

# STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

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

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



**SOLD ON KĀPITI**  
real estate

8 April 2026

Roseanne Mear

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

The attached LIM provides you with information about 105 Peka Peka 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**

This page is intentionally blank.

# Land Information Memorandum (LIM)

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

**105 Peka Peka 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

---

<b>Applicant</b>	Roseanne Mear
<b>LIM number</b>	L260357
<b>Application date</b>	31/03/26
<b>Issue date</b>	08/04/2026

### Property details

---

<b>Property address</b>	105 Peka Peka Road, Peka Peka
<b>Legal description</b>	LOT 2 DP 534561
<b>Area (hectares)</b>	0.7249

### Valuation information

---

<b>Valuation number</b>	1489012801
<b>Capital value</b>	\$1,000,000
<b>Land value</b>	\$580,000
<b>Improvements value</b>	\$420,000

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

**Contents**

[1. Rates](#) ..... 3  
[2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings](#) 4  
[3. Weathertightness](#) ..... 4  
[4. Land use and Conditions](#)..... 5  
[5. Special Features and Characteristics of the land](#)..... 7  
[6. Other land and building classifications](#) ..... 9  
[7. Private and Public stormwater and sewerage drains](#)..... 9  
[8. Drinking water supply](#) ..... 9  
[9. Network utility information](#) ..... 10  
[10. Other information about the property](#)..... 10  
[Glossary of Terms and Maps attached](#)..... 11

**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

---

*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 \$3,655.83 This includes Greater Wellington Regional Council rates
<b>Next instalment date</b>	09/06/26
<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

---

*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

23/02/24	BUILDING CONSENT 230784 : 9.0m x 6.0m Garage: Code Compliance Certificate issued 31/03/26
08/11/19	BUILDING CONSENT 190804 : New three bedroom dwelling : Code Compliance Certificate issued 18/06/20

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

### Engineer's report

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

### Wind

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

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

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

No pool registered to this property.

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

### Registered Environmental Health Premises and Licences

No information located.

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

## 3. Weathertightness

---

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

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

#### 4. Land use and Conditions

---

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

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

District Plan Zone/Precinct/Development Area: 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 \(kapiticoast.govt.nz\)](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 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 Rural Lifestyle in the Operative District Plan (2021).

This property was created via subdivision in 2019 under resource consent number RM180155. A copy of the Decision is provided with this LIM.

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

This property is shown to be subject to and/or appurtenant to a right of way and drainage rights.

Copies of the Deposited Plan (DP 534561) and Record of Title are provided with this LIM.

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

There is no record of any further resource consents for this property.

For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent file sthen 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.

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

---

*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 \(gw.govt.nz\)](http://www.gw.govt.nz/search-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 areas residents may need to evacuate in the event of a tsunami.

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

## Other Information

No information located.

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

## 6. Other land and building classifications

---

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

No information located.

## 7. Private and Public stormwater and sewerage drains

---

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

Sewerage runs to a private on-site septic tank and effluent disposal field. An as-built plan of private drainage and site plan are provided with this LIM.

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

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

## 8. Drinking water supply

---

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

There is no Council water supply system available. Water will be privately supplied. Private storage tank(s) should be a minimum of 30,000 litres for potable use. There is no public firefighting provision available.

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

## 9. Network utility information

---

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

Contact Electra for power availability and Vector for gas availability.

## 10. Other information about the property

---

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

### **Cultural and Archaeological**

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

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

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

105 Peka Peka Road, Peka Peka (LOT 2 DP 534561)



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: March 31, 2026

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

**Identifier** **881506**  
**Land Registration District** **Wellington**  
**Date Issued** 17 May 2019

**Prior References**  
WN6D/779

---

**Estate** Fee Simple  
**Area** 7249 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 534561

**Original Registered Owners**  
Adam James Lawrence and Heather Lawrence

---

**Interests**

Subject to drainage rights created by Transfer 79201 - 3.2.1911 at 11:00 am  
Appurtenant hereto is a drainage right created by Transfer 79201 - 3.2.1911 at 11:00 am  
Subject to drainage rights created by Transfer 101234 - 1.11.1915 at 12:30 pm  
Appurtenant hereto is a drainage right created by Transfer 101234 - 1.11.1915 at 12:30 pm  
10787406.2 Mortgage to Westpac New Zealand Limited - 29.6.2017 at 8:41 am  
11395096.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.5.2019 at 1:35 pm  
Appurtenant hereto is a right of way created by Easement Instrument 11395096.3 - 17.5.2019 at 1:35 pm  
The easements created by Easement Instrument 11395096.3 are subject to Section 243 (a) Resource Management Act 1991  
11469227.1 Discharge of Mortgage 10787406.2 - 21.6.2019 at 3:44 pm  
11469227.2 Transfer to Cameron Bruce Mear and Roseanne Sarah Fraser - 21.6.2019 at 3:44 pm  
11469227.3 Mortgage to Bank of New Zealand - 21.6.2019 at 3:44 pm  
12997142.1 Change of Name of Roseanne Sarah Fraser to Roseanne Sarah Mear - 6.5.2024 at 9:17 am  
12997142.2 Variation of Mortgage 11469227.3 - 6.5.2024 at 9:17 am



# Title Plan - DP 534561

---

**Survey Number** DP 534561  
**Surveyor Reference** 2365 Lawrence  
**Surveyor** Paul William Turner  
**Survey Firm** Landlink Ltd  
**Surveyor Declaration** I Paul William Turner, 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 22 May 2019 01:09 PM

---

## Survey Details

**Dataset Description** Lots 1 and 2 being Subdivision of Lot 29 DP 25326  
**Status** Deposited  
**Land District** Wellington  
**Submitted Date** 22/05/2019

<b>Survey Class</b>	Class B
<b>Survey Approval Date</b>	24/05/2019
<b>Deposit Date</b>	17/05/2019

---

## Territorial Authorities

Kapiti Coast District

---

## Comprised In

RT WN6D/779

---

## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 534561	Fee Simple Title	1.2985 Ha	881505
Lot 2 Deposited Plan 534561	Fee Simple Title	0.7249 Ha	881506
Area A Deposited Plan 534561	Easement		
<b>Total Area</b>		<hr/> 2.0234 Ha	



Land Registration District  
**Wellington**

Plan Number  
**DP 534561**

Territorial Authority  
 Kapiti Coast District Council

Memorandum of Easements			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefitted Land (Dominant Tenement)
a right of way	A	Lot 1 hereon	Lot 2 hereon

Schedule of Existing Easements			
Purpose/Interest	Shown	Burdened Land (Servient Tenement)	Creating Document
drainage rights	Lots 1 & 2 hereon	Lots 1 & 2 hereon	Transfer 79201 & Transfer 101234

LL File: 2365 Lawrence  
 TA File: RM180155



Diag. AA

Diag. A

**Peka Peka Road**  
(Legal Road 20.12m wide)

**Peka Peka Road**  
(Legal Road 20.12m wide)

Lot 10 DP 25326

Lot 9 DP 25326

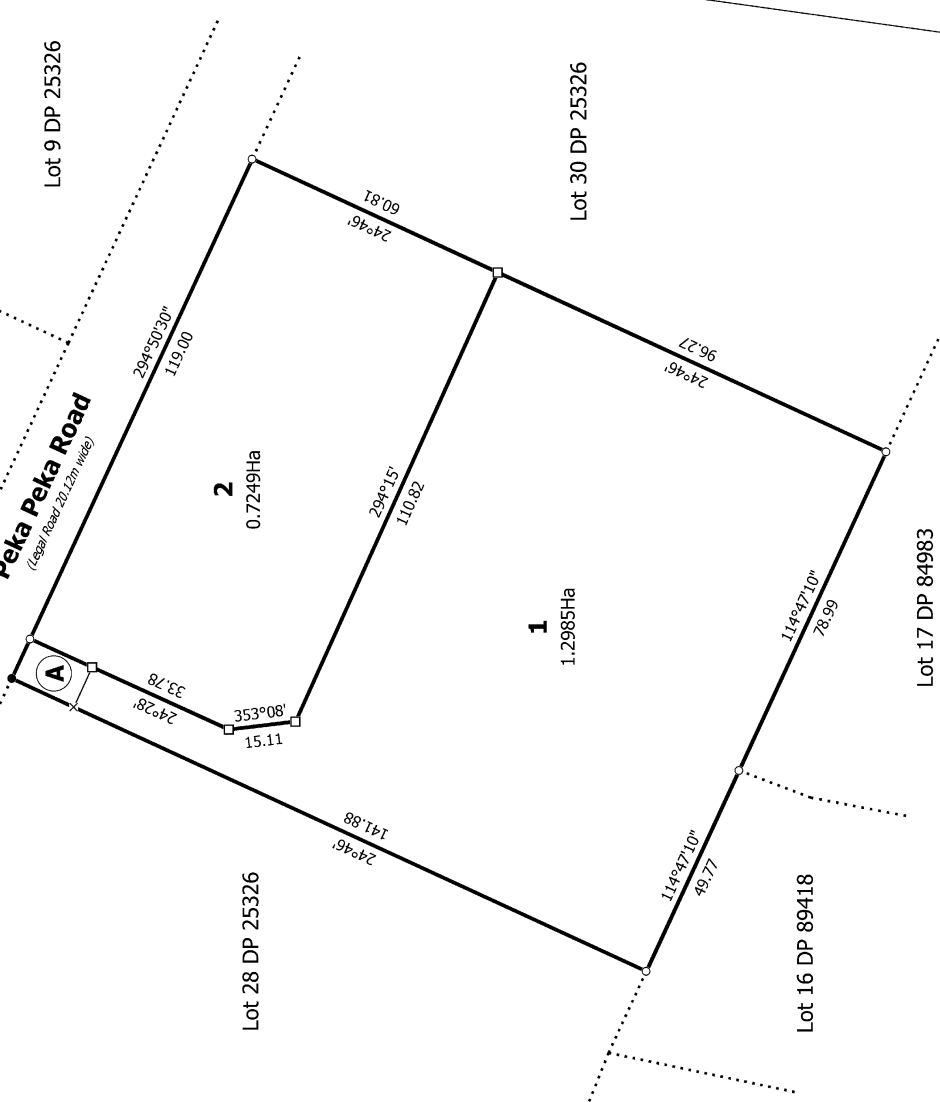
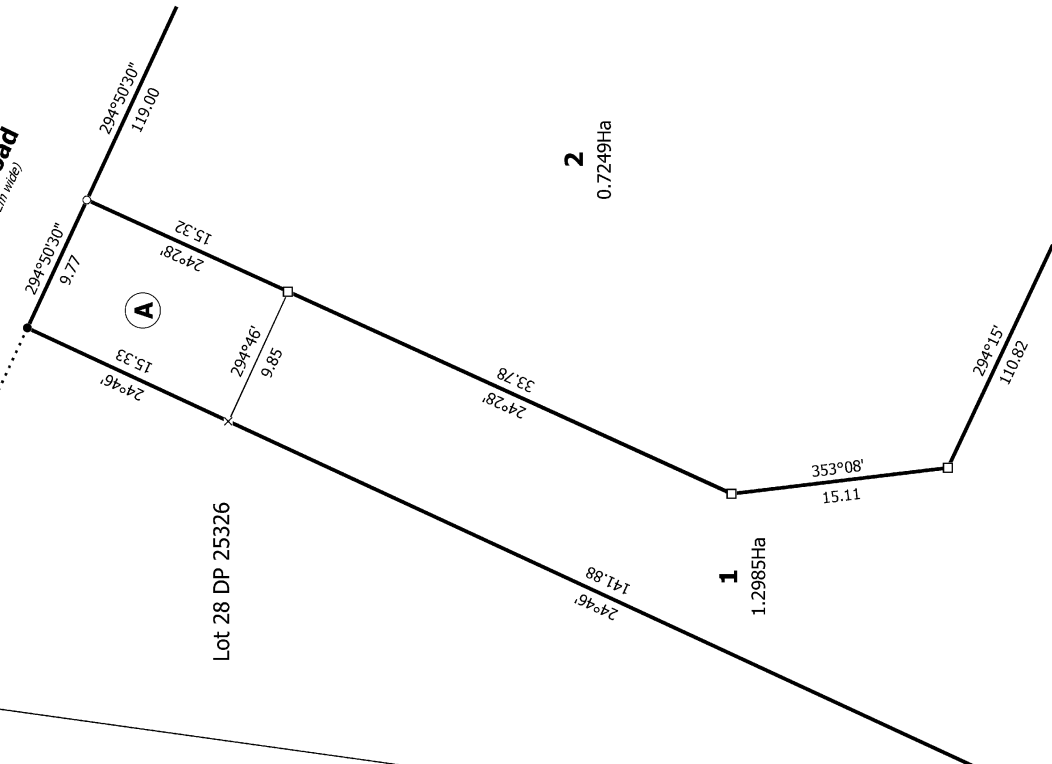
Lot 28 DP 25326

Lot 30 DP 25326

Lot 28 DP 25326

Lot 16 DP 89418

Lot 17 DP 84983



T 1/1

Land District: Wellington

**Digitally Generated Plan**

Generated on: 07/06/2019 09:37am | Page 3 of 3

Lots 1 and 2 being Subdivision of Lot 29 DP 25326

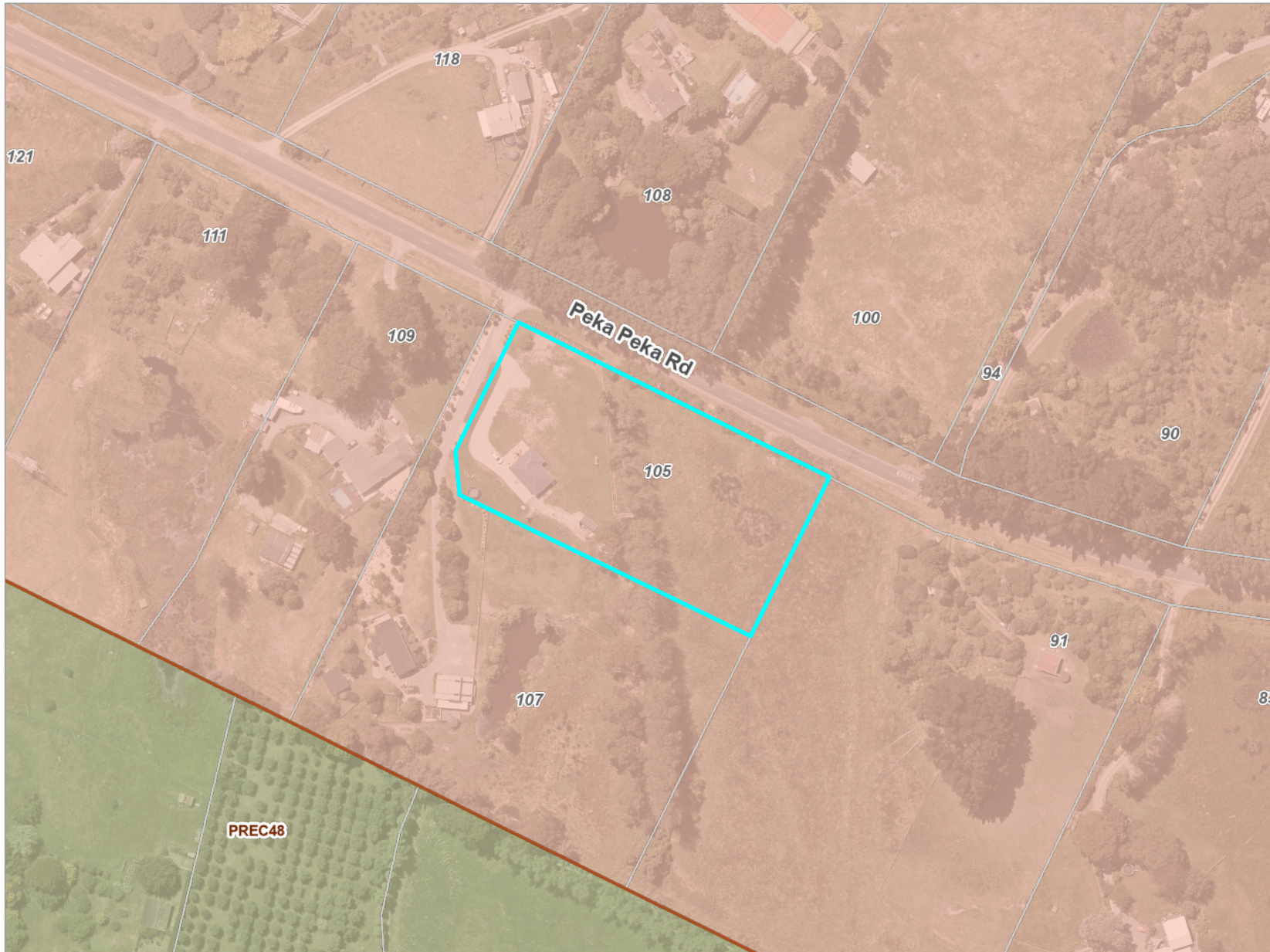
Surveyor: Paul William Turner  
Firm: Landlink Ltd

Title Plan  
DP 534561




Deposited on: 17/05/2019

# Operative District Plan 2021 - Zones and Precincts

105 Peka Peka Road, Peka Peka (LOT 2 DP 534561)



## Key to map symbols

-  Precinct
-  General Rural Zone
-  Rural Lifestyle Zone



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: March 31, 2026




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.

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

105 Peka Peka Road, Peka Peka (LOT 2 DP 534561)



## Key to map symbols

-  National Grid Lines
-  Local Community Connectors
-  Coastal Environment

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



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: March 31, 2026

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.

# Operative District Plan 2021 - Designations & Miscellaneous Features

105 Peka Peka Road, Peka Peka (LOT 2 DP 534561)



## Key to map symbols

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



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: March 31, 2026

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.

# Operative District Plan 2021 - Natural Features

105 Peka Peka Road, Peka Peka (LOT 2 DP 534561)



## Key to map symbols

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



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: March 31, 2026

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.

# Operative District Plan 2021 - Natural Hazards

105 Peka Peka Road, Peka Peka (LOT 2 DP 534561)



## Key to map symbols

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



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: March 31, 2026

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.

# Latest Flood Hazards

105 Peka Peka Road, Peka Peka (LOT 2 DP 534561)



## Key to map symbols

 Ponding

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



0 90 180 Metres

Scale @ A4 - 1:4,000

Date Printed: March 31, 2026

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.

# Resource Consents Map

105 Peka Peka Road, Peka Peka (LOT 2 DP 534561)



## Key to map symbols

 Resource Consents

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



0 70 140 Metres

Scale @ A4 - 1:3,000

Date Printed: April 1, 2026

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.

## 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
000053	83 Peka Peka Road, Peka Peka	1489013000	LOT 31 DP 25326 BLK VI KAITAWA SD	LD	BUILD A SECOND DWELLING ON RURAL RESIDENTIAL PROPERTY	N	N	Decision Issued	21/3/2000	24/2/2000
080062	90 Peka Peka Road, Peka Peka	1489003700	LOT 2 DP 82627	LD	To form a small lake in wet area of property at 90 Peka Peka	N	N	Decision Issued	21/4/2008	31/3/2008
160077	118 Peka Peka Road, Peka Peka	1489004000	LOT 11 DP 25326 BLK VI KAITAWA SD	LC	Relocated Building	N	N	Decision Issued	12/4/2016	19/4/2016
180155	107 Peka Peka Road, Peka Peka	1489012800	LOT 29 DP 25326 BLK VI KAITAWA SD	SR	To undertake a two lot rural residential subdivision	N	N	s.224 Issued	26/10/2018	27/7/2018
180052	109 Peka Peka Road, Peka Peka	1489012701	LOT 1 DP 567490	LD	To operate a commercial activity (cattery)	N	N	Decision Issued	5/6/2018	8/3/2018
210102	109 Peka Peka Road, Peka Peka	1489012701	LOT 1 DP 567490	SDR	Undertake a two-lot rural subdivision	N	N	s.224 Issued	20/7/2021	14/5/2021
950371	90 Peka Peka Road, Peka Peka	1489003700	LOT 8 DP 25326 BLK VI KAITAWA SD	SD	1 ADDITIONAL RURAL /RESIDENTIAL LOT	N	N	s.224 Issued	24/11/1995	8/11/1995

# Health and Alcohol Licenses

105 Peka Peka Road, Peka Peka (LOT 2 DP 534561)



## Key to map symbols

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



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: March 31, 2026



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.

# Services Network

105 Peka Peka Road, Peka Peka (LOT 2 DP 534561)



## Key to map symbols

-  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.

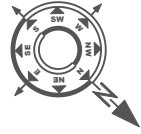


0 40 80 Metres

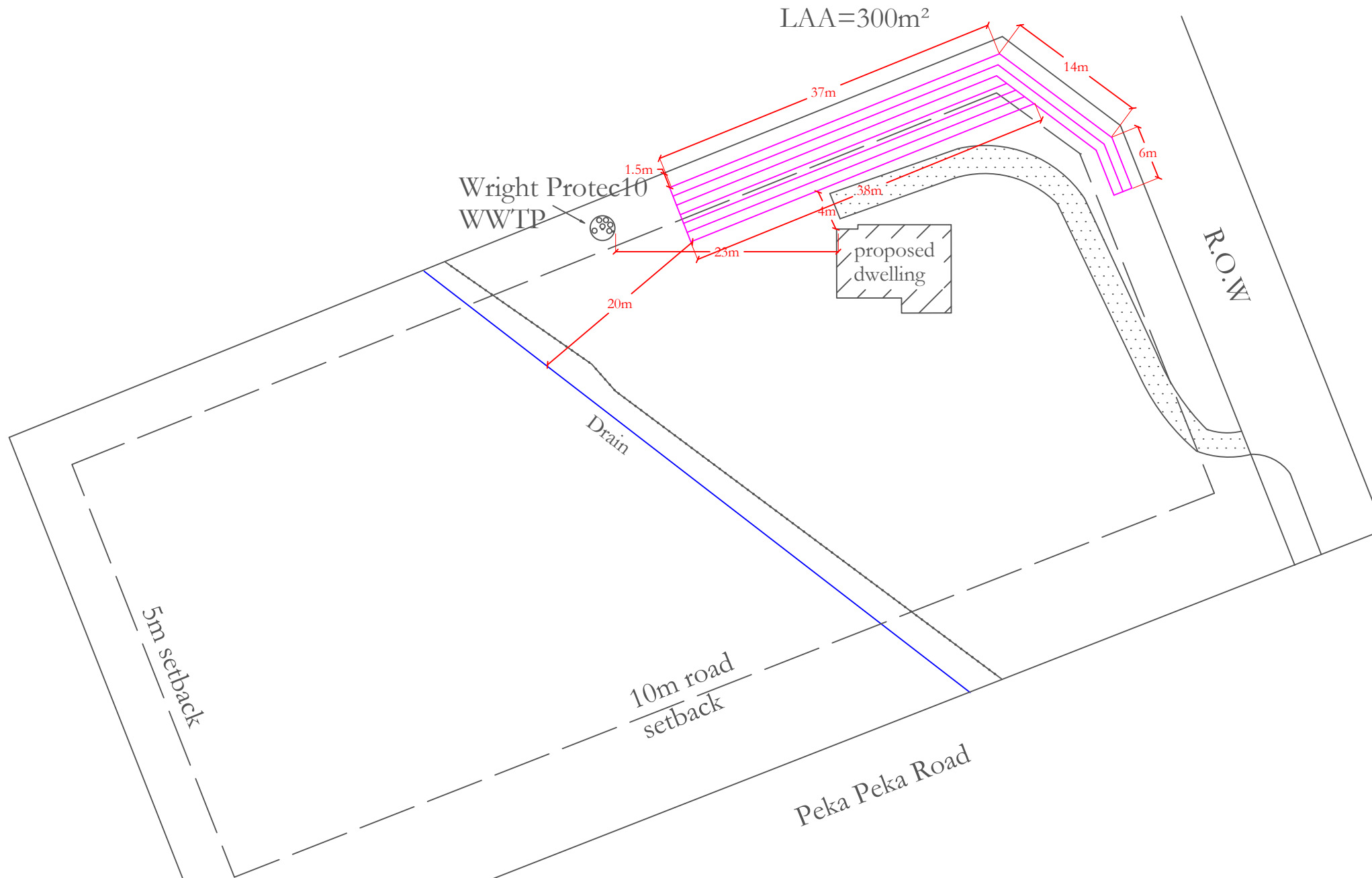
Scale @ A4 - 1:2,000

Date Printed: March 31, 2026

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.



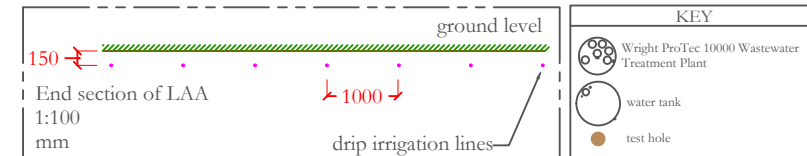
BC190804  
 Received by  
 Kapiti Coast District Council  
 4/06/20  
 via Email



Building location and design approximate only. Please see architectural plans for exact details



As Built  
 Drawn 03/02/2020  
 Revision J:1



**WRIGHT TANKS LTD**



The 3 bedroom dwelling will produce 900L of wastewater/day.

Disposed over 300m<sup>2</sup> = 3.0L/m<sup>2</sup>/day.

There are 7 rows of drip irrigation lines 38-57m long and 1m apart, buried 150mm deep, or as required to total 300m<sup>2</sup>

Date Installed: 7th January 2020

Netafim Bioline™ AS.  
 2.3 l/h  
 OD 16.6mm  
 ID14.2mm

The installation of the wastewater treatment plant and land application area will be done in accordance with;

NZ building Code Clause G13/VM4.  
 AS/NZS 1547:2012

The construction of the wastewater treatment plant is in accordance with;

AS/NZS 1546.1:2008  
 AS/NZS 3106:2009  
 TP58

As Built plans are drawn off the supplied drawing from the sub contractor. Wright Tanks Ltd do not survey the site and therefore take no responsibility for the accuracy of such plots.

Plans are drawn off a supplied drawing. Wright Tanks Ltd do not survey the site for boundary dimensions or building and driveway location. These are approximate and may vary to exact locations. See architectural site plan for exact measurements and locations. Wright Tanks Ltd therefore take no responsibility for the accuracy of such dimensions.

Site Plan to be read in conjunction with the enclosed site inspection report.

Name:	Cameron & Roseanne Mear
Address:	105 Peka Peka Rd
Drawn By:	S.K
Scale:	Do not scale
Date:	26/09/2019
Ref #:	Lot 2 DP 534561
Signed:	

fp: 0800 253 273  
 t: 06 353 6157 f: 06 353 3020  
 PO Box 4777 Palmerston North 4442  
 email: admin@wrighttanks.co.nz  
[www.wrighttanks.co.nz](http://www.wrighttanks.co.nz)

This design remains the property of Wright Tanks Limited and may not be altered, reproduced or installed (wholly or in part) by any person not accredited as a Wright Tanks Limited approved installer.



26 October 2018

Adam & Heather Lawrence  
107 Peka Peka Road  
RD 1  
Waikanae 5391

Dear Adam & Heather Lawrence

**RM 180155: To undertake a two lot rural residential subdivision  
at 107 Peka Peka Road, Waikanae**

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

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

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

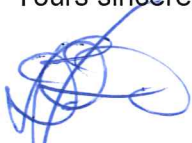
If you have any concerns regarding the conditions please contact me prior to lodging an objection to discuss on (04) 2964 782 as it may be possible to make minor amendments or corrections outside of the objection process.

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

Please note that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Please contact the Council to find out more if you wish to do this.

The Resource Consents Team is continually working to improve the service we provide and would appreciate your feedback. We would be grateful if you could please take the time to complete an online survey.

Yours sincerely



Wayne Gair  
**Principal Resource Consents Planner**

**RESOURCE CONSENT UNDER PART VI OF THE  
RESOURCE MANAGEMENT ACT 1991  
CONSENT NO: RM180155**

<b>APPLICANT:</b>	Adam & Heather Lawrence
<b>LOCATION OF ACTIVITY:</b>	107 Peka Peka Road, Peka Peka, Waikanae
<b>DESCRIPTION OF ACTIVITY:</b>	To undertake a two lot rural residential subdivision

**DECISION GRANTED subject to conditions (issued 26<sup>th</sup> October, 2018):**

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B and with reference to 104D of the Resource Management Act 1991, hereby **grant** consent for a subdivision of 107 Peka Peka Road, Waikanae (Lot 29 DP 25326) subject to the following conditions which were imposed under Sections 108 and 220 of the Resource Management Act 1991.

General

1. The e-survey dataset shall be in general conformity with the Scheme Plan which was prepared by Lawrence Cross Chapman and Co Ltd, dated 26 July 2018 and was lodged as Attachment 3 with application RM180155 except where modified by any of the subsequent conditions of this consent. For the avoidance of doubt, a copy of the Scheme Plan which is Stamped "Final Approved Plans" and dated 26/10/2018 is attached to this Notice of Decision.
2. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is conditional on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.

Fees, Levies and Contributions

3. A Reserve Contribution is exigible and has been assessed at \$6,824.87, inclusive of 15% GST. The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.
4. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$612.00 plus

\$306.00 per lot - total \$1,224.00 GST inclusive for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Prior to works commencing:

5. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
6. The consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012.
7. No work shall commence until the plans and specifications for the engineering development have been certified by the Council's Development Engineer in writing.  
**Note:** Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012 and to enable accurate construction.

Prior to sitework commencing:

8. The consent holder shall notify Council's Development Engineer prior to commencement of the following stages of work, so that the Council's Development Engineer, or their authorised representative, are present on site to inspect certain stages of the works. These stages are as follows:
  - Commencement of works or recommencement after a substantial lapse;
  - Completed Right of Way (ROW) earthworks and prepared subgrade for ROW roading.
  - Finished base course before the commencement of ROW road sealing;
  - ROW during Clegg testing.
  - ROW Road sealing – waterproof and final seal coat;
  - Final ROW inspection.

Earthworks:

9. Adequate provision shall be made for the control of storm water run-off during the construction period to the satisfaction of the Council's Development Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Development Engineer.  
**Note:** The Consent holder's attention is drawn to the Wellington Regional Council Publications "Erosion and Sediment Control Guidelines for the Wellington Region" and "Small earthworks – Erosion and sediment control for small sites". Applying the

appropriate recommended treatments from these publications is a means of compliance with this condition.

10. The consent holder shall not remove soil support from adjacent lots.

#### Foundations:

11. Foundation design and construction for any new building or additions and alterations to a building on Lot 2 shall take into account the findings and recommendations within the Geotechnical Investigation at 107 Peka Peka Rd. report by RDCL, dated September 2018.

**Note:** A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

#### Roads:

12. The right-of-way shall be formed and metalled to a minimum width of 3 metres as per KCDC-RD-016. The entrance at the road berm shall be formed, metalled and sealed between the carriageway edge and the road boundary.
13. A rural numbering post for Lot 2 shall be provided and installed by the Consent Holder prior to an application being made for certification pursuant to section 224(c) of the Resource Management Act 1991.

#### Stormwater:

14. On site storm water disposal for Lot 2 shall be in general accordance with the Potable Water and Wastewater report prepared by Landlink and dated 26 September 2018.

*As a secondary overflow path is available, on-site stormwater disposal needs to be designed to cater for a 10 year return event which discharges to the network at a rate no greater than the 'undeveloped' 2 year return event.*

**Note:** In the event that the certified stormwater disposal design is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- the certified stormwater disposal design as an option for compliance;
- the owners' responsibility to construct a system to meet the above performance standard
- the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.

#### Wastewater:

15. On-site wastewater disposal for Lot 2 shall be in accordance with the findings and recommendations contained within the Potable Water and Wastewater report by Landlink dated September 2018.

**Note:** A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- the recommendations for and constraints on the provision of wastewater treatment and disposal as outlined in the accepted on-site wastewater treatment and disposal report;
- the owners' responsibility to maintain and monitor their wastewater disposal so that any adverse effects on the environment are minor.

Water Supply:

16. Water supply for Lot 2 shall be in accordance with the Potable Water and Wastewater report by Landlink dated September 2018.

**Note:** A consent notice will be issued by the Council pursuant to Section 221 of the Resource Management Act 1991 with respect to this ongoing requirement and will include reference to the owners' responsibility to maintain and monitor their water supply system to ensure that any adverse effects on the environment are minor.

17. Fire-fighting requirements for Lots 1 and 2 respectively shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008.

**Note:** If no firefighting supply is installed prior to an application for section 224(c), a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on a continuing basis.

Power & Telecommunications:

18. New underground power and telecommunication services shall be provided to the boundary of Lot 2.

**Note:** Services shall be installed in accordance with NZS 4404: 2010.

As-built information upon completion of works:

19. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for Section 224(c) certification in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements, 2012. The consent holder shall provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council.

Plans and meeting of conditions:

20. The consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

**Advice Notes:**

- 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](mailto: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\* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.  
\*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.
- 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 objection must be made in writing to the council within 15 working days of notification of the decision.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2018/2019 Development Contribution Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time the consent was lodged. The fees are listed below:

<b>Items</b>	<b>Fees including 15% GST(NZD)</b>
Roading - District	\$ 1,974.00
Stormwater - District	490.00
Community Infrastructure - District	1,678.00
<b>Total</b>	<b>\$4,142.00</b>

There is one additional allotment which will be created by this Resource Consent.

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

- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
- If any waahi tapu or other cultural site or an archaeological site(s) are uncovered during physical works, the consent holder shall require the contractor to adopt the following protocol:
  - a. Work shall cease immediately at that place;
  - b. The consent holder shall advise the Project Archaeologist, representatives of the *Ngati Raukawa, Te Ati Awa ki Whakarongotai, Ngati Toa or Ngati Haumia*, and Heritage New Zealand Pouhere Taonga
  - c. Materials discovered will be removed by the iwi responsible for the tikanga appropriate to their removal and preservation, or re-internment
  - d. Works affecting the archaeological site shall not resume until Heritage New Zealand Pouhere Taonga, the Police (if koiwi or skeletal remains are involved) and iwi representatives have each given the appropriate approval for work to continue; and
  - e. The contractor shall allow the iwi representative(s) and the archaeologist(s) access to the site to carry out the responsibilities of this protocol.

Where an archaeological authority from Heritage New Zealand Pouhere Taonga applies, and it conflicts with this accidental discovery protocol, the archaeological authority shall take precedence.

#### **Reasons for Decision:**

In accordance with Sections 104 and 104B and with reference to 104D of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined in the Planners Report.

I consider that the adverse effects of the proposed activity on the environment will be less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast Operative and Proposed District Plans.

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



Wayne Gair  
**Principal Resource Consents Planner**

**26 October, 2018**

### Attachment 3 Scheme Plan



RM 180155  
FINAL APPROVED PLANS  
26 / 10 / 2018

**POST OR FAX THIS COMPLETED PAGE AT LEAST 48 HOURS  
BEFORE CONSTRUCTION TAKES PLACE**

TO:

The RMA Compliance Officer  
Kāpiti Coast District Council  
Private Bag 60601  
PARAPARAUMU  
Email: [compliance.dutyofficer@kapiticoast.govt.nz](mailto:compliance.dutyofficer@kapiticoast.govt.nz)

<b>Application No:</b>	<b>RM180155</b>
<b>Site Address:</b>	<b>107 Peka Peka Road, Peka Peka, Waikanae Lot 29 DP 25326</b>
<b>Proposal:</b>	<b>To undertake a two lot rural residential subdivision</b>

**Construction will take place on (date):**

**Owner's Contact Details**

Name:

Postal Address:

Telephone:

Mobile:

**Contractor's Contact Details (e.g. house relocation contractors)**

Name:

Telephone:

Mobile:

**SIGNED:**

.....  
NAME

.....  
DATE

**CONSENT NOTICE  
PURSUANT TO SECTION 221 OF  
THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR  
DEPOSIT UNDER NUMBER 534561  
AND RESOURCE CONSENT NO. RM 180155**

(being the subdivision of Lot 29 DP 25326)  
At 107 Peka Peka Road, Peka Peka for A J Lawrence

The Regional Regulatory Titles Officer at Wellington

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

1. **With respect to Lot 2:** Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the Geotechnical Investigation at 107 Peka Peka Road report which was prepared by RDCL (Resource Development Consultants Limited) and dated September 2018, which was submitted to Council in relation to application No. RM180155. A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 4570361.
2. **With respect to Lot 2:** As a secondary overflow is available on-site storm water disposal needs to be designed to cater for a 10 year return event which discharges to the network at a rate no greater than the 'undeveloped' 2 year return event. Any stormwater disposal system must be designed and constructed in accordance with the principles contained in Part 3 Section E of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 and shall be in general accordance with the findings and recommendations within the Potable Water and Wastewater Report prepared by Landlink Limited dated 26 September 2018 and submitted to Council in relation to application No. RM180155. A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 4569471.

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

3. **With respect to Lots 1 and 2:** Fire fighting requirements for both allotments shall comply with the New Zealand Fire Service Fire-fighting Water Supplies Code of Practice SNL PAS 4509:2008.

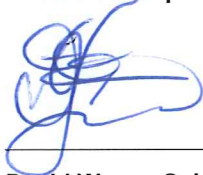
4. With respect to Lot 2: Any wastewater disposal system shall be in accordance with the findings and recommendations within the Potable Water and Wastewater Report prepared by Landlink Limited dated 26 September 2018 and submitted to Council in relation to application No. RM180155. A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 4569471.

It shall be the ongoing responsibility of the owner to construct, maintain and monitor the system so that any adverse effects on the environment are minor.

5. With respect to Lot 2: Any water supply system must be in accordance with the findings and recommendations within the Potable Water and Wastewater Report prepared by Landlink Limited dated 26 September 2018 and submitted to Council in relation to application No. RM180155. A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 4569471.

It shall be the ongoing responsibility of the owner to construct, maintain and monitor the system so that any adverse effects on the environment are minor.

Issued in respect of application No. RM 180155 on this 17<sup>th</sup> day of May, 2019.



---

David Wayne Gair  
AUTHORISED OFFICER



---

Gregory Hamish Ray Underwood  
AUTHORISED OFFICER