

# Sharalyn Fraser *Agency*

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17 June 2026

Joy Hannon

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

The attached LIM provides you with information about 286 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.

Yours sincerely



Jackie Adams  
**Manager Consenting**

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# Land Information Memorandum (LIM)

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

**286 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

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<b>Applicant</b>	Joy Hannon
<b>LIM number</b>	L260554
<b>Application date</b>	08/06/26
<b>Issue date</b>	17/06/26

## Property details

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<b>Property address</b>	286 Peka Peka Road, Peka Peka
<b>Legal description</b>	Lot 12 DP 385819 C/T 343710
<b>Area (hectares)</b>	0.1050

## Valuation information

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<b>Valuation number</b>	1489006926
<b>Capital value</b>	\$1,030,000
<b>Land value</b>	\$475,000
<b>Improvements value</b>	\$555,000

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

## Contents

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

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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.

**Current rates year** Current Rates Year 2025 to 2026

**Annual rates** The estimated annual rates for 2026/27 rating year are \$4,501.72

This includes Greater Wellington Regional Council rates. The final figures will be available in early August when the Kapiti Coast District Council and Greater Wellington Regional Council rates are calculated.

**Next instalment date** 09/09/26

**Arrears for previous years** \$0.00

**Water rates** \$314.17 last year (2024/25)

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

**Water balance due** \$0.00

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

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

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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

- 18/11/10 BUILDING CONSENT 100821: Swimming Pool  
: Code Compliance Certificate issued 31/10/11
- 11/03/08 BUILDING CONSENT 080056: New Dwelling  
: Code Compliance Certificate issued 26/02/09

### 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

SW1579: The last inspection, completed on 27/05/26 revealed that the barriers restricting access to the pool complied with the Building Act 2004.

Swimming pools are inspected on a 3 yearly cycle to ensure their compliance with the Building Act 2004. This information was accurate at the time of the last inspection.

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: General Residential

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

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

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website [www.gw.govt.nz/](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 General Residential in the Operative District Plan (2021).

This property is located within PREC51 - General Residential Zone at Peka Peka. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 2007 under resource consent number RM060208. A copy of the Decision, Deposited Plan (DP 385819) and Record of Title is provided with this LIM.

This property is subject and appurtenant to drainage rights, a right of way, right to drain stormwater, right to convey water, electricity and telecommunications.

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

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 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 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.

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 \(gw.govt.nz\)](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 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

No Information located.

For further information on this section, contact the Resource Consents 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 and 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 is available with a restricted flow metered 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. Private storage tank should be used, minimum 7,000 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.





**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** 343710  
**Land Registration District** Wellington  
**Date Issued** 27 November 2007

**Prior References**  
WNC4/374

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**Estate** Fee Simple  
**Area** 1050 square metres more or less  
**Legal Description** Lot 12 Deposited Plan 385819  
**Original Registered Owners**  
Seacrest Downs Limited

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**Interests**

Subject to drainage rights created by Transfer 79201  
Subject to drainage rights created by Transfer 101234  
7027199.2 Mortgage to Dominion Finance Group Limited - 13.9.2006 at 9:00 am  
7631519.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.11.2007 at 9:00 am  
Appurtenant hereto is a right of way, right to drain stormwater, right to convey water, electricity and telecommunications created by Easement Instrument 7631519.4 - 27.11.2007 at 9:00 am  
The easements created by Easement Instrument 7631519.4 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 7631519.7 - 27.11.2007 at 9:00 am  
7647173.1 Discharge of Mortgage 7027199.2 - 13.12.2007 at 9:26 am  
7638669.1 Transfer to Cornelius Francis Maria Van Lent (1/2 share) and Suzanne Karen Van Lent (1/2 share) - 13.12.2007 at 2:08 pm  
Fencing Covenant in Transfer 7638669.1 - 13.12.2007 at 2:08 pm  
7638669.2 Mortgage to ANZ National Bank Limited - 13.12.2007 at 2:08 pm  
9063583.1 Departmental dealing correcting the memorials by adding the memorials for Appurtenant hereto are drainage rights created by Transfer 79201 and Transfer 101234 - 3.2.1911 at 11:00 am- 9.5.2012 at 3:25 pm  
10155596.1 Discharge of Mortgage 7638669.2 - 25.9.2015 at 2:22 pm  
10155596.2 Transfer to Brian Patrick Hannon, Joy Allison Hannon and Ross David Whitmore - 25.9.2015 at 2:22 pm  
10564282.4 Mortgage to TSB Bank Limited - 22.9.2016 at 4:47 pm



# Digital Title Plan - DP 385819

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**Survey Number** DP 385819  
**Surveyor Reference** 19537 Sea Crest Trust  
**Surveyor** Nicola Kate Todd  
**Survey Firm** Cuttriss Consultants Ltd (Kapiti)  
**Surveyor Declaration** I Nicola Kate Todd, being a person entitled to practise as a licensed cadastral surveyor, certify that -  
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;  
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.  
Declared on 08/06/2007.

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## Survey Details

**Dataset Description** LOTS 1 - 18 & 101 BEING A SUBDIVISION OF LOT 16 DP 25867  
**Status** Deposited  
**Land District** Wellington  
**Submitted Date** 08/06/2007  
**Survey Class** Class I Cadastral Survey  
**Survey Approval Date** 19/06/2007  
**Deposit Date** 27/11/2007

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## Territorial Authorities

Kapiti Coast District

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## Comprised In

CT WNC4/374

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## Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 385819	Fee Simple Title	0.1034 ha	343699
Lot 2 Deposited Plan 385819	Fee Simple Title	0.0968 ha	343700
Lot 3 Deposited Plan 385819	Fee Simple Title	0.0991 ha	343701
Lot 4 Deposited Plan 385819	Fee Simple Title	0.0994 ha	343702
Lot 5 Deposited Plan 385819	Fee Simple Title	0.1064 ha	343703
Lot 6 Deposited Plan 385819	Fee Simple Title	0.1000 ha	343704
Lot 7 Deposited Plan 385819	Fee Simple Title	0.0957 ha	343705
Lot 8 Deposited Plan 385819	Fee Simple Title	0.0996 ha	343706
Lot 9 Deposited Plan 385819	Fee Simple Title	0.1075 ha	343707
Lot 10 Deposited Plan 385819	Fee Simple Title	0.1175 ha	343708
Lot 11 Deposited Plan 385819	Fee Simple Title	0.1038 ha	343709
Lot 12 Deposited Plan 385819	Fee Simple Title	0.1050 ha	343710
Lot 13 Deposited Plan 385819	Fee Simple Title	0.1007 ha	343711
Lot 14 Deposited Plan 385819	Fee Simple Title	0.1111 ha	343712
Lot 15 Deposited Plan 385819	Fee Simple Title	0.1180 ha	343713
Lot 16 Deposited Plan 385819	Fee Simple Title	0.1100 ha	343714
Lot 17 Deposited Plan 385819	Fee Simple Title	0.0998 ha	343715
Lot 18 Deposited Plan 385819	Fee Simple Title	0.0954 ha	343716
Lot 101 Deposited Plan 385819	Vesting on Deposit for Local Purpose Reserve	0.3174 ha	343717



# Digital Title Plan - DP 385819

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## Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked A Deposited Plan 385819	Easement		
Marked B Deposited Plan 385819	Easement		
Marked C Deposited Plan 385819	Easement		
Marked D Deposited Plan 385819	Easement		
Marked E Deposited Plan 385819	Easement		
Marked F Deposited Plan 385819	Easement		
Marked G Deposited Plan 385819	Easement		
Marked H Deposited Plan 385819	Easement		
Marked I Deposited Plan 385819	Easement		
Marked J Deposited Plan 385819	Easement		
Marked K Deposited Plan 385819	Easement		
<b>Total Area</b>		<hr/> 2.1866 ha	

# Schedule / Memorandum

Land Registration District

**WELLINGTON**

Plan Number

**DP 385819**

Territorial Authority (the Council)

**KAPITI COAST DISTRICT COUNCIL**

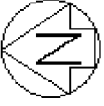
Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of way, right to drain Stormwater, Right to convey Water, Electricity, and Telecommunications	A	Lot 17	Lot 13, 15, 16, 18
	B	Lot 16	Lot 13, 15, 17, 18
	C	Lot 15	Lot 13, 16, 17, 18
	D	Lot 14	Lot 8, 9, 10, 11, 12
	E	Lot 11	Lot 8, 9, 10, 12, 14
	F	Lot 10	Lot 8, 9, 11, 12, 14
	G	Lot 9	Lot 8, 10, 11, 12, 14
	H	Lot 8	Lot 9, 10, 11, 12, 14
	I	Lot 6	Lot 4, 5, 7
	J	Lot 5	Lot 4, 6, 7
Right to convey Water	A	Lot 17	Lot 15 DP 26200
	B	Lot 16	
	C, K	Lot 15	

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to convey Water	A	Lot 17	Kapiti Coast District Council
	B	Lot 16	
	C	Lot 15	
	D	Lot 14	
	E	Lot 11	
	F	Lot 10	
	G	Lot 9	
	H	Lot 8	
	I	Lot 6	
	J	Lot 5	

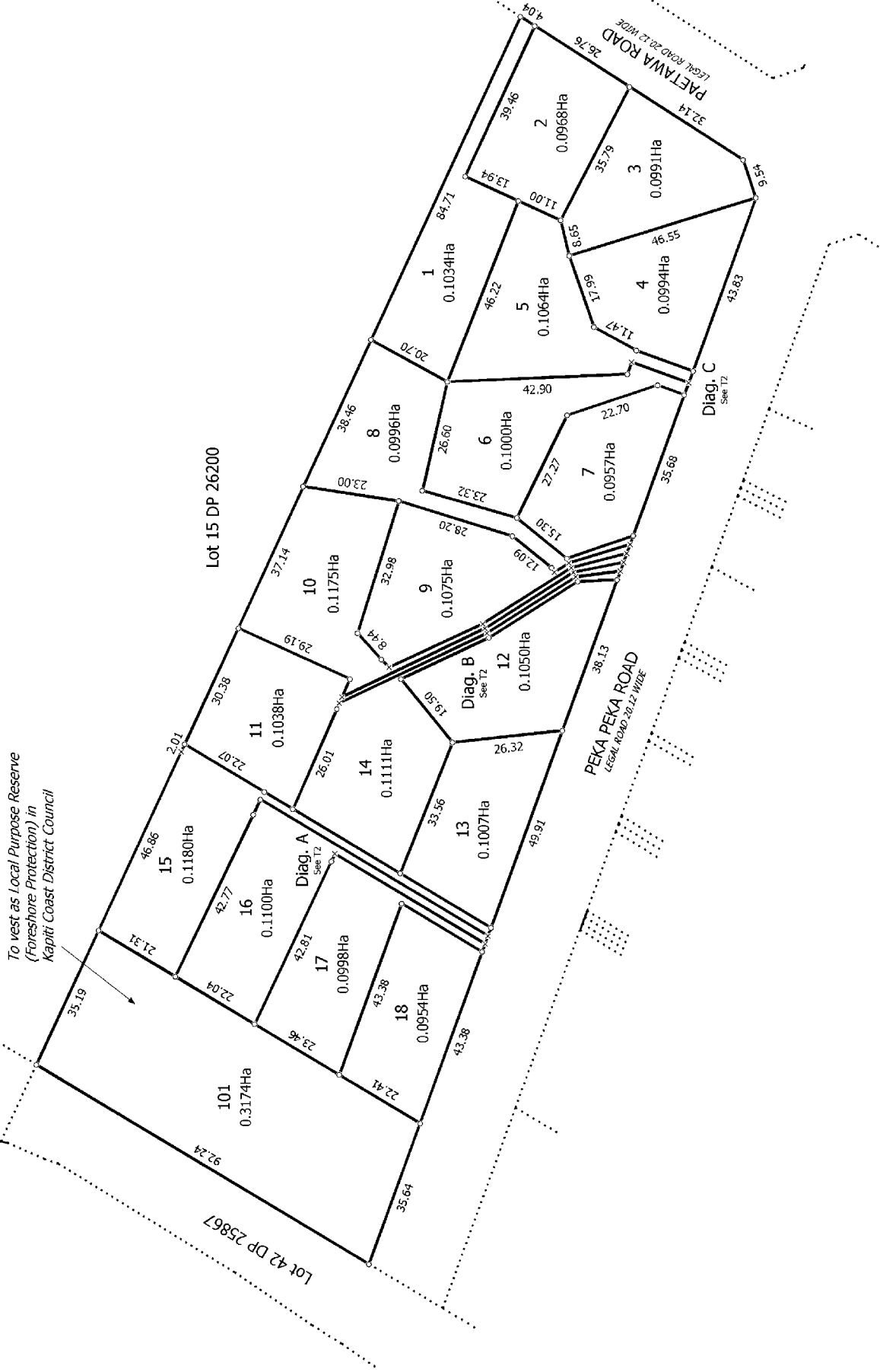
Subject to drainage rights created by Transfer 79201

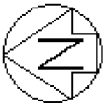
Subject to drainage rights created by Transfer 101234

Certifying parties must sign or initial this box

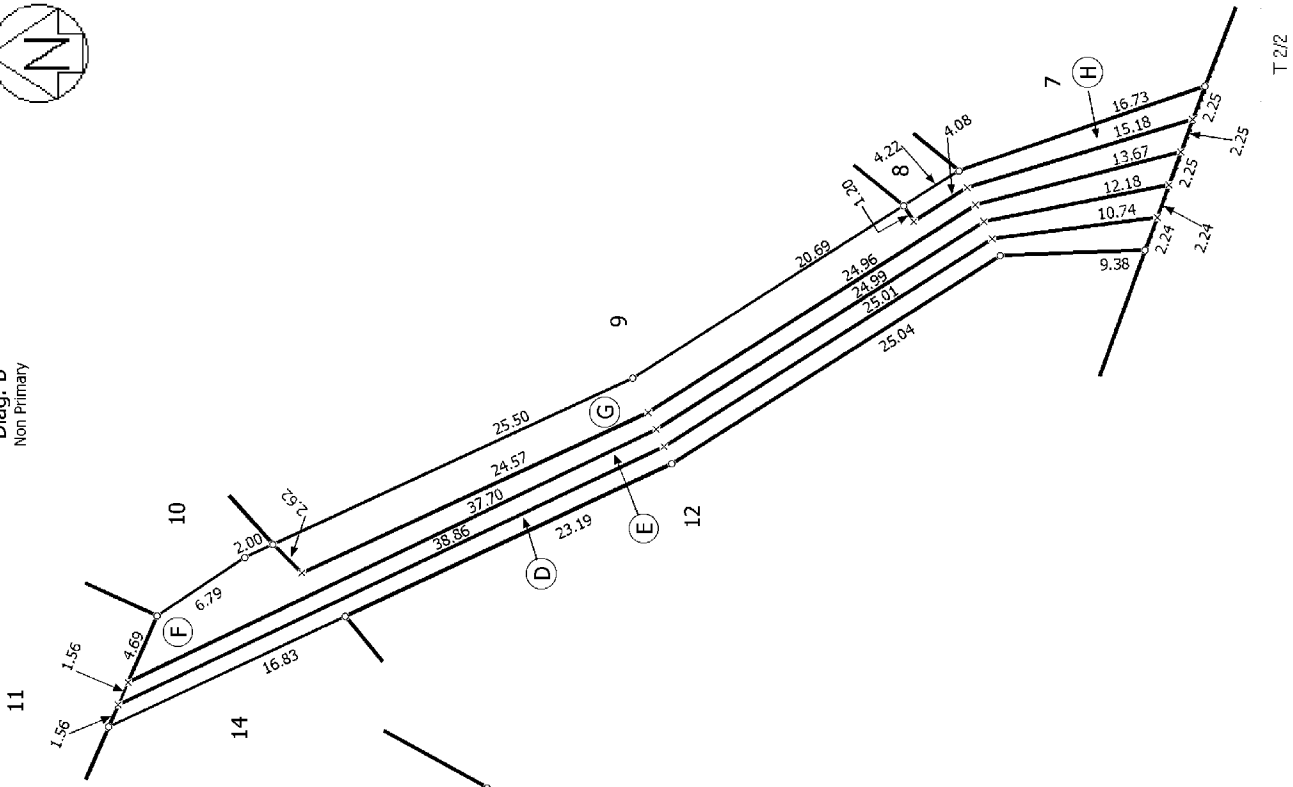


To vest as Local Purpose Reserve  
(Foreshore Protection) in  
Kapiti Coast District Council



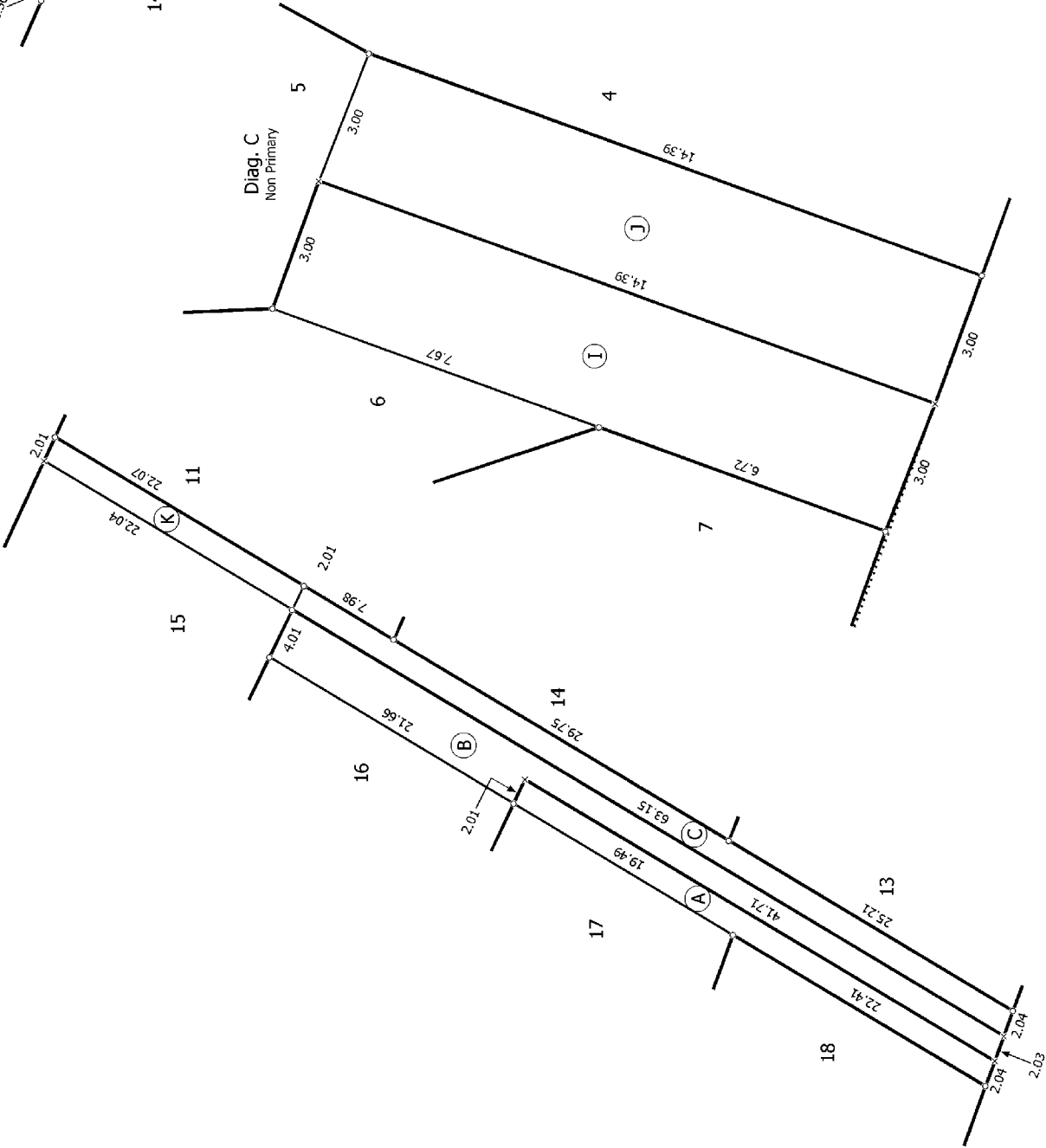


Diag. B  
Non Primary



Diag. A  
Non Primary

Lot 15 DP 26200



Diag. C  
Non Primary

Digital Title Plan  
DP 385819

Deposited on: 27/11/2007

Surveyor: Nicola Kate Todd  
Firm: Outtriss Consultants Ltd (Kapiti)

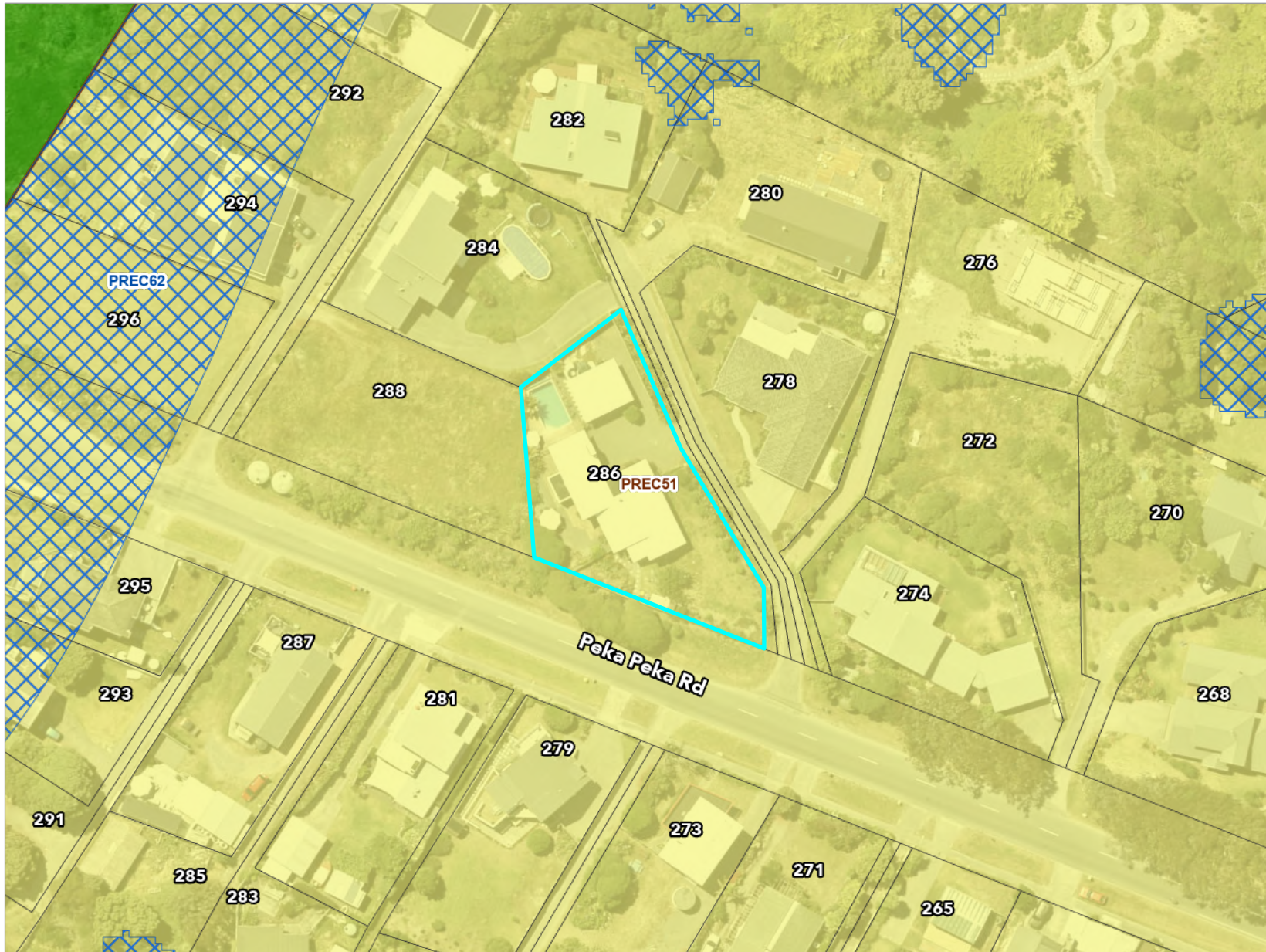
LOTS 1 - 18 & 101 BEING A SUBDIVISION OF LOT 16 DP 25867

Land District: Wellington





Digitally Generated Plan  
Generated on: 28/11/2007 10:12am Page 5 of 5

# Operative District Plan 2021 - Zones and Precincts

286 Peka Peka Road, Peka Peka (Lot 12 DP 385819 C/T 343710)



## Key to map symbols

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



0 20 40 Metres

Scale @ A4 - 1:900

Date Printed: June 16, 2026



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

286 Peka Peka Road, Peka Peka (Lot 12 DP 385819 C/T 343710)



## Key to map symbols

-  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.



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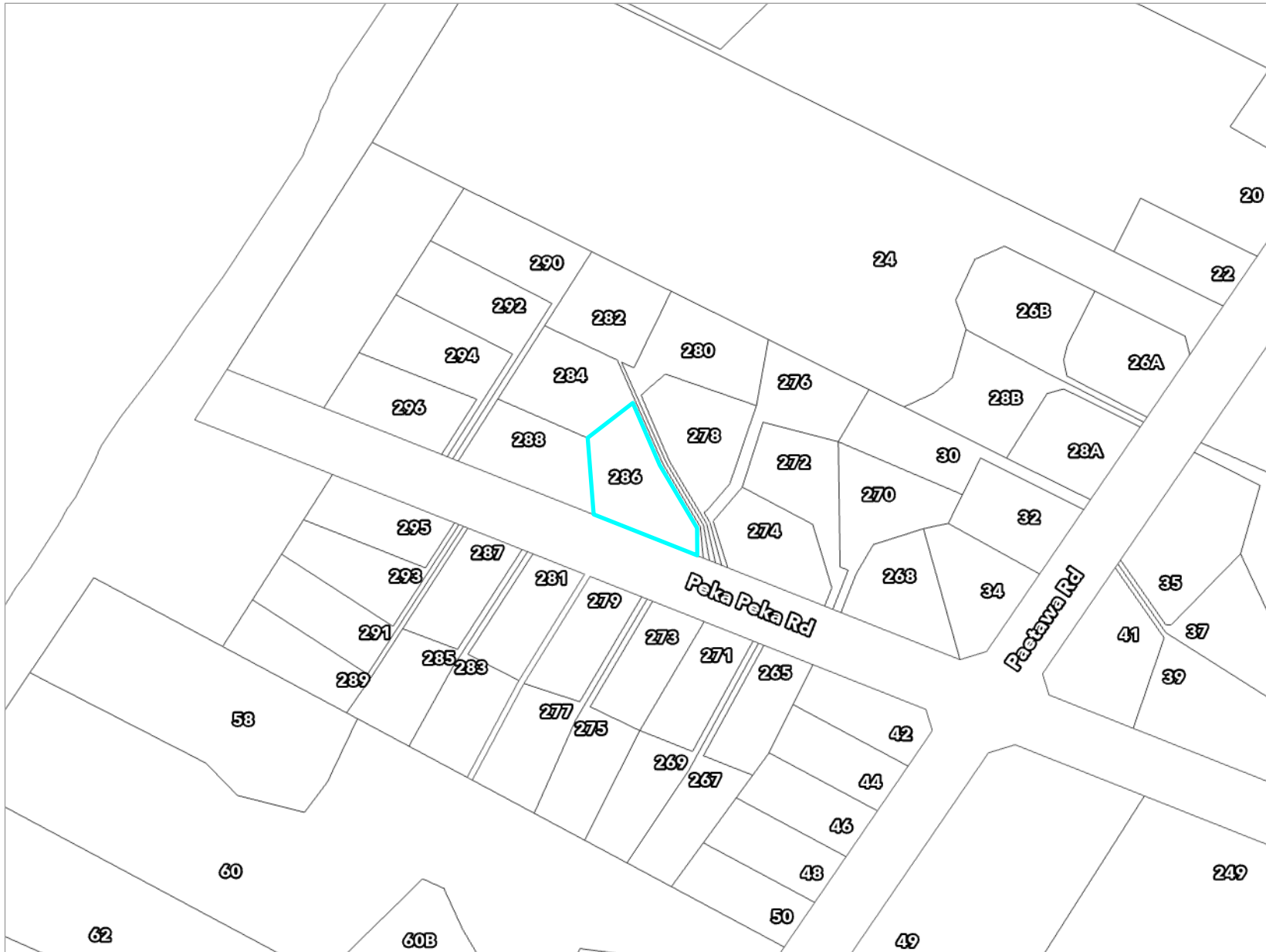
Scale @ A4 - 1:2,000

Date Printed: June 16, 2026

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# Operative District Plan 2021 - Designations & Miscellaneous Features

286 Peka Peka Road, Peka Peka (Lot 12 DP 385819 C/T 343710)



## Key to map symbols

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# Operative District Plan 2021 - Natural Features

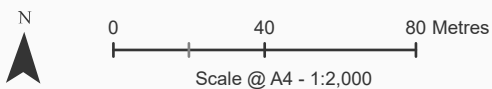
286 Peka Peka Road, Peka Peka (Lot 12 DP 385819 C/T 343710)



## Key to map symbols

-  Special Amenity Landscapes
-  Areas of High Natural Character

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

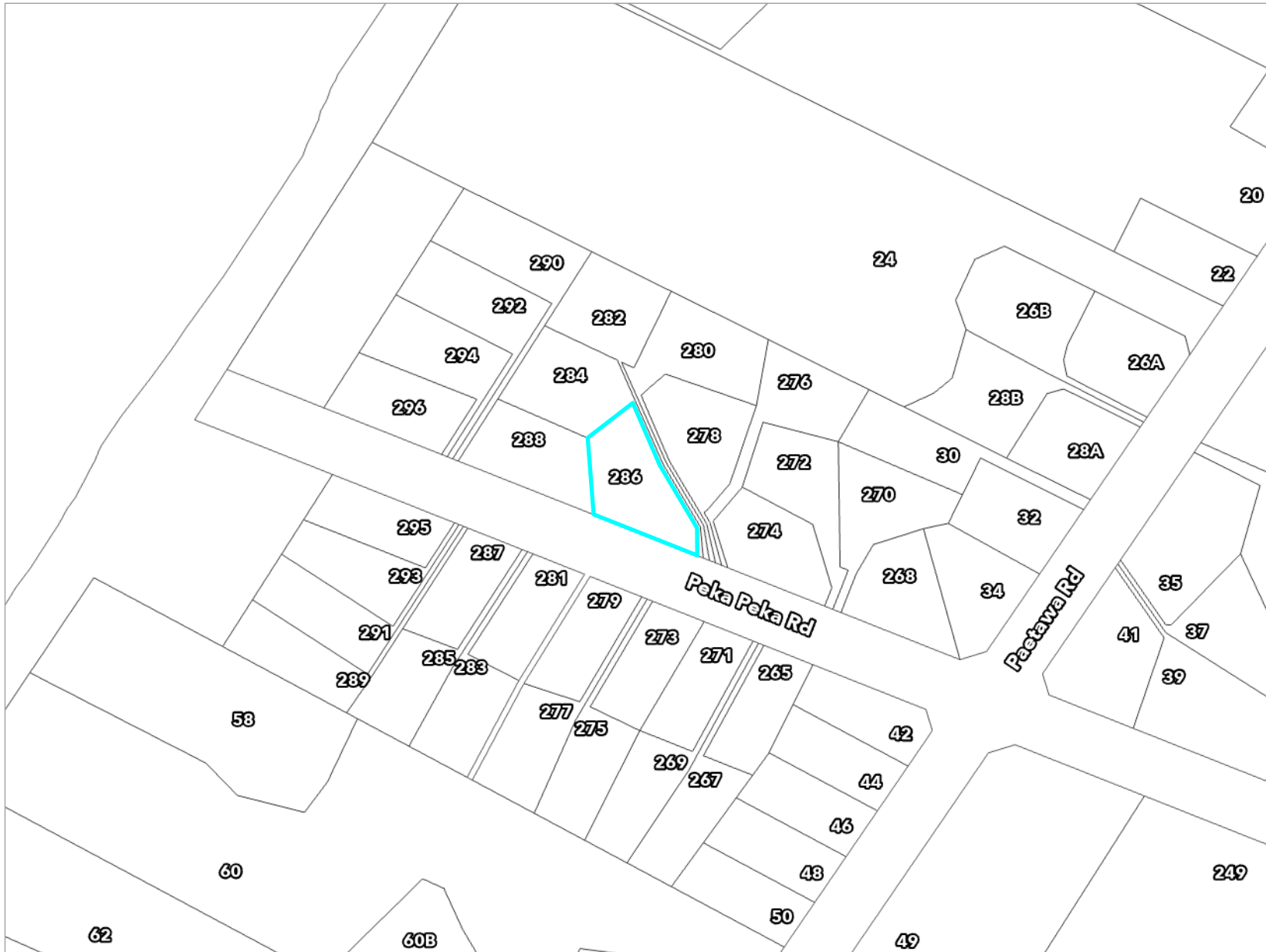


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# Operative District Plan 2021 - Natural Hazards

286 Peka Peka Road, Peka Peka (Lot 12 DP 385819 C/T 343710)



## Key to map symbols

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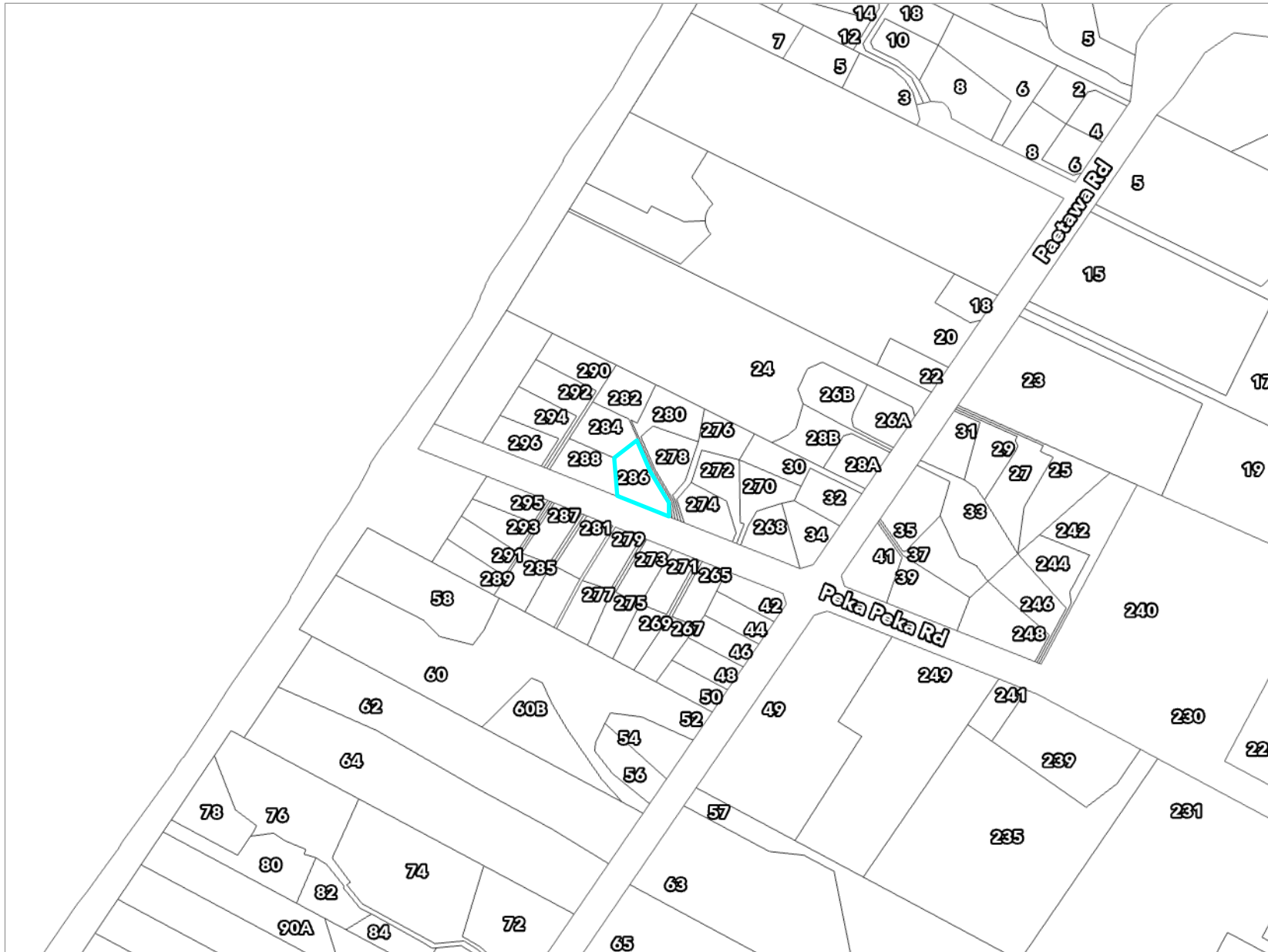
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# Latest Flood Hazards

286 Peka Peka Road, Peka Peka (Lot 12 DP 385819 C/T 343710)



## Key to map symbols

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# Resource Consents Map

286 Peka Peka Road, Peka Peka (Lot 12 DP 385819 C/T 343710)



## 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 20 40 Metres

Scale @ A4 - 1:900

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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
240044	276 Peka Peka Road, Peka Peka	1489006916	LOT 8 DP 385819	SN	To undertake a two-lot unit title subdivision, maximum	N	N	Decision Issued	23/12/2025	2/4/2024
PB210014	288 Peka Peka Road, Peka Peka	1489006928	Lot 13 DP 385819 C/T 343711	PB	Construct new dwelling which encroaches the minimum 3 metre	N	N	Decision Issued	9/3/2021	26/2/2021

# Health and Alcohol Licenses

286 Peka Peka Road, Peka Peka (Lot 12 DP 385819 C/T 343710)



## Key to map symbols

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



0 20 40 Metres

Scale @ A4 - 1:1,000

Date Printed: June 16, 2026

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# Services Network

286 Peka Peka Road, Peka Peka (Lot 12 DP 385819 C/T 343710)



## Key to map symbols

- WS Node
- Non-KCDC WS Node
- WS Pipe

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



0 20 40 Metres

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## RESOURCE CONSENT - SHORT REPORT

<b>RM: 060208</b>	<b>Address: 280 Peka Peka Road, Peka Peka (LOT 16 DP 25867 )</b>	<b>Date of site visit: 25 July 2006</b>
<b>Proposal:</b>	<b>Subdivision – Eighteen Lot Fee Simple Land Use - Earthworks</b>	
<b>District Plan Area:</b>	<b>Residential</b>	
<b>SITE DESCRIPTION:</b>		
<p>The site is a 2.1878ha lot on the north-western side of Peka Peka Road and Paetawa Road which currently contains several dilapidated buildings from a previous commercial venture, a motel complex and fitness centre.</p> <p>The site has undulating topography reflecting the natural landform created by the coastal dunes, and also manmade excavations.</p> <p>The current owner undertook historical extensive earthworks which have excavated approximately 2100m<sup>3</sup> of sand from the foredunes placing the sand as fill further to the east in the vicinity of proposed lots 13 – 18.</p> <p>Proposed Lots 1, 5, 6 and 8 contain a ridge running from north to south. The ridge extends into the adjoining property to the north. The ridge ends abruptly on the southern side of proposed lot 4 where the ground level is 5.84m.</p> <p>There are two building line restrictions over the western end of the site. The Coastal Building Line Restriction is measured 70 metres from the tide water mark, and the 6m Building Height Restriction Line is measured 90 metres from the high tide water mark.</p> <p>The existing buildings are to be demolished to facilitate development.</p> <p>The site is not served by reticulated sewerage, and has a trickle feed water supply.</p>		
<b>PROPOSAL DESCRIPTION:</b>		
<p>It is proposed to subdivide No.280 Peka Peka Road to create eighteen fee simple allotments of an average area of 991m<sup>2</sup> respectively. Additionally the applicants are proposing to vest as reserve proposed Lot 101 ( 3176 m<sup>2</sup> ).</p> <p>The applicant is also seeking consent to undertake earthworks within the site involving minor reshaping within some of the lots and to form rights of way to access some lots. These will involve cuts totalling approximately 850m<sup>2</sup> and fill of approximately 3000m<sup>2</sup> . Approximately 2150m<sup>3</sup> of fill will require to be imported to the site over approximately 12 days duration.</p> <p>The subdivision layout as proposed complies with all the Discretionary Activity Standards for Subdivision of non-sewered land.</p> <p>Any new dwellings on proposed lots 15-18 will comply with the 6 metre building height restriction.</p> <p><b>Photographs Taken 25 July 2006</b></p>		

CONSENT REQUIRED FOR:	
Subdivision – Eighteen Lot Fee Simple , and One Lot to Vest as Reserve.	Discretionary
Land Use – Earthworks to create building platforms and rights-of-way.	Discretionary
NOTIFICATION ANALYSIS	
ENVIRONMENTAL EFFECTS:	
Possible Adverse Effects	De Minimis/Minor/Any mitigation
Density	<b>Minor</b> – the proposed subdivision will allow eighteen new lots that meet the Discretionary Activity Standards for unsewered land. The effects of the proposed subdivision are considered to be de minimis.
Amenity	<b>Minor</b> – the proposed subdivision will allow eighteen new lots that meet the Discretionary Activity Standards for unsewered land.
Construction Effects (Noise, Dust, Vehicle Movements)	<b>Minor</b> – the construction effects will be of short duration and will not involve significant importation of fill. Any effects can be mitigated by appropriate conditions of consent.
Experts Consulted and their Comments?:	
<p><b>Subdivision Engineers</b> : Council’s Subdivision Engineer Matt Aitchison has considered the proposal and recommended subdivision conditions to be attached to the consent. In particular Mr. Aitchison has identified an issue with stormwater backing up from the Hadfield Drain and ponding in the low lying areas in proposed Lots 1-5. He has proposed a condition which requires those house sites to have a building platform no lower than Paetawa road which is the extreme event overflow path. This may necessitate the importation of an additional 5000m<sup>3</sup> over and above that anticipated by the applicants. I concur with these recommendations and do not consider that the increased fill required merits notification of the application given the relatively direct access to the site from SH1 via Peka Peka Road.</p> <p><b>Sustainable Development Manager</b> : Council’s Sustainable Development Manager Andrew Guerin has determined that Council does want proposed Lot 101 to vest as reserve, subject to an agreed valuation figure, and the applicant agreeing to certain requirements of council.</p> <p><b>Parks and Recreation Assets Manager</b> : Council’s Parks and Recreation Assets Manager Mike Cardiff has certain requirements relating to the vesting and subsequent protection of proposed Lot 101. I concur with these and have worded appropriate conditions of consent accordingly.</p> <p><b>Valuer</b> : Council’s Consultant Registered Public Valuer Brian Whitaker was asked to place a value on proposed Lot 101, given that the applicants agents sought to place a value of \$340,000 on this 3176 m<sup>2</sup> excavated land in the no build zone. Mr Whitaker has subsequently valued the lot at \$204,000 minus the costs of re-instatement which he has estimated to be \$50,000 – considerably less than the \$165,000 estimated by the applicants agents.</p>	

POTENTIALLY ADVERSELY AFFECTED PERSONS:		
Name	Address	Consent

		Obtained Yes/No
V Greenwich	24 Paetawa Road, Peka Peka	Yes
There are no additional parties considered to be affected by the proposal due to distance, orientation, and the permitted baseline of the Residential Zone.		
<b>SECTION 94 DECISION:</b>		
93(1)(b) The adverse effects on the environment will be minor and written approval has been provided by all parties considered to be adversely affected.		
94C(2) There are no special circumstances relating to this proposal which requires it to be publicly notified.		

**ASSESSMENT:**

I concur with the applicant's assessment of the proposal as set out in the AEE and information accompanying the application and consider that it is consistent with the relevant Assessment Criteria set out in the Plan.

*Relevant Assessment Criteria no.*      **D.1.2.3. Subdivision/Development**  
**D1.2.2 Subdivision (i)-(xvii)**

This proposal is consistent with the relevant Objectives and Policies of the Plan.

*Relevant Objective/Policy no.*      **C.1.1 Residential Zone Objective 1.0 General & Policy 1 – Amenity Values**

**C.7.1 - Residential Subdivision**  
**Objective 1.0 – Density and Policy 1 – Low Density Character**

**C.7.3 - Earthworks**  
**Objective 1 and Policy 1 – General Assessment Criteria**

**C.12 Open Spaces and Reserves**  
**Objective 1 and Policy 8**

**OTHER MATTERS : SECTION 106**

There are no reasons under Section 106 to consider that the application for subdivision consent should not be granted.

## **CONCLUSION**

The effects of this proposal are **minor** and the proposal is consistent with the Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan. Having considered the matters set out in Section 104 of the Act, I am of the opinion that consent can be granted subject to appropriate conditions.

## **DECISION:**

That Officers acting under Delegated Authority from Council and pursuant to Section 104B of the Resource Management Act 1991 **grant consent** to the proposal for an **18 Lot Fee Simple Subdivision** at **280 Peka Peka Road, Peka Peka**, being **Lot 16 DP 25867**, subject to the following conditions:

### **Conditions of Consent:**

#### **General :**

1. The Title Plan or E-Survey Data Set shall be in accordance with Cuttriss Consultants plan, titled **“Proposed Subdivision Lot 16 DP25867 Cnr Peka Peka & Paetawa Rds Peka Peka” Drawing Number 19537 SCHc dated 29 June 2006, and stamped ‘Final Approved Plans’ on 23/08/06** and other information submitted with the application RM060208.
2. The consent holder shall pay a **Reserves Contribution** of **\$215,156.25 (minus the value to be agreed for proposed Lot 101)** prior to the Section 224(c) Certification of the subdivision.
3. The consent holder shall erect a fence along the common boundary between Lots 15-18 and Lot 101 (details to be submitted to and agreed with Council’s Parks and Recreation Assets Manager prior to the issue of Section 224 ( c ) certification of the subdivision).
4. There shall be no direct access from Lots 15-18 to Lot 101. The owners of Lots 15 - 18 shall:
  - (i) Not form, use or maintain pathways in a manner that would affect the stability of the existing dune formation.
  - (ii) Prevent erosion of the sand dunes and all other fragile areas.

#### **Engineering :**

5. The consent holder shall pay Council Engineering Fees of \$585.00 (GST inclusive) within 1 month of issue of the consent for the review and reporting on engineering aspects of the resource consent application.
6. The consent holder shall pay Council Engineering Fees of \$450.00, plus \$270 per lot, (total \$5,310.00 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring prior to the Section

224(c) certification of the subdivision.

Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 12 December 2002.

**Note:** The current charge out rate is \$72.00 (GST inclusive) per hour.

7. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 unless alternatives are proposed by the consent holder and approved by the Council.
8. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. No work shall commence until the plans and specifications have been approved by the Council in writing.
9. The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:  
  
Foundation recommendations  
Stormwater and flood issues  
On-site wastewater disposal
10. The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.
11. Earthworks shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council. At the completion of earthworks the consent holder shall provide a report and certificates in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404 by a suitably qualified person.
12. Works shall be in general accordance with Cuttriss plan titled Sea Crest Trust Proposed Earthworks except that building platforms shall be constructed within Lots 1 -5 to a level no lower than 200mm above the adjacent Road centre line level of Paetawa Road.
13. The existing in-ground water tanks shall be removed from proposed Lot 11.
14. All existing structures shall be removed or shifted clear of any allotment boundary.
15. The consent holder shall supply to Council a report by a suitably qualified person

detailing site investigation work and findings together with recommendations for foundation design for those allotments not subjected to earthworks in accordance with NZS 4431. Specific attention shall be given to the uncontrolled filling that has taken place in the past.

Where specifically designed foundations may be required in accordance with the Building Act 2004, then the Council may issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations may be required.

16. Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-
  - (a) cease operations;
  - (b) inform local iwi (Ngati Raukawa and Te Ati Awa ki Whakarongotai);
  - (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
  - (d) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

**Note:**

In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

17. The consent holder shall notify Ngati Raukawa and Te Ati Awa ki Whakarongotai in writing a minimum of 48 hours prior to undertaking any earthworks on the site.
18. Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Council.
19. The consent holder shall not remove soil support from adjacent lots.
20. All batters shall be self-supporting.
21. Should the Rights-of-way require second coat sealing then this shall be satisfied by lodging a cash contribution with the Council calculated at \$6.50 per square metre of the area for first coat seal.
22. The consent holder shall submit a stormwater disposal design in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements, for approval by the Council. Construction shall be in accordance with the approved design.
23. A report shall be provided to Council by a suitably qualified person which addresses the suitability of on site wastewater treatment and disposal for each lot. The form of wastewater treatment and disposal on site shall be in accordance with the principles and requirements of Part 3 Section F of the Council's Subdivision and Development Principles and Requirements. Site investigations and tests shall relate to the

nominated building site on each lot. The report shall include recommendations for the preferred method(s) of on site wastewater treatment and disposal.

The recommendations for and constraints on the provision of wastewater treatment and disposal will be included in a Consent Notice to be issued by Council pursuant to Section 221 of the Resource Management Act 1991. The Consent Notice shall include reference to the owners' responsibility to maintain and monitor their wastewater disposal so that any adverse effects on the environment are minor.

24. The subdivision shall be reticulated with a restricted public water supply. This supply shall be a low-flow supply of approximately 1000 litres per day per lot.
25. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision.

Easement documents shall be prepared by solicitors at the consent holder's expense.

26. Lot 101 shall vest as a Local Purpose (Foreshore Protection) reserve and shall be fenced in accordance with Part 8 of NZS4404 and Schedule 8 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 and as approved by the Council.
27. The consent holder shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundaries. The consent holder shall enter into a bond or cash deposit of \$500 per lot subject to the covenant on application for the Section 224(c) certificate. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.
28. The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

**Reasons for Conditions :**

- The reason for Condition 1 is to ensure that the proposal does not go beyond the scope of the application.
- The reason for Condition 2 is to ensure that a fair and equitable reserve fund contribution is paid by the development facilitated by the application.
- The reason for Conditions 3 and 4 is to ensure that the westernmost lots 15- 18 do not encroach onto and damage council reserve and dunes and are aware of their lot boundaries.
- The reason for Conditions 5 and 6 is to ensure that Council recovers costs for Engineering Fees.
- The reason for Conditions 7 and 8 is to ensure that the development is undertaken in accordance with Council's guidelines.
- The reason for Conditions 9, 10 and 11 is to ensure that suitably qualified persons are employed to undertake the activity.

- The reason for Condition 12 is mitigate the effects of localised flood ponding.
- The reason for Conditions 13 and 14 is to facilitate development of the proposed allotments.
- The reason for Condition 15 is to mitigate for historic uncontrolled filling.
- The reason for Conditions 16 and 17 is to ensure that appropriate steps are taken to preserve cultural sites.
- The reasons for Conditions 18 and 20 is to ensure that the effects of erosion are mitigated.
- The reason for Condition 19 is to ensure that adjacent lots are not adversely affected by the removal of soil.
- The reason for Conditions 21, 22 and 23 is to ensure that the development is undertaken in accordance with Council's guidelines.
- The reason for Condition 24 is to ensure the provision of a potable water supply.
- The reason for Condition 25 is to ensure that the development does not affect any rights of way and communal, private and public services.
- The reasons for Conditions 26 and 27 is to further clarify the status of proposed Lot 101 and the consent holders responsibilities.
- The reason for Condition 28 is to ensure that Council is informed when the conditions of consent have been met.

**Advice Notes :**

1. The consent holder is recommended to prepare covenants for proposed Lots 15-18 advising prospective purchasers of the long term possible use of Lot 101 as a car park.
2. All costs arising from any of the above conditions shall be borne by the consent holder.
3. This Land Use Consent incorporates the approval for Earthworks required under the Kapiti Coast District Council Earthworks Bylaw.
4. The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
5. Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
6. 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.
7. The consent holder is required to obtain a building consent before carrying out any alterations to existing services within the lots.
8. Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the 2006/2007 Council's Development Contributions Policy when creating new allotments. The contributions will be calculated and levied in accordance with the fees that apply at the time of uplifting the section 224 certificate.
9. There are 17 additional allotments created by this resource consent.

10. The current Development Impact fees applicable for 2006/2007 for each additional allotment are

Water Supply	\$1,397.00	(\$23,749.00)
Community Facilities	\$1,709.00	(\$29,053.00)
Roads	\$1,106.00	(\$18,802.00)
		Total (\$71,604.00)

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).

Note: These fees may alter if not paid in the 2006/2007 financial year.

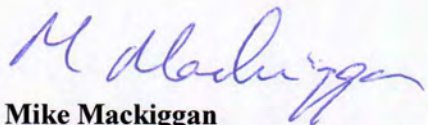
11. Rights of objection to the conditions specified above may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.

**Reasons for Decision:**

1. The effects of the proposal on the environment will be no more than minor and all parties who are considered to be adversely affected have provided their written approvals.
2. This proposal is in accordance with the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

**Report prepared by: Mike Mackiggan**

**DECISION:  
RM060208 - APPROVED  
DATE: 23 August 2006**



**Mike Mackiggan  
Senior Resource Consent Planner**

**Delegated Officer**

**23 August 2006**



**Wayne Gair  
Senior Resource Consent Planner**

**Delegated Officer**

**23 August 2006**

**Mike Mackiggan**

---

**From:** rodied [dan@cuttriss.co.nz]  
**Sent:** Wednesday, 23 August 2006 10:43 a.m.  
**To:** Mike Mackiggan; Andrew Guerin  
**Cc:** linda@relaxtanning.co.nz; Ken Smith; 'Dan Rodie'; 'Anna Carter'; Mike Cardiff  
**Subject:** RE: Meeting re: Peka Peka Road

Hello Mike,

As the application stands the reserve is not included. Until fair and reasonable terms are negotiated for the reserve to be created and transferred to Council then the applicant will pursue the application as it stands e.g. the four western lots will extend through to the boundary of the esplanade reserve.

I would like to emphasise again to all Council officers involved that the applicant does see the merit in transferring land to extend the reserve system in this area. However, she does not agree that it would be appropriate for a car park to be placed in front of those properties, Andrew Guerin has indicated that this would be acceptable, and we consider it is completely unacceptable that Council would try and remove future owners' rights to object to future proposed development of the land.

Anna has set out, within the attachment, the applicant's position that will allow for the reserve to transfer to Council without any further debate. On confirmation that the conditions of a consent will reflect those provisos the applicant will revert to the original plan.

As Anna suggested yesterday I consider it would be worthwhile to meet to obtain agreement upon the way Council can obtain this reserve to the satisfaction of both parties.

Please contact me to discuss a time to meet or if there are any matters that need further clarification. Otherwise please confirm that the consent conditions will reflect the applicant's position or provide draft conditions for the basis of further discussion.

Regards

Dan Rodie  
Senior Resource Management Consultant  
**Cuttriss Consultants Limited**  
PO Box 386  
33 Kapiti Road  
Paraparaumu  
Ph. (04) 9045 420  
Fax (04) 9045 423  
<mailto:dan@cuttriss.co.nz>  
[web. www.cuttriss.co.nz](http://www.cuttriss.co.nz)

---

**From:** Mike Mackiggan [mailto:mikemck@kapiticoast.govt.nz]  
**Sent:** Wednesday, 23 August 2006 9:38 a.m.  
**To:** rodied; Andrew Guerin; Anna Carter  
**Cc:** Ken Smith; Dan Rodie; Mike Cardiff  
**Subject:** RE: Meeting re: Peka Peka Road

Hi Dan

I am not proposing a condition along these lines - but we would wish to see this volunteered by the applicant, seeing as she doesn't wish to reinstate the land, and neither does council wish to see it re-instated, given that long term it may suit a car park. An Advice Note to this effect will be attached to the consent.

Mike Cardiff (who i note has been ommitted from your e-mail) is of the view that if council is to take the land,

23/08/2006

and if it's eventual use is to be a car park then it should be acknowledged through a covenant on the site and we should be identifying up front what lot 101 may be used for, both in the short term and within future planning of the area.

Potential purchasers of the perceived beach front lots will also then be aware of the long term possibilities which will not therefore be a surprise to them when they eventuate, if they do so.

I hope to issue the consent today

regards

**Mike Mackiggan**  
**Senior Resource Consents Planner**  
**ddi 04-296-4622**

---

**From:** rodied [mailto:dan@cuttriss.co.nz]  
**Sent:** Wednesday, 23 August 2006 8:53 a.m.  
**To:** Andrew Guerin; 'Anna Carter'  
**Cc:** Ken Smith; Mike Mackiggan; 'Dan Rodie'  
**Subject:** RE: Meeting re: Peka Peka Road

Hello Andrew,

Please give me a call in relation to the potential conditions relating to the reserve.

Conditions along the lines Mike MacKiggan mentioned yesterday would not be acceptable as they are far too onerous and would appear ultra vires, especially the one relating to the covenant banning land owners objecting to development they have no idea of the nature of?

Regards

Dan Rodie  
Senior Resource Management Consultant  
**Cuttriss Consultants Limited**  
PO Box 386  
33 Kapiti Road  
Paraparaumu  
Ph. (04) 9045 420  
Fax (04) 9045 423  
mailto:dan@cuttriss.co.nz  
web. [www.cuttriss.co.nz](http://www.cuttriss.co.nz)

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**From:** Andrew Guerin [mailto:andrew.guerin@kapiticoast.govt.nz]  
**Sent:** Wednesday, 23 August 2006 8:41 a.m.  
**To:** Anna Carter  
**Cc:** Ken Smith; Mike Mackiggan; Dan Rodie  
**Subject:** RE: Meeting re: Peka Peka Road

I don't think another meeting is necessary. We are now in a position to issue the resource consent.

**Andrew Guerin**  
Sustainable Development Manager  
Kapiti Coast District Council  
PO Box 601  
PARAPARAUMU

23/08/2006

email: [andrew.guerin@kapiticoast.govt.nz](mailto:andrew.guerin@kapiticoast.govt.nz)

ph: 04 2964 828 Cell: 027 5555 828



*Please consider the environment before you print this email*

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**From:** Anna Carter [<mailto:anna@cuttriss.co.nz>]  
**Sent:** Tuesday, 22 August 2006 5:31 p.m.  
**To:** Andrew Guerin  
**Cc:** Ken Smith; Mike Mackiggan; Dan Rodie  
**Subject:** Meeting re: Peka Peka Road

Hi Andrew

As we haven't been able to arrange a meeting today can you please contact Dan Rodie to arrange a meeting tomorrow. Thanks

Anna Carter  
Resource Management Consultant  
Cuttriss Consultants Ltd  
Ph: (04) 9045 420

(Please note that I only work Mondays, Tuesdays and Fridays. If you need to contact me outside these days please contact Dan Rodie on (04) 9045 420 or email [dan@cuttriss.co.nz](mailto:dan@cuttriss.co.nz))  
Email: [anna@cuttriss.co.nz](mailto:anna@cuttriss.co.nz)

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OUTSTANDING MATTER TO RESOLVE – LOT 101 BEING  
THE RESERVE

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1. Brian Whitaker, in his review (dated 21 August 2006), has valued the reserve at **\$204,000 (excluding GST)**.
2. The valuation of the reserve **inclusive of GST is \$229,500**
3. The valuation provided by Tse Wall Alrdige for the reserve being lot 101 was **\$340,000 (excluding GST)**.
4. Mike Mackiggan in his email (dated 22 August 2006) has correctly identified the reserve contribution based on 17 lots capped at \$150,000 including GST as being **\$215,156.25**
5. The difference between the reserve contribution required and the reserve valuation undertaken by Brian Whitaker is **\$14,343.75 GST inclusive**. This amount is balance owing to the applicant if we agree to the condition as worded in Mike's email noted above.
6. Mike in his email above has also requested that the applicant agree to:
  - a. Fence the entire boundary of the propose lots that are adjacent to the reserve (including or limited to?) that area at the top of the bank
  - b. None of the property owners of lots 15 – 18 (the beachfront lots) shall have access over lot 101 – the reserve
  - c. The applicant shall provide a vegetation strip between lot 101 and the boundary fences of lots 15 – 18
  - d. The applicant shall ensure restrictive covenants on lots 15 – 18 prohibiting any future owners from opposing any possible subsequent development of lot 101 as a carpark.
7. In respect of the transfer of the lot 101 to Council to be vested as reserve, our client would agree to the sale/transfer price of **\$215, 156.25** based on the following provisions:
  - a. That the reserve be vested as Local Purpose Reserve for the purpose of Foreshore Protection – specifically excluding development of the land
  - b. The eastern boundary of lot 101 is as shown on the scheme plan submitted to Council – in that it is located at the bottom of the bank
  - c. That the application agrees to construct a 7 wire fence along the common boundary of lot 101 and lots 15 – 18 only and that this is to be located on the boundary.
  - d. The applicant agrees that there will be no access from lots 15 – 18 onto the reserve being lot 101.
  - e. No vegetation strip or any other landscaping will be provided along the reserve boundary or within the reserve.

- f. No covenants will be registered on the titles of lots 15 -18 restricting any future owner's ability to take part in a resource management process in respect of any activity proposed for lot 101 – being the reserve.
  - g. That the valuations and associated correspondence is commercially sensitive and so therefore shall not be made available to the general public through any form of LIM request or other public request for information on this property.
8. We provide this advice on behalf of our client for the following reasons:
- a. We have had a verbal undertaking from Andrew Guerin that the reserve will be for foreshore protection and that no carpark would be built on this site
  - b. The difference in the Whitaker valuation and the reserve contribution is \$14,343.75 GST inclusive. This can cover any costs of Council wanting to carry out landscaping within lot 101 – being the reserve
  - c. All boundaries, specifically those relating to the reserve, shall be based on the scheme plan submitted to Council with our application
  - d. It is ultra vires to impose a condition of a resource consent prohibiting future landowners' involvement in future resource management processes, especially when there is no indication of Council's intentions.
  - e. The applicant has been cooperative in negotiating the provision a reserve within the subdivision when there is no legal or District Plan requirement for her to do so. The proposed subdivision is a discretionary activity, but without the agreement of the applicant the Council does not have the ability to take the area shown as lot 101 as reserve as of right

Dated: 22 August 2006

Anna Cater  
Resource Management Consultant  
Cuttriss Consultants Limited

## Mike Mackiggan

---

**From:** Mike Mackiggan  
**Sent:** Wednesday, 23 August 2006 9:38 a.m.  
**To:** 'rodied'; Andrew Guerin; 'Anna Carter'  
**Cc:** Ken Smith; 'Dan Rodie'; Mike Cardiff  
**Subject:** RE: Meeting re: Peka Peka Road

Hi Dan

I am not proposing a condition along these lines - but we would wish to see this volunteered by the applicant, seeing as she doesn't wish to reinstate the land, and neither does council wish to see it re-instated, given that long term it may suit a car park. An Advice Note to this effect will be attached to the consent.

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regards

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*Senior Resource Consents Planner*  
ddi 04-296-4622

---

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**To:** Andrew Guerin; 'Anna Carter'  
**Cc:** Ken Smith; Mike Mackiggan; 'Dan Rodie'  
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Regards

Dan Rodie  
Senior Resource Management Consultant  
**Cuttriss Consultants Limited**  
PO Box 386  
33 Kapiti Road  
Paraparaumu  
Ph. (04) 9045 420

23/08/2006

Fax (04) 9045 423  
mailto:dan@cuttriss.co.nz  
web. www.cuttriss.co.nz

---

**From:** Andrew Guerin [mailto:andrew.guerin@kapiticoast.govt.nz]  
**Sent:** Wednesday, 23 August 2006 8:41 a.m.  
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**Cc:** Ken Smith; Mike Mackiggan; Dan Rodie  
**Subject:** RE: Meeting re: Peka Peka Road

I don't think another meeting is necessary. We are now in a position to issue the resource consent.

**Andrew Guerin**  
Sustainable Development Manager  
Kapiti Coast District Council  
PO Box 601  
PARAPARAUMU  
email: [andrew.guerin@kapiticoast.govt.nz](mailto:andrew.guerin@kapiticoast.govt.nz)  
ph: 04 2964 828 Cell: 027 5555 828



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**From:** Anna Carter [mailto:anna@cuttriss.co.nz]  
**Sent:** Tuesday, 22 August 2006 5:31 p.m.  
**To:** Andrew Guerin  
**Cc:** Ken Smith; Mike Mackiggan; Dan Rodie  
**Subject:** Meeting re: Peka Peka Road

Hi Andrew

As we haven't been able to arrange a meeting today can you please contact Dan Rodie to arrange a meeting tomorrow. Thanks

Anna Carter  
Resource Management Consultant  
Cuttriss Consultants Ltd  
Ph: (04) 9045 420

(Please note that I only work Mondays, Tuesdays and Fridays. If you need to contact me outside these days please contact Dan Rodie on (04) 9045 420 or email [dan@cuttriss.co.nz](mailto:dan@cuttriss.co.nz))  
Email: [anna@cuttriss.co.nz](mailto:anna@cuttriss.co.nz)

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**Mike Mackiggan**

---

**From:** Mike Cardiff  
**Sent:** Tuesday, 22 August 2006 9:39 a.m.  
**To:** Mike Mackiggan; Andrew Guerin  
**Cc:** Wayne Gair  
**Subject:** RE: Peka Peka 280 - 2nd Edition

Well, these new editions are getting interesting.

If the Council is to accept land here as a reserve contribution in my opinion it should be identifying up front what it is to be used for, both in the short term and within future planning of the area.

If it is agreed the best use of this headache area is to be a car park then so be it. We should acknowledge it know by determining this through covenant over the site, with the added requirement by the developer for fencing the entire boundary of the proposed lots that are to be adjacent to the car park area.

There should be no as of right access from private property directly into the car park and ideally a vegetation strip between the car park and the boundary fence should be included..

**Mike Cardiff**

**Parks & Recreation Asset Manager**  
**Kapiti Coast District Council**  
**04 904 5847 DDI**  
**021 441 243 Cell**  
**04 904 5413 Fax**

---

**From:** Mike Mackiggan  
**Sent:** Tuesday, 22 August 2006 9:02 a.m.  
**To:** Andrew Guerin  
**Cc:** Mike Cardiff; Wayne Gair  
**Subject:** RE: Peka Peka 280 - 2nd Edition

but surely Anna Carter will insist that their fill costs of \$165k should be used.....?

or should we take a mid-point.....? \$100k?

I would also want to see the applicants offer that they will place a covenant on the titles of the "perceived beach front lots" that the eventual owners will not have any objections to Council's eventual development of Lot 101 for whatever reserve purpose desired. **I am of the strong view that we should insist on that.**

**Mike Mackiggan**

**Senior Resource Consents Planner**  
**ddi 04-904-5622**

---

**From:** Andrew Guerin  
**Sent:** Tuesday, 22 August 2006 8:20 a.m.  
**To:** 'The Whitakers'  
**Cc:** Mike Mackiggan

**Subject:** RE: Peka Peka 280 - 2nd Edition

Thanks for that. Not an easy task.

So the revised value which can be used as a contribution towards the reserve contribution is:

\$154,000 (\$204,000 - \$50,000 cost of reasonable fill to make the land of some use to Council)?

**Andrew Guerin**  
Sustainable Development Manager  
Kapiti Coast District Council  
PO Box 601  
PARAPARAUMU  
email: [andrew.guerin@kapiticoast.govt.nz](mailto:andrew.guerin@kapiticoast.govt.nz)  
ph: 04 2964 828 Cell: 027 5555 828



*Please consider the environment before you print this email*

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**From:** The Whitakers [mailto:whitaker7plus@paradise.net.nz]  
**Sent:** Monday, 21 August 2006 11:58 p.m.  
**To:** Andrew Guerin  
**Cc:** Mike Mackiggan  
**Subject:** Peka Peka 280 - 2nd Edition

<<...>>

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No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.1.394 / Virus Database: 268.10.10/419 - Release Date: 15/08/2006

**B J WHITAKER A. N. Z. I.V., S.P.I.N.Z.**  
**REGISTERED PUBLIC VALUER**

*P.O. Box 51, WAIKANAE*

*Tel: (04) 293 5065 Fax: (04) 293 5265 A/H: (06) 364 3173 Mobile: 027 303 1404*

*Email: bjwhitaker@actrix.co.nz*

---

21 August 2006

OUR REFERENCE: 26-08-08  
26-08 03

Kapiti Coast District Council  
Private Bag 601  
PARAPARAUMU      ATTN: MIKE MACKIGGAN

Dear Sirs

**RE: PROPOSED RESERVE: 280 PEKA PEKA ROAD, PEKA PEKA:  
FAIR MARKET VALUE ASSESSMENT: SEA CREST TRUST**

I refer to my previous valuation report dated 9 August 2006 in which the value of a proposed reserve area was assessed by way of a "Before and After Valuation" at \$190,000 subject to various conditions.

These included that the reserve land, the greater part of which is a hollow, is filled, consolidated and levelled to be more or less on a par with surrounding land.

Due to the perceived high cost in filling the land I have been requested to re-value it on the basis that it remains as is.

In the normal course of events this perceived disadvantage would have resulted in a downward adjustment to the original figure of \$190,000. However in the course of completing this revised figure other related issues have emerged which have more than offset any downward adjustment to the final figure. These and other issues have necessitated a revised report. The issues are summarised as follows:

1. The advice provided to the writer that KCDC would not use the proposed reserve land in question as a car park is correct, but for the immediate short term only. (See heading Possible Future Car Parking Requirements). In the previous assessment I assumed the land would remain for the long term, virtually as an open space area with natural vegetation emerging over time. This has had the effect of the previous assessment actually understating the likely long-term negative impact on the value of adjoining land. (See heading Reserve Valuation Issues).
2. In respect of the hollow, I believe the cost of filling the same as provided by Cuttriss Consultants is significantly overstated. (See heading Cost of Filling).

3. From KCDC's perspective the need to fill the hollow may not be as desirable as initially thought. (See heading Car Park Levels).
4. The issue of compensation has become clouded by confusion over whose perspective is given the greatest weight when considering the use, and therefore value, of the proposed reserve land. Is most weight given to the use the Council might put the land to, or is most weight given to the use the developer would put the land to in the event of the Council not acquiring it? It is the writer's contention for reasons that will become apparent, that most weight should be given to the developer's use, but such weight must recognise the constraints within the District Plan.( IT IS WITH IN A NO BUILD ZONE) For the purposes of calculating compensation the particular preference of Council in respect of wanting the land to be filled and levelled are only relevant in so much as they add or detract from the value of the land in terms of its alternative use, i.e. as additional yard space to adjoining residential lots. Upon further deliberation, I believe my assessment of 9 August 2006 overstates the need to have the hollow filled as viewed from the perspective of adjoining residential lot owners. (See heading Attitudes of Buyers)
5. It would appear that this and other hollows in the immediate area, were created by the previous owner (Victor Greenwich), so as to use the fill to establish adjacent more elevated building platforms which now contain the existing buildings. Further clouding the issue is a perceived historical injustice that the developer has had the benefit of the sand to create elevated building platforms for which he will obtain a premium price and now KCDC are having to pay to restore the land to its former physical condition. However, what may have been lost sight of here, is that whilst excavations of this nature would now require a consent (and such a consent may not have necessarily been forthcoming), at the time these hollows were created they were permitted and undertaken within the law .
6. I note that KCDC has no statutory authority to take this land as it already has an Esplanade strip, which it acquired previously via the Esplanade Reserve sections within the Resource Management Act. KCDC's desire to acquire the land is a matter of internal policy fuelled by the need to be consistent. (The subdivision of beachfront land, both north and south of the subject have also required similarly wide Esplanade Reserves being acquired by Council). KCDC also wish to pursue acquiring the land in the interests of good forward planning. In light of the above it has to pay current market value for the land and a Developer/ Owner should not be disadvantaged merely because it is selling land to KCDC as opposed to selling it as yard space attached to adjoining lots.
7. Thus the assumption made in this valuation assessment is that we are dealing with a willing buyer/willing seller transaction. However, both parties need to realise that the ultimate sale price of the land (as opposed to a fair market value assessment) may ultimately depend on who is in the strongest bargaining position.

**DATE OF VALUATION:** 21 August 2006

**VALUATION SUMMARY:** (See Appendix 1, Schemes 1 & 2 for further detail)

Before Value as a potential 20 lot subdivision	\$2,234,000
After Value as a potential 18 lot subdivision	<u>\$2,030,000</u>
Difference indicates value of proposed reserve land of 3176 square metres	\$ 204,000

**(TWO HUNDRED & FOUR THOUSAND DOLLARS)**

Thus the fair market value for the proposed reserve land described as Lot 101 on the attached plan and having an area of 3176 square metres is assessed at **\$204,000** **(TWO HUNDRED & FOUR THOUSAND DOLLARS)**.

This assessment:

- Assumes the land **not** to be filled
- Is exclusive of GST.
- Is based on the plans of subdivision prepared by Cuttriss Consultants.
- Assumes that, in the event of the subject land not being purchased by the Kapiti Coast District Council, it would be amalgamated with the existing adjoining Titles. However, such amalgamation would recognise the restricted usefulness of this land given that it is within the no-build zone.

**POSSIBLE FUTURE CAR PARKING REQUIREMENTS:**

Various factors have emerged which suggest that there may be a requirement for additional car parking in the area that would include the proposed reserve land. These factors are briefly summarised as follows:

- The land in question is at the end of a public road (Peka Peka Road) servicing a beach that continues to gain in popularity.
- There are already intermittent problems with insufficient car parking particularly evident during sunny public holidays. This situation will inevitably be compounded given future planned subdivision in the area.
- It is acknowledged that Peka Peka Beach is known as one of the beaches where vehicles can actually drive onto the same, and for 4-wheel drive

vehicles this is an attractive proposition. However there remain a sizable number of more conventional vehicles and persons seeking recreation at the beach, which would prefer to park on a sealed area.

- The logical place for establishing a car park is in the reserve areas either side of Peka Peka Road.
- Subject to adequate stormwater runoff, a low profile car park could be established within the depression, as this would cause minimal visual disturbance.

In summary, unlike other reserve land, the relative ease of accessibility has given rise to a heightened risk of the subject land not being left as bush/ scrub covered open space land. It has clear potential for providing a low impact car parking area.

#### **COST OF FILL:**

I am advised that Cuttriss Consultants believe the cost of filling the hollow detailed in the previous valuation report is in the order of \$130,000. In determining this figure they have applied a bulking factor of 1.3 and a rate of \$20 per cubic metre to the total volume of fill required.

I have further inspected the site. The hollow has an average depth of 3.5 metres. It is 46 metres long and 30 metres wide. After applying a bulk factor of 1.3 this indicates a need for 6279 cubic metres of fill. As the fill is within a no-build zone I have assumed the following:

- Its status will be that of "a non certified fill".
- That heavy truck and trailer access would be available (as opposed to truck only) for the purposes of filling the hole.
- That the contractor given the task of filling the hollow could deliver the fill more or less at their convenience over, say a 3 month cycle (but within normal working hours), allowing the contractor to deliver it at their convenience which allows them to undertake the contract at the same time as doing other local work, thereby lowering some transportation costs.

I have been provided with a cost estimate from David Mills of Mills & Albert, local contractors, for \$65,000. This includes placement and some surface preparations. This assumes that the fill would include "overburden".

As a further check I have also obtained a cost estimate from the sand quarry operating at Faiths rural property on State Highway One, Te Horo in conjunction with Winstone's. They have indicated a cost of \$38,000 but have not included an allowance for spreading the same nor for final surface preparation. This fill would include "dirty sand".

Given that considerable earthworks machinery will be on site for the purposes of demolishing the existing buildings and establishing various access ways to service the balance of the proposed subdivision, it is conceivable that these estimates may be able to be further improved.

In summary and without spending an exorbitant amount of time in securing the best deal it would seem reasonable to adopt a figure of **\$50,000 were the hollow to be filled.**

#### **POSSIBLE CAR PARK LEVELS:**

As stated, the reserve land includes a depression with an average depth of 3.5 metres. Whilst there is higher land all around it, the surface of Peka Peka Road is more or less on the same level as the base of the hollow. Thus, by cutting through the sand dune running parallel with the northern side of Peka Peka Road, there is likely to be sufficient fall for stormwater from the hollow if it were developed for parking purposes. Slight filling of the whole hollow may be required but certainly not to the extent originally contemplated.

It needs to be kept in mind that if KCDC were to establish a car park, Resource Consent will be required. The difficulty in obtaining the same would be lessened if it could be shown that the visual impact of any car park could be minimised due to its "sunken" positioning. Conversely it would be more difficult for adjoining owners to substantiate their claims that the car park would result in a loss of privacy and view, etc.

Whilst recognising the shortcomings of an isolated, sunken, relatively secluded car park are not ideal in terms of management, maintenance and discouraging negative public activity, it may in fact still be in everyone's long term interest, (in particular KCDC's, and adjoining landowners) for the depression to remain more or less as is.

#### **VALUATION ISSUES:**

In light of all the above, two distinct valuation issues require further clarity.

**Issue No 1** deals with the loss in value to surrounding land as a result of it not only being acquired as a reserve but as a reserve with real potential for development into a low impact car park/public picnic area/children's play area etc

Upon further consideration I believe the assessment of 9 August 2006 has understated the impact of this proposed reserve on the balance land. I have therefore further slightly reduced the values of the four proposed beach front lots from \$465,000 to \$455,000 (**As detailed in the "After valuation" See Appendix 1. /scheme 1** This envisages an 18 lot subdivision and assumes KCDC acquire the reserve.)The rationale behind this decision is further expanded on below.

**Issue No 2** deals with the loss in value (if any) as a result of leaving the hollow in its current state as opposed to filling it (As was assumed in the original assessment.) Whilst this hollow has been seen as an expense and disincentive as viewed from KCDC's point of view, it is not necessarily viewed in the same detrimental way by all Other potential buyers could readily amalgamate this land in its current state with their adjoining residential sites.

There needs to be a better appreciation as to what gives the land its value. Primarily it is the space that it occupies rather than whether it is a hollow or whether it is filled and levelled.

## ISSUE No 1

### RESERVE VALUATION ISSUES:

With several provisos (see below) the owners of beachfront land see the existence of a reserve strip as between themselves and the beach proper as generally being beneficial to the value of their property.

This is because such a strip has the advantage of providing a buffer zone from the more public accessible parts of the beach and therefore assists with providing higher levels of privacy than may otherwise be achievable.

Such a reserve area also provides a buffer against sea erosion.

Furthermore adjoining owners, regardless of the fact that they are not the legal owner of the reserve land, have the advantage of being able to "piggyback" on its value.

This is because the position of their land is such, that they get more use out of the reserve than most others. They have the use of the land without having to pay for it, nor if they so wish, do they have the burden of having to maintain it.

However the provisos for a reserve area to be seen in a positive light include:

- That the reserve land be relatively isolated, natural in appearance and not easily inaccessible to the public except by way of the adjoining private land.
- That the width of the reserve is not so great, as to result in a significant set back of the building platform in relation to the beach, to the extent that breaking waves and the shore line are not clearly visible.

As can be concluded from the above, the advantages of owning land next to a reserve diminish rapidly when the imagery associated with reserve land switches from untamed open space to that of a possible public car park/reserve/public picnic area, as is the case with the subject.

In summary, the quality of investment decisions in respect of beachfront property are only as good as the information such decisions are based on. History would suggest some of the buying public in this instance, will not be as prudent as they might wish they had been, given the benefit of hindsight. Different buyers will attach varying degrees of weight to the likely long-term use of this proposed reserve land. Obviously the weight they attach to it will impact on the price they will be prepared to pay for such land.

The more informed sectors of the market will make a distinction between "beachfront property" and "perceived beachfront property," with the latter description being more reflective of the status that the land will have in the event of this proposed reserve being acquired by KCDC.

## ISSUE No 2

### LIKELY ATTITUDES OF BUYERS TO THE HOLLOW (FROM A RESIDENTIAL VALUE PERSPECTIVE):

Does having the hollow filled make the adjoining lots:

- More valuable ?
- Less valuable ?
- No impact on value.?

Disadvantages of having the hollow include:

- There will be a heightened sense of dislocation as between the beach and the actual building platform, diminishing the perception that the subject is in fact beachfront property.
- The land will potentially be more difficult to maintain and therefore untidy in outlook, detracting from an otherwise complimentary wide panoramic beachfront sea view.
- Inherent in the premium that beachfront property attracts is a high standard regarding the overall outlook. This high standard may be compromised.

Advantages of having the hollow include the following:

- The hollow area has the potential to provide a sheltered zone, free from the prevailing nor-wester wind. This sunken area would be further complimented by the more elevated primary dune system to the west.
- The hollow area provides an opportunity for more varied landscaping features than would otherwise be achievable on a level site. These include ability for the sheltered area to accommodate a wider variety of planting possibly not achievable in a raised area that would be exposed to high levels of salt laden wind driven sea air.
- As viewed from the beach side, the hollow will provide a higher level of privacy of the balance of each lots yard space than if the land were on a more even slope. This is because the hollow provides more of a physical barrier and therefore disincentive to the inquisitive public walking along the sand dune area. There is more of a perceived line of delineation as between private and public property.
- The hollow area will also have the benefit of providing a more sheltered environment for recreational pursuits including that of a tennis court.

Advantages in having the hollow filled include:

- It will be easier to maintain.
- Easier to develop for an alternative use, i.e. as lawn.
- Easier to landscape.
- Easier to establish such uses as a grassed tennis court.
- Fuels the perception of being beachfront with no barrier.

In summary the evidence is not conclusive that everyone would see the hollow as a negative to the same degree. But it would seem reasonable to conclude that the advantages of having it filled probably out way the disadvantages. The loss in value per affected lot therefore lies some where between zero and the cost of filling it i.e. \$12,500

(The cost of filling it \$50,000 divided by the 4 adjoining lots indicates \$12,500 per lot)

In light of all the above and with no evidence to the contrary I have reduced my previous assessment of the beachfront lots by \$5,000 from \$500,000 to \$495,000(As detailed in the “**Before**” valuation” See Appendix 1./ Scheme 2 This envisages a 20 lot subdivision and assumes the Developer/Owner retains the reserve land in its current state as yard space.)

#### **CONCLUSIONS:**

The emergence of the revised figures for filling the hollow and possible uncertainty as to the degree( if any )that KCDC wish to have the hollow filled ,may change the approach you now wish to adopt with the Developers.

It should be noted that, although the inspection of the site was sufficient for the purposes of valuation, it was not intended to be a site survey. No responsibility is taken for the omission of any defects, which may not be apparent without such surveys.

Should you have any queries arising from this report, please contact the writer.

Thank you for your instructions.

Yours faithfully

**B J Whitaker ANZIV, SPINZ**  
**Registered Public Valuer**

**HYPOTHETICAL SUBDIVISION**  
**280 PEKA PEKA ROAD, PEKA PEKA**

**Scheme 1: AFTER VALUATION**Gross Realisation

14 sites average value @ \$190,000 each		\$2,660,000
4 sites average value @ \$455,000 (beachfront sites but reserve area in front)		<u>\$1,820,000</u>
		\$4,480,000
<u>Less</u> GST	\$498,000	
Selling fees	\$157,000	
Legal fees	<u>\$ 14,000</u>	<u>\$ 669,000</u>
	Net Realisation	\$3,811,000
<u>Less</u> Profit & Risk @ 25% of outlay		<u>\$ 762,000</u>
	Outlay	\$3,049,000

Less(i) Development Costs

As advised by Cuttriss Consultants Ltd and  
adjusted to include building demolition costs  
18 lots @ \$38,000 \$684,000

(ii) Holding Costs

Interest on outlay, say 8.5% on \$3,035,000  
over half the realisation period of 2.5 years \$324,000

Rates say \$ 11,000 \$1,019,000

Value As Is \$2,030,000

## Scheme 2: Before Valuation

### Gross Realisation

16 sites average value @ \$185,000 each	\$2,960,000
4 sites average value @ \$495,000 each (Beachfront sites but reserve area in front)	<u>\$1,980,000</u>
	\$4,940,000

<u>Less</u> GST	\$549,000	
Selling fees	\$173,000	
Legal fees	<u>\$ 16,000</u>	<u>\$ 738,000</u>

Net Realisation \$4,202,000

Less Profit & Risk @ 25% of outlay \$ 840,000

Outlay \$3,362,000

### Less:

#### (i) Development Costs

As advised by Cuttriss Consultants Ltd and  
adjusted to include building demolition costs  
20 lots @ \$38,000 \$760,000

#### (ii) Holding Costs

Interest on outlay, say 8.5% on \$3,375,000  
over half the realisation period of 2.5 years \$357,000

Rates say \$ 11,000 \$1,128,000

Value As Is \$2,234,000

### Summary:

Before Value as a potential 20 lot subdivision \$2,234,000

After Value as a potential 18 lot subdivision \$2,030,000

Difference indicates value of proposed reserve land  
of 3176 square metres \$ 204,000

**(TWO HUNDRED & FOUR THOUSAND DOLLARS)**



25 7 2006



25 7 2006



**WARNING!**  
**GUARD DOGS**   
**WILL ATTACK**

25 7 2006

**DANGER WARNING**

**DO NOT ENTER!  
BUILDINGS AND ALL  
AREAS ARE UNSAFE**

No responsibility taken  
for injury or harm.

**GUARD DOGS MAY ATTACK**

25 7 2006



25 7 2006



25 7 2006





25 7 2006



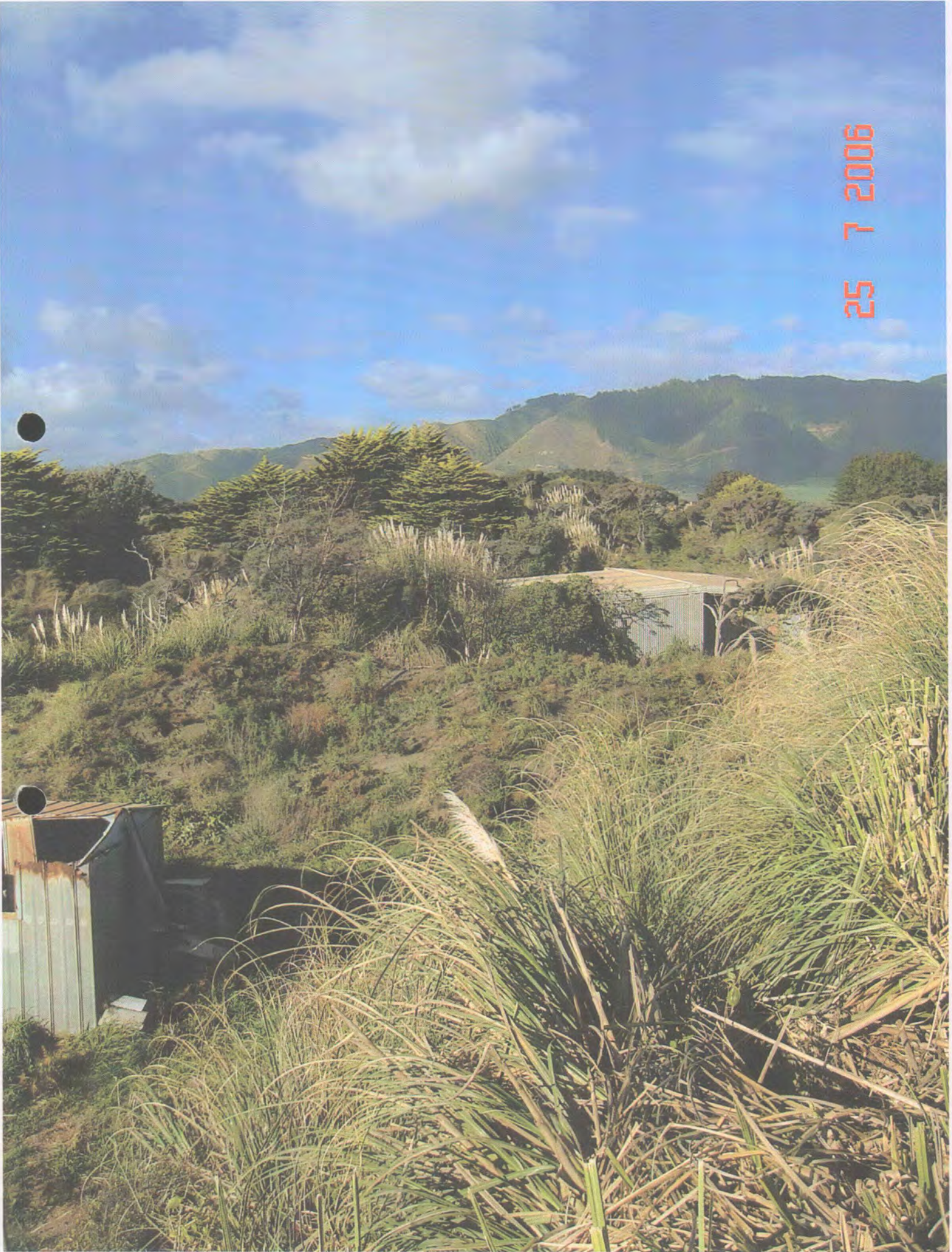




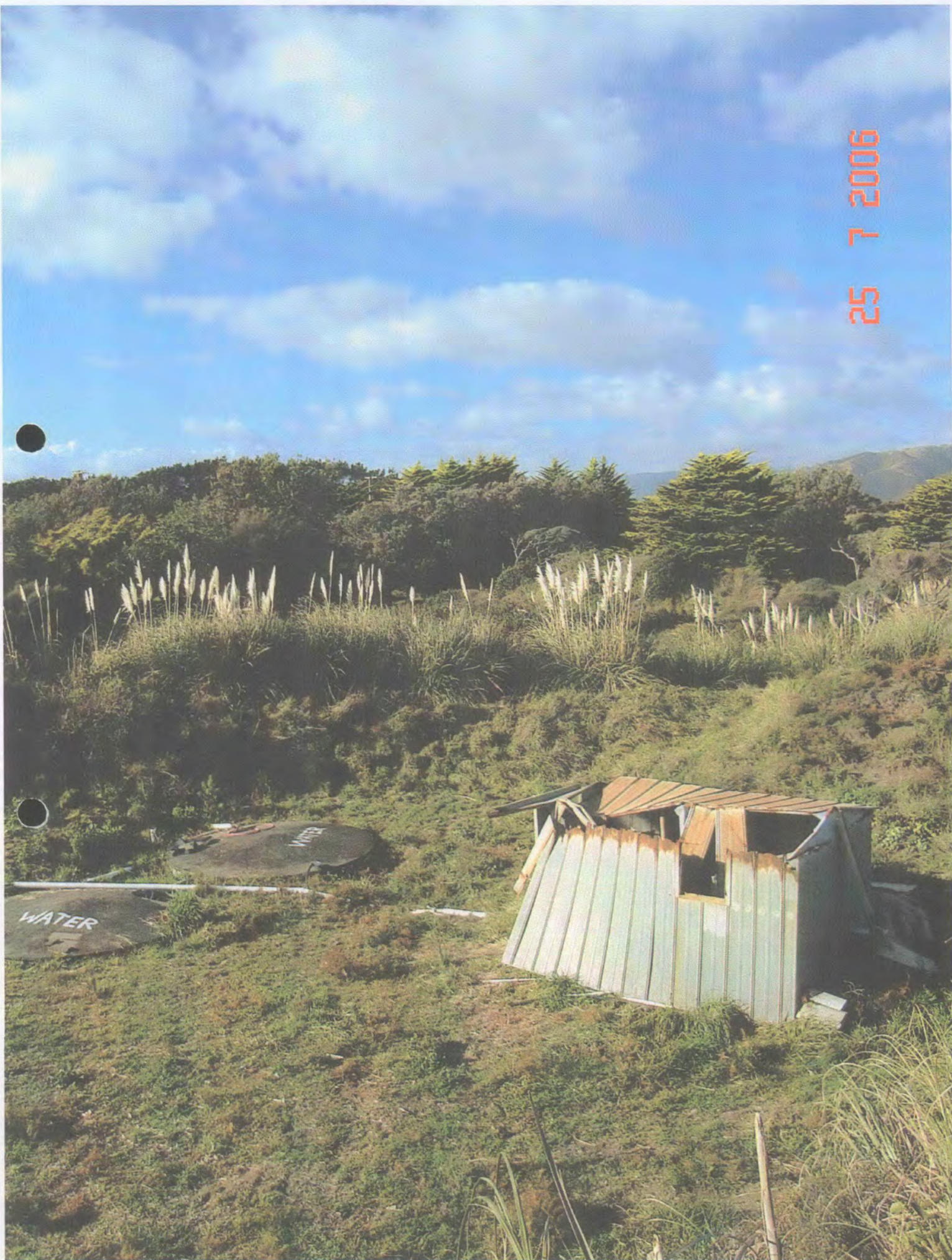


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25 7 2006



# DECISION



DECISION

060208



FILE: RM060208

23 August 2006

Sea Crest Trust  
c/o Cuttriss Consultants Ltd  
PO Box 386  
Paraparaumu

Attn: Anna Carter

Dear Anna

**RM060208: Subdivision Consent – 18 Lot Fee Simple  
Land Use Consent – Earthworks**

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

As you will see from the Resource Consent 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 object and have the matter considered by Hearing Commissioners. This is done by lodging an objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

There is no deposit for an objection. However, a fee of \$144.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

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

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 904 - 5622

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully

  
Mike Mackiggan  
**SENIOR RESOURCE CONSENTS PLANNER**

**DECISION:**

That Officers acting under Delegated Authority from Council and pursuant to Section 104B of the Resource Management Act 1991 **grant consent** to the proposal for an **18 Lot Fee Simple Subdivision** at **280 Peka Peka Road, Peka Peka**, being **Lot 16 DP 25867**, subject to the following conditions:

**Conditions of Consent:**

**General :**

1. The Title Plan or E-Survey Data Set shall be in accordance with Cuttriss Consultants plan, titled **“Proposed Subdivision Lot 16 DP25867 Cnr Peka Peka & Paetawa Rds Peka Peka” Drawing Number 19537 SCHc dated 29 June 2006, and stamped ‘Final Approved Plans’ on 23/08/06** and other information submitted with the application RM060208.
2. The consent holder shall pay a **Reserves Contribution** of **\$215,156.25 (minus the value to be agreed for proposed Lot 101)** prior to the Section 224(c) Certification of the subdivision.
3. The consent holder shall erect a fence along the common boundary between Lots 15-18 and Lot 101 (details to be submitted to and agreed with Council’s Parks and Recreation Assets Manager prior to the issue of Section 224 ( c ) certification of the subdivision).
4. There shall be no direct access from Lots 15-18 to Lot 101. The owners of Lots 15 -18 shall:
  - (i) Not form, use or maintain pathways in a manner that would affect the stability of the existing dune formation.
  - (ii) Prevent erosion of the sand dunes and all other fragile areas.

**Engineering :**

5. The consent holder shall pay Council Engineering Fees of \$585.00 (GST inclusive) within 1 month of issue of the consent for the review and reporting on engineering aspects of the resource consent application.
6. The consent holder shall pay Council Engineering Fees of \$450.00, plus \$270 per lot (total \$5,310.00 GST inclusive) for work that may be required for plan

approvals, site inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision.

Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 12 December 2002.

**Note:** The current charge out rate is \$72.00 (GST inclusive) per hour.

7. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 unless alternatives are proposed by the consent holder and approved by the Council.
8. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. No work shall commence until the plans and specifications have been approved by the Council in writing.
9. The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:  
  
Foundation recommendations  
Stormwater and flood issues  
On-site wastewater disposal
10. The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.
11. Earthworks shall comply with the requirements of the current issue of NZS 4431, unless otherwise specifically approved by the Council. At the completion of earthworks the consent holder shall provide a report and certificates in the form of Appendix A of NZS 4431 and Schedule 2A of NZS 4404 by a suitably qualified person.
12. Works shall be in general accordance with Cuttriss plan titled Sea Crest Trust Proposed Earthworks except that building platforms shall be constructed within Lots 1 -5 to a level no lower than 200mm above the adjacent Road centre line level of Paetawa Road.
13. The existing in-ground water tanks shall be removed from proposed Lot 11.
14. All existing structures shall be removed or shifted clear of any allotment

boundary.

15. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for those allotments not subjected to earthworks in accordance with NZS 4431. Specific attention shall be given to the uncontrolled filling that has taken place in the past.

Where specifically designed foundations may be required in accordance with the Building Act 2004, then the Council may issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations may be required.

16. Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-
- (a) cease operations;
  - (b) inform local iwi (Ngati Raukawa and Te Ati Awa ki Whakarongotai);
  - (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required;
  - (d) Take appropriate action, after discussion with the NZHPT, Council and iwi to remedy damage and/or restore the site.

**Note:**

In accordance with the Historic Places Act 1993, where an archaeological site is present (or uncovered), an authority from the NZ Historic Places Trust is required if the site is to be modified in any way.

17. The consent holder shall notify Ngati Raukawa and Te Ati Awa ki Whakarongotai in writing a minimum of 48 hours prior to undertaking any earthworks on the site.
18. Where the existing land or vegetative cover is disturbed, suitable ground cover shall be established as soon as practicable following earthworks or within 5 days of completion whichever shall occur first. For this condition "suitable ground cover" means application of basecourse, topsoil, grassing or mulch, or another type of application to the satisfaction of the Council.
19. The consent holder shall not remove soil support from adjacent lots.
20. All batters shall be self-supporting.
21. Should the Rights-of-way require second coat sealing then this shall be satisfied by lodging a cash contribution with the Council calculated at \$6.50 per square metre of the area for first coat seal.
22. The consent holder shall submit a stormwater disposal design in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements, for approval by the Council. Construction shall be in accordance with the approved design.
23. A report shall be provided to Council by a suitably qualified person which addresses the suitability of on site wastewater treatment and disposal for each lot.

The form of wastewater treatment and disposal on site shall be in accordance with the principles and requirements of Part 3 Section F of the Council's Subdivision and Development Principles and Requirements. Site investigations and tests shall relate to the nominated building site on each lot. The report shall include recommendations for the preferred method(s) of on site wastewater treatment and disposal.

The recommendations for and constraints on the provision of wastewater treatment and disposal will be included in a Consent Notice to be issued by Council pursuant to Section 221 of the Resource Management Act 1991. The Consent Notice shall include reference to the owners' responsibility to maintain and monitor their wastewater disposal so that any adverse effects on the environment are minor.

24. The subdivision shall be reticulated with a restricted public water supply. This supply shall be a low-flow supply of approximately 1000 litres per day per lot.

25. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision.

Easement documents shall be prepared by solicitors at the consent holder's expense.

26. Lot 101 shall vest as a Local Purpose (Foreshore Protection) reserve and shall be fenced in accordance with Part 8 of NZS4404 and Schedule 8 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 and as approved by the Council.

27. The consent holder shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundaries. The consent holder shall enter into a bond or cash deposit of \$500 per lot subject to the covenant on application for the Section 224(c) certificate. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.

28. The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

**Reasons for Conditions :**

- The reason for Condition 1 is to ensure that the proposal does not go beyond the scope of the application.
- The reason for Condition 2 is to ensure that a fair and equitable reserve fund contribution is paid by the development facilitated by the application.
- The reason for Conditions 3 and 4 is to ensure that the westernmost lots 15- 18 do not encroach onto and damage council reserve and dunes and are aware of their lot boundaries.
- The reason for Conditions 5 and 6 is to ensure that Council recovers costs for

#### Engineering Fees.

- The reason for Conditions 7 and 8 is to ensure that the development is undertaken in accordance with Council's guidelines.
- The reason for Conditions 9, 10 and 11 is to ensure that suitably qualified persons are employed to undertake the activity.
- The reason for Condition 12 is to mitigate the effects of localised flood ponding.
- The reason for Conditions 13 and 14 is to facilitate development of the proposed allotments.
- The reason for Condition 15 is to mitigate for historic uncontrolled filling.
- The reason for Conditions 16 and 17 is to ensure that appropriate steps are taken to preserve cultural sites.
- The reasons for Conditions 18 and 20 is to ensure that the effects of erosion are mitigated.
- The reason for Condition 19 is to ensure that adjacent lots are not adversely affected by the removal of soil.
- The reason for Conditions 21, 22 and 23 is to ensure that the development is undertaken in accordance with Council's guidelines.
- The reason for Condition 24 is to ensure the provision of a potable water supply.
- The reason for Condition 25 is to ensure that the development does not affect any rights of way and communal, private and public services.
- The reasons for Conditions 26 and 27 is to further clarify the status of proposed Lot 101 and the consent holders responsibilities.
- The reason for Condition 28 is to ensure that Council is informed when the conditions of consent have been met.

#### **Advice Notes :**

1. The consent holder is recommended to prepare covenants for proposed Lots 15-18 advising prospective purchasers of the long term possible use of Lot 101 as a car park.
2. All costs arising from any of the above conditions shall be borne by the consent holder.
3. This Land Use Consent incorporates the approval for Earthworks required under the Kapiti Coast District Council Earthworks Bylaw.
4. The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
5. Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
6. 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.
7. The consent holder is required to obtain a building consent before carrying out any alterations to existing services within the lots.
8. Development Contributions will be required pursuant to Section 198 of the Local

Government Act 2002 and the 2006/2007 Council's Development Contributions Policy when creating new allotments. The contributions will be calculated and levied in accordance with the fees that apply at the time of uplifting the section 224 certificate.

9. There are 17 additional allotments created by this resource consent.
10. The current Development Impact fees applicable for 2006/2007 for each additional allotment are

Water Supply	\$1,397.00	(\$23,749.00)
Community Facilities	\$1,709.00	(\$29,053.00)
Roads	\$1,106.00	(\$18,802.00)
		Total (\$71,604.00)

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).

Note: These fees may alter if not paid in the 2006/2007 financial year.

11. Rights of objection to the conditions specified above may be exercised pursuant to Section 357(2) by the consent holder. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.

**Reasons for Decision:**

1. The effects of the proposal on the environment will be no more than minor and all parties who are considered to be adversely affected have provided their written approvals.
2. This proposal is in accordance with the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.

**DECISION:**  
**RM060208 - APPROVED**  
**DATE: 23 August 2006**

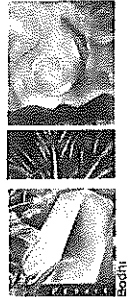


**Mike Mackiggan**  
**SENIOR RESOURCE CONSENTS PLANNER**

Kapiti Coast District Council  
Private Bag 601  
Paraparaumu 5254

Tel. (04) 296 4700  
Fax (04) 296 4830

E: kapiti.council@kapiticoast.govt.nz  
W: www.kapiticoast.govt.nz



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

**IN THE MATTER OF A PLAN LODGED FOR  
DEPOSIT UNDER NUMBER 385819  
AND RESOURCE CONSENT NO. RM 060208**

(BEING THE SUBDIVISION OF LOT 16 DP 25867),  
AT 280 PEKA PEKA ROAD, PEKA PEKA  
FOR SEA CREST TRUST

**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 Lots 15 to 18:** There shall be no direct access to the Reserve land to the west (Lot 101 DP385819) and the owners of Lots 15 to 18 shall:
  - i. Not form, use or maintain pathway in a manner that would affect the stability of the existing dune formation.
  - ii. Prevent erosion of the sand dunes and all other fragile areas.
2. **With respect to Lots 1 to 18:** 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 Soil Test Report prepared by Cuttriss Consultants Limited, dated April 2007 and submitted to Council in relation to application No. RM060208. A copy of the report is available in Council's Office at any time the office is open to the public.
3. **With respect to Lots 1 to 18:** Any on site wastewater disposal system shall take into account the findings and recommendations within the Engineer's Report relating to Site Assessment for Effluent Disposal prepared by Cuttriss Consultants Limited, dated May 2007 and submitted to Council in relation to application No. RM060208. A copy of the report is available in Council's Office at any time the office is open to the public.

Issued in respect of application No. RM 060208 on this 13<sup>th</sup> day of August, 2007.

David Wayne Gair  
AUTHORISED OFFICER

Danielle Lisa Hart  
AUTHORISED OFFICER