOT 1 DP 82434)



## Key to map symbols

-  Ecological Sites
-  Outstanding Natural Features and Landscapes
-  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.



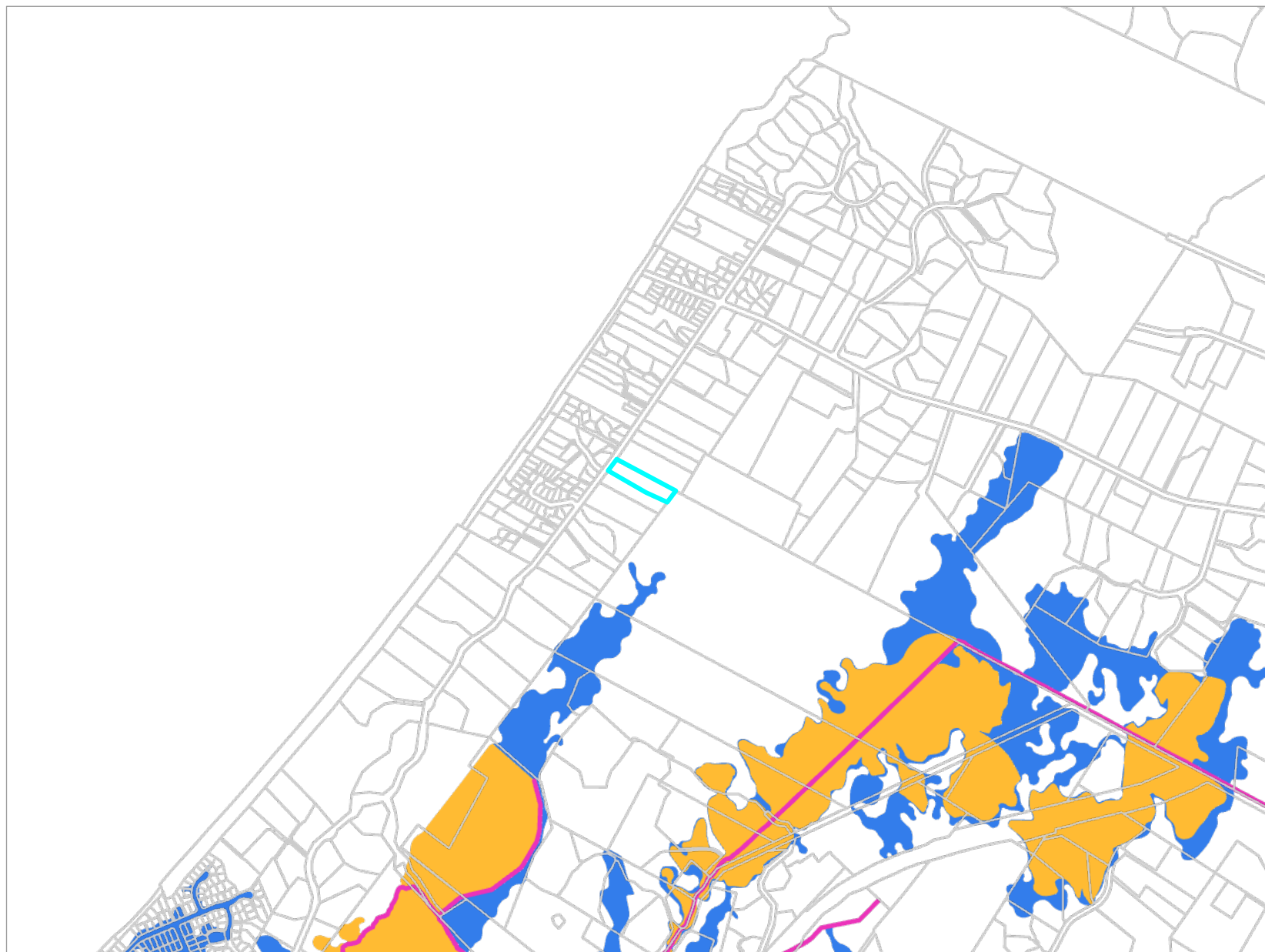
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# Operative District Plan 2021 - Natural Hazards

107 Paetawa Road, Peka Peka (LOT 1 DP 82434)



## Key to map symbols

- Stream Corridor
- Flood Storage Area
- Ponding Area

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



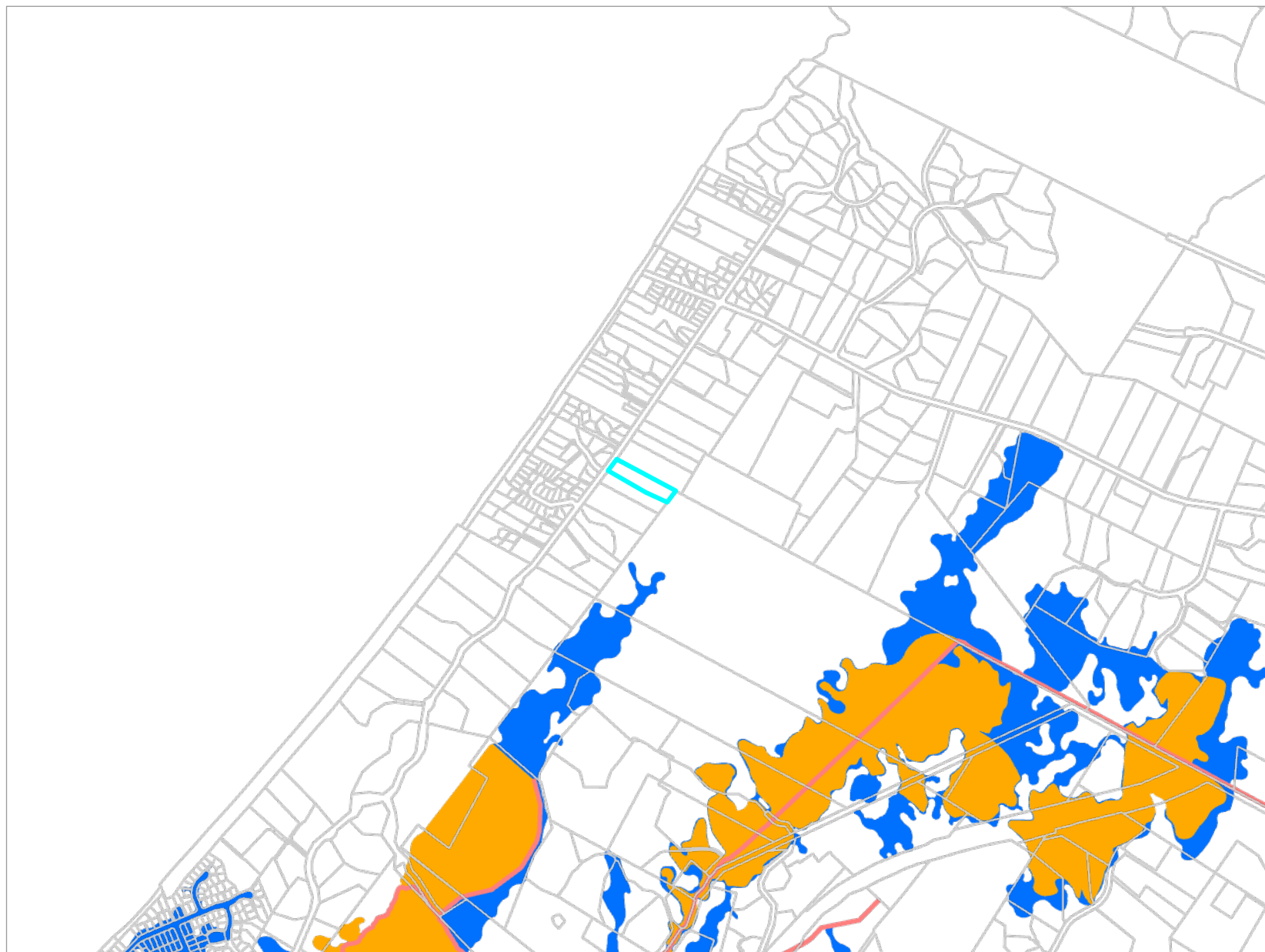
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# Latest Flood Hazards

107 Paetawa Road, Peka Peka (LOT 1 DP 82434)



## Key to map symbols

- Stream Corridor
- Storage
- Ponding

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



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# Resource Consents Map

107 Paetawa Road, Peka Peka (LOT 1 DP 82434)

## 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.



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Scale @ A4 - 1:20,000

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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
170235	108A Paetawa Road, Peka Peka	1489009812	LOT 2 DP 512055	SD	To undertake a two lot residential subdivision	N	N	s.224 Issued	27/10/2017	7/9/2017
900011	109 Paetawa Road, Peka Peka	1489010600	LOT 1 DP 70026	LC	TO SUBDIVIDE PROPERTY INTO 2 HA LOTS	Y	Y	Decision Issued	2/5/1990	12/2/1990
960323	109 Paetawa Road, Peka Peka	1489010600	LOT 1 DP 70026	LC	TO ESTABLISH A RELOCATABLE BUILDING FOR RESIDENTIAL USE	N	N	Decision Issued	10/9/1996	14/8/1996
960079	109 Paetawa Road, Peka Peka	1489010600	LOT 1 DP 70026	SC	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	1/4/1996	13/3/1996

107 Paetawa Road, Peka Peka (LOT 1 DP 82434)

107 Paetawa Road, Peka Peka (LOT 1 DP 82434)



### Key to map symbols

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



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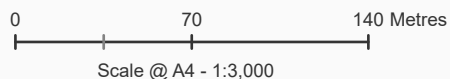
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107 Paetawa Road, Peka Peka (LOT 1 DP 82434)



- WS Pipe  
● SW Point  
— SW Pipe

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



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IW&EM Gillespie -  
Balance of lot 1, D.P. 70026 after  
subdivision.

*[Handwritten signature]*  
N

PAETAWA RD

49.18 m

82.516 m.

72.419 m.

10.678 m.  
House

Garage  
7.521 m.

230.08 m

6.765 m.

Aviary

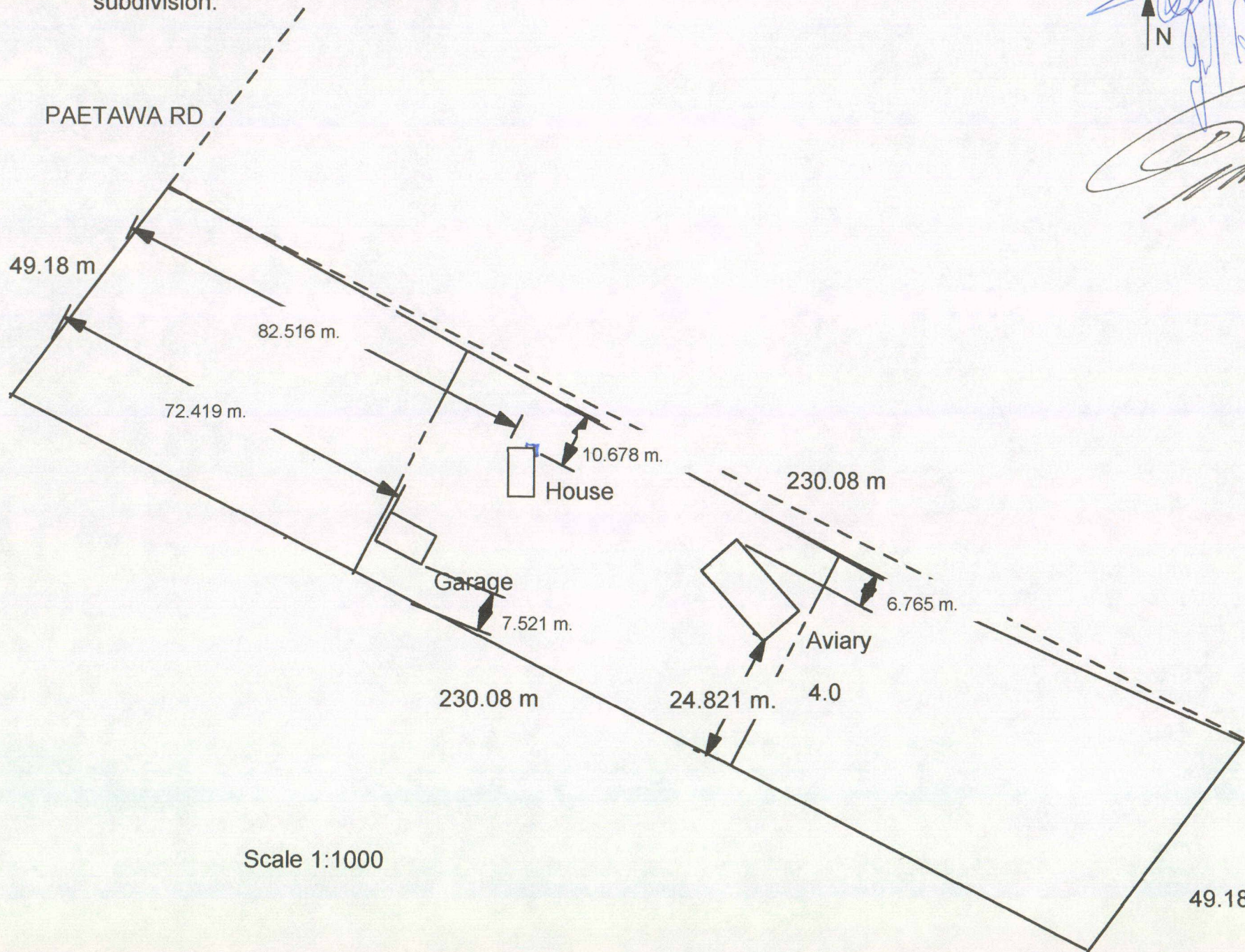
230.08 m

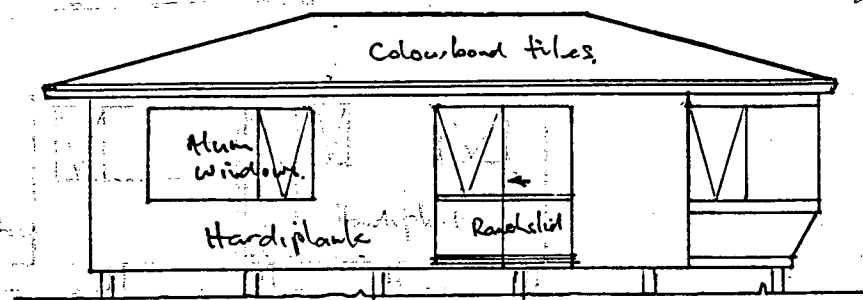
24.821 m.

4.0

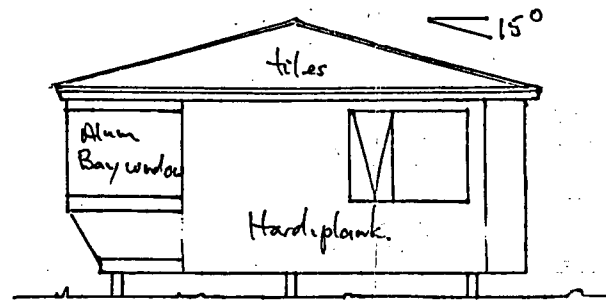
Scale 1:1000

49.18 m

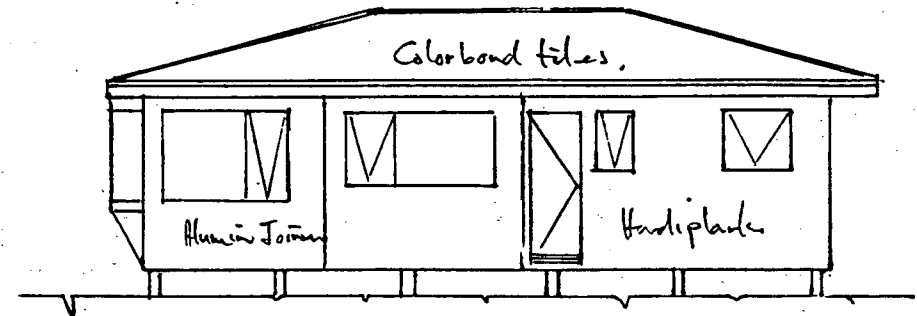




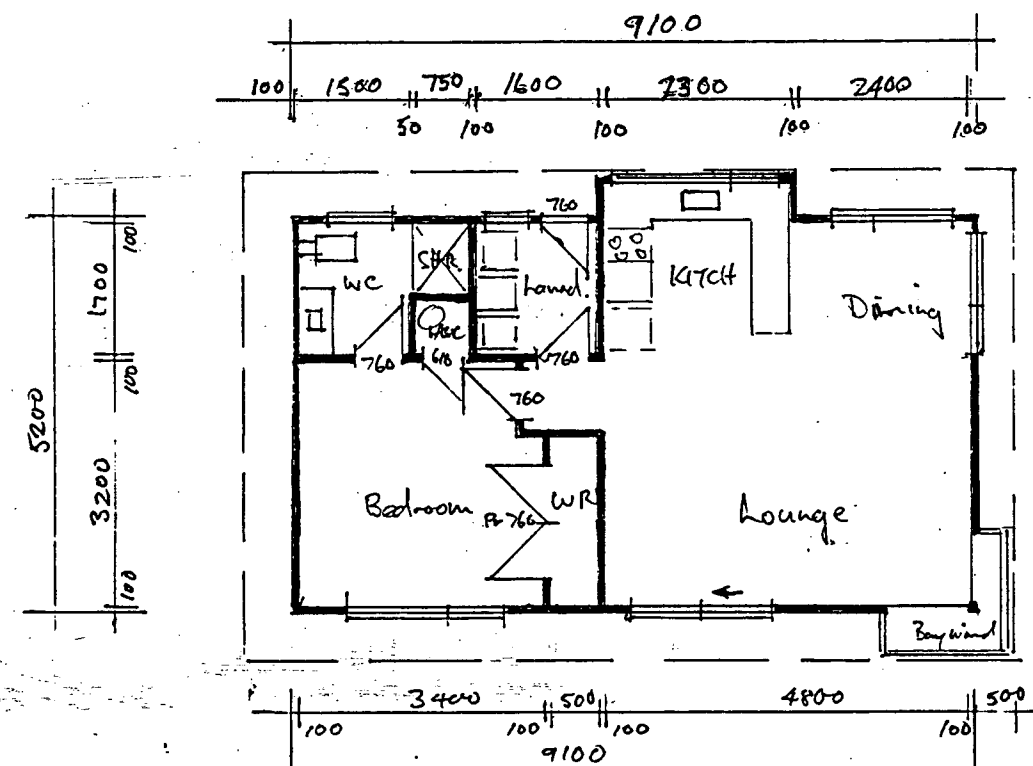
NORTH ELEVATION



WEST ELEVATION

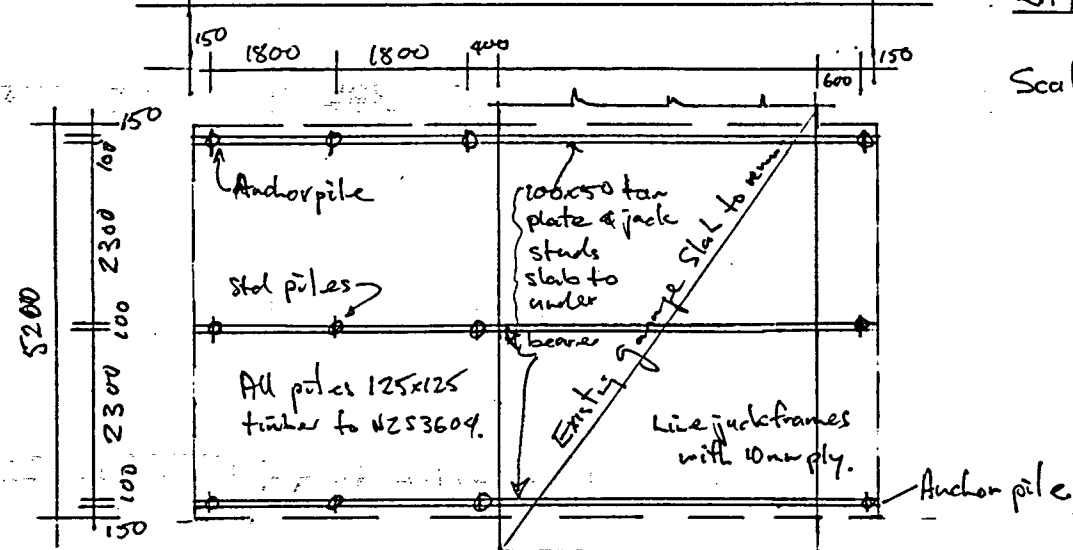


SOUTH ELEVATION



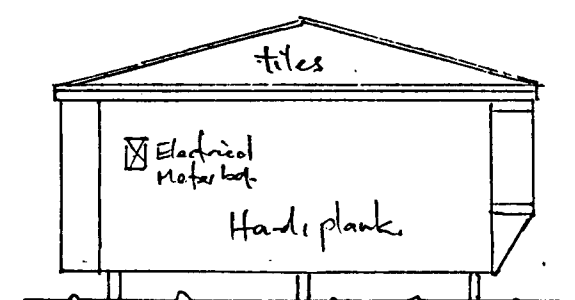
LAYOUT PLAN

Scale 1:100

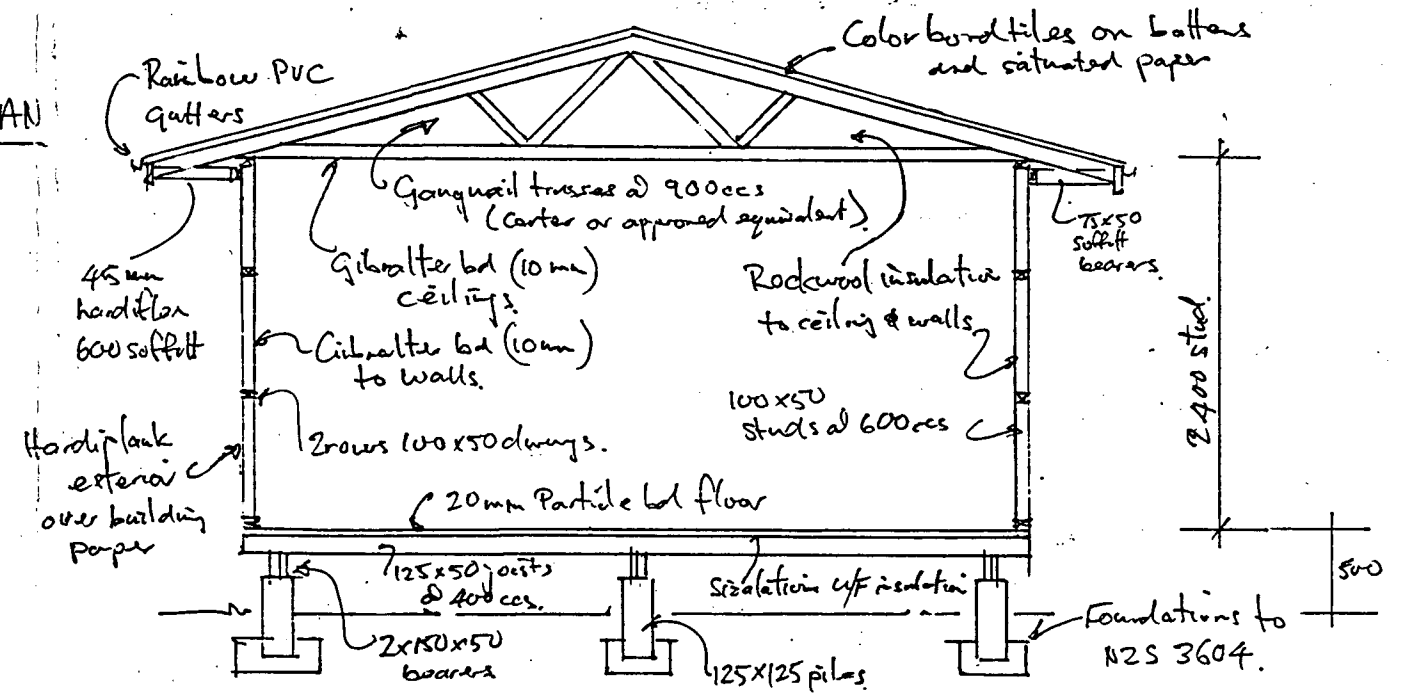


FOUNDATION LAYOUT

All construction to comply with NZS 3604 and The New Zealand Building Code.



EAST ELEVATION



TYPICAL CROSS SECTION

Scale 1:50.

PROPOSED ONE BEDROOM FLAT @ 313 FITZHERBERT AVE PALMERSTON NORTH for Mr & Mrs DA Sowry



**APPLICATION FOR RESOURCE CONSENT (NON-NOTIFIED )**  
**PURSUANT TO SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991**

APPLICANT:

SITE:

ZONE: Transitional

Proposed

IW & EM Gillespie  
107 Paetawa Rd. Peka Peka  
Residential B

FURTHER INFORMATION REQUESTED:

RECEIVED:

DATE CONSIDERED

NEIGHBOURS CONSENT: obtained from:

S & J Killick: 121 Paetawa Rd Peka Peka  
D & J Stringer: 107 Paetawa Rd, Peka Peka

PERSON WHO DETERMINED APPLICATION AS NON-NOTIFIED: Mike Weir

PROPOSAL:

To relocate a dwelling



#### CONSIDERATIONS:

The applicant propose to relocate a dwelling to Portawa Road, Peka Peka. The house is a one bedroom self contained unit which has never been lived in, of approx 47 square metres.

The proposed site is zoned Residential B under the Transitional District Plan and Rural in the Proposed District Plan. The siting of the plan complies with the rural upland requirements. The house will be 82.516m from the road frontage and 10.678 metres from the nearest side boundary. Neighbours written consent has been obtained with no conditions.

Upon inspection the Senior Building Inspector pronounced the building to be of sound structure. Internal and external decoration is brand new and in excellent condition. It is on this basis that a bond will not be a condition of the resource consent.



RECOMMENDATION:

That the application for Resource Consent made by I & E Gillespie to

relocate a dwelling

be approved subject to the attached conditions/~~declined~~ for the following reasons:

K Johnston  
PLANNER, LAND USE CONSENTS

APPLICATION: APPROVED/~~DECLINED~~

*D. A. Kearney*

HEARING COMMISSIONER

*10 Sept. 1996*

*G. A. Smith*

HEARING COMMISSIONER

*10 September 1996*

11 September, 1996

I W & E M Gillespie  
P O Box 50564  
PORIRUA

Dear Mr and Mrs Gillespie

**APPLICATION FOR RESOURCE CONSENT: TO RELOCATE A DWELLING**

I refer to the above planning application and advise that on 10 September 1996 the following decision was made under delegated authority by Hearing Commissioners.

That pursuant to Section 105 of the Resource Management Act 1991, the Kapiti Coast District Council granted consent to the application by I W and E M Gillespie to relocate a dwelling to 107 Paetawa Road, Lot 1 DP 70026, Peka Peka subject to the following conditions:

1. That a building consent be obtained.
2. That the proposal proceed in accordance with the plans submitted 14 August 1996.
3. That prior to the uplifting of the building consent, a bond to the value of \$500 guaranteed by a bank or other approved financial institution be entered into with Council.

Such bond is to be discharged upon completion of the works required by building consent and resource consent.

Kapiti Coast District Council reserves the right to utilise the bond in full or in part to perform any works required by building consent or resource consent, obtained for this proposal which are not completed within 6 calendar months of the date of issue of that building consent.

Reasons for Decision

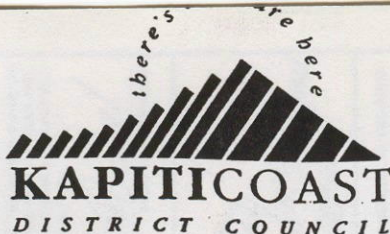
1. Neighbours written consent was obtained.
2. The proposal is considered to have no significant environmental effects.

Would you please note that if you do not concur with the above you may have the matter considered by the Hearing Commissioners. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard.

Yours faithfully

K Johnston  
PLANNER, LAND USE CONSENTS





**KAPITI COAST DISTRICT COUNCIL**  
**CONSENT NOTICE PURSUANT TO SECTION 221**  
**OF THE RESOURCE MANAGEMENT ACT 1991**  
**FOR THE DEPOSIT OF LAND TRANSFER PLAN 82434**  
**THE SUBDIVISION OF LOT 1 DP 70026,**  
**PAETAWA ROAD, PEKA PEKA BEACH**  
**FOR D STRINGER**

**TO: The District Land Registrar at Wellington**

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

1. It is the responsibility of the owners' of both Lot 1 and 2 to monitor and maintain their effluent disposal and water supply systems in accordance with the relevant standards for drinking water and potential risks of contamination.

Dated at Paraparaumu this 14<sup>th</sup> day of October 1996.

*M. P. Wei*  
for **GENERAL MANAGER**



PAETAWA  
Legal Road

ROAD  
20.12 m. wide

50.00 m  
Peta Rd

46.50

(95.68)

49.18

2  
D. P. 70026

1  
1.118 ha

Balance Area = 1.118 ha

25  
D. P. 26200

House

Garage

Shed

Shed

230.08

230.08

230.20



PROPOSED SUBDIVISION  
OF Lot 1 D.P. 70026

Town of \_\_\_\_\_ Extn. \_\_\_\_\_  
Comprised in C.T. D4/1052  
Regd. owner Mr. D. Stringer  
Survey Blk & Dist  
V Kaitawa

LOCAL AUTHORITY  
Kapiti Coast District  
Scale 1:500  
Date February 1996

### Declaration

MERYYN JAMES SHAND, REGISTERED SURVEYOR  
HEREBY CERTIFY THAT THIS SCHEME PLAN HAS BEEN PRE-  
PARED BY ME IN ACCORDANCE WITH THE PROVISIONS OF SEC-  
TION 105 RESOURCE MANAGEMENT ACT 1991.

*Meryn James Shand*  
REGISTERED SURVEYOR

### APPROVED

Mr. D. STRINGER  
Per: *Meryn James Shand*  
for OWNER

Areas and dimensions are subject to variation  
upon final survey.

49.18

Kukutauki Pt. 1B1  
M.L. 2041

### FOSTER & COMPANY

Registered Surveyors and  
Land Development Consultants

LEVIN & OTAKI

FILE REFERENCE