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17 August 2026

Robert Fisher (No.2) Trust

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 114 Paetawa Road Peka Peka.

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

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

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

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

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



Jackie Adams
Manager Consenting

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Land Information Memorandum (LIM)

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

114 Paetawa Road Peka Peka

Application Details

Applicant	Robert Fisher (No.2) Trust
LIM number	L260706
Application date	10/08/2026
Issue Date	17/08/2026

Property Details

Property address	114 Paetawa Road Peka Peka
Legal description	LOT 1 DP 83749-INT IN ROW
Area (hectares)	0.4731

Valuation Information

Valuation number	1489009806
Capital value	\$1,750,000
Land Value	\$940,000
Improvements Value	\$810,000

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

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Document information

This document has been prepared in accordance with legislation

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA) – to provide information relating to matters which may affect the identified property.

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

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

This LIM contains information held by Council

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

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

Due diligence is recommended

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

Attachments

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

1. Rates

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

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

Current rates year	2026/2027
Annual Rates 1 July to 30 June	\$6,502.10 These Rates include: - Greater Wellington Regional Council rates.
Next instalment date	09/09/2026
Rates arrears	\$0.00
Water Rates	\$35.12 For the 2026/2027 rating year, all water used is charged at a volumetric rate of \$1.72 per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 per separately used or inhabited part of a rating unit, is charged on the property rates invoice.
Water Rates balance due	\$0.00

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

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

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

Building Consents

25/07/11	BUILDING CONSENT 110390 : Remove lounge door, reinstall on face of building. New overlay garage concrete floor. Plaster coating to blockwork. : Code Compliance Certificate issued 6/12/11
13/08/10	BUILDING CONSENT 100581: Two story addition to west of existing building including raised slat decks.: Code Compliance Certificate issued 12/04/11 AMENDMENT 100581A: East deck & roof extended, sto changed to rockcote cladding, east deck sliding screen changed to fixed glass panel.
16/03/98	BUILDING CONSENT 980004 : NEW DWELLING & GARAGE : Code Compliance Certificate issued 10/11/98

Code Compliance Certificate is issued for the complete building consent, and this includes any amendments to that building consent.

Engineer's report

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

Wind

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

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

Swimming Pools: Compliance with the Building Act 2004

The last inspection completed on 17/07/2024, revealed the small, heated pool and cover (the barrier) meets the functional requirements of restricting unsupervised access by a child under 5 years of age, as detailed in the acceptable solutions F9/AS2 of the New Zealand Building Code. The pool is now exempt from the requirement to be periodically inspected under section 162D(1)(a) of the Act, and so will not require further inspection by Council.

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

Registered Environmental Health Premises and Licences

No information located.

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

3. Weathertightness

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

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

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

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended. Full details of the relevant zone, precinct or development area requirements are contained within the [Operative District Plan 2021](#) on our website.

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the [Greater Wellington Regional Council](#) website. Questions about the impact of that Plan on this property should be made to the **Greater Wellington Regional Council** on 0800 496 734.

District Plan Features and Overlays

The [Operative District Plan 2021](#) records which properties in the District have these special features and overlays located on them. Each feature and overlay is given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

4. Land use and Conditions

This property is zoned General Residential in the Operative District Plan (2021).

This property is located within PRECINCT 51 -General Residential Zone at Peka Peka and PRECINCT 62 – Coastal Qualifying Matter Precinct (General Residential Zone).

There are specific provisions in the Operative District Plan (2021) for these precincts.

This property was created via subdivision in 1997 under resource consent number RM960355 (Proposed subdivision at Paetawa Road, Peka Peka). A copy of the Decision is provided with this LIM.

Section 221 Consent Notices were imposed as part of this subdivision and previous subdivision of the underlying Lot (Parent Title), which require certain conditions to be complied with on an on-going basis. For detail refer to the attachments provided with this LIM.

This property is shown to be subject to and/or appurtenant to a right of way, (pedestrian equestrian access only), sewage and stormwater drainage, water, gas and electricity supply, and telephone transmission rights.

Copies of the Deposited Plan (DP 83749) and Record of Title are provided with this LIM.

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

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

RESOURCE CONSENT RM940207: Subdivision - 1 Additional Lot.

RESOURCE CONSENT RM960355 (Proposed subdivision at Paetawa Road, Peka Peka).

RESOURCE CONSENT RM970428 : New House, Certificate of Compliance, Paetawa , Peka Peka.

(Please note: According to Council records the above file (RM970428) is currently missing, and therefore no documentation relating to this application is currently available).

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

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

If you are interested in reading the full resource consent files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

Note: some resource consent files may be archived offsite; however these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

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

5. Special Features and Characteristics of the Land

This section identifies information held by Council about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Selected Land Use Register \(HAIL Database\)](#).

Other Information

No information found.

6. Natural Hazards

This section identifies information held by Council about natural hazards, which may present a risk to the land in question, as required section 44B of LGOIMA and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

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

The impacts of some natural hazards may also be worsened by the effects of climate change. Where Council holds information relating to climate change, it will be included within the natural hazards section.

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

Natural hazard information held by Council

Natural hazards identified in the District Plan

Earthquakes

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

Further mapping is also available in the information provided by the Greater Wellington Regional Council later in this section.

Liquefaction

Due to its geographic location and soil typology, the Kāpiti Coast District may be susceptible to liquefaction in the event of an earthquake.

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

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

Slope failure

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

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

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

Fire

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

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

Tsunami

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

Flooding

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

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

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

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

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

Coastal Erosion and Inundation Hazards

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

Currently, information specific to the Kāpiti Coast District includes:

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

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

Natural hazards identified under the Building Act 2004

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

Consents notified relating to a natural hazard

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

Notices issued under 133BT

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

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

Geotechnical assessment

If this property has been the subject of a Building Consent since 1 July 2020, a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions and natural hazards at that site including liquefaction and slope stability assessment as well as commentary on ground bearing capacity.

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

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

Natural hazards identified under the Resource Management Act 1991

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

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

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

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

Natural hazard information provided by Greater Wellington Regional Council

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

Hazard information

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

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

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

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

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

For information on fluvial flood hazard please contact the Greater Wellington Regional Council's **Flood Advisory Team**

www.gw.govt.nz/your-region/emergency-and-hazard-management/flood-protection/flood-hazard-advice.

Be prepared

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

Other natural hazard information

No other information found.

7. Other land and building classifications

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

No information located.

8. Private and Public stormwater and sewerage drains

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

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

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

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

9. Drinking water supply

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

Council has a potable water supply system available with a rural restricted flow metered water supply of 1,000 litres per day. The location of the Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

There is no public fire fighting provision available.

A private water storage tank is required on site to store the water. The minimum tank size should be 5,000 litres.

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

10. Network utility information

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

Contact Electra for power availability and Vector for gas availability.

11. Other information about the property

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

No information found.

Cultural and Archaeological

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

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

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

Development Impact Fees

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

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

[Development impact fees - Kāpiti Coast District Council](#)

12. Glossary of Terms and Maps attached

Aerial Photograph

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

Deposited Plan

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

Building Information

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates. This may also include technical reports (such as geotechnical and/or structural reports) if available.

Services Network Map

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

Location of Health and Alcohol Licenses

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

Resource Consents

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

Designation(s) (if applicable)

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

District Plan

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

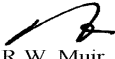
Latest Flood Hazards

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



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




R. W. Muir
Registrar-General
of Land

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

Identifier **WN50D/648**

Land Registration District **Wellington**

Date Issued 22 July 1997

Prior References

WN44B/98

Estate Fee Simple
Area 4731 square metres more or less
Legal Description Lot 1 Deposited Plan 83749

Original Registered Owners

Claire Elizabeth Robinson and Brett Thomas Lineham

Interests

B361688.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 14.3.1994 at 2.57 pm

Fencing Covenant in Transfer B361688.5 - 24.5.1994 at 2.57 pm

Subject to stormwater drainage rights (in gross) over parts marked H, I, J, K, L & M on DP 83749 in favour of The Kapiti Coast District Council created by Transfer B361688.5 - 24.5.1994 at 2.57 pm

The easement created by Transfer B361688.5 is subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way (pedestrian equestrian access only) over parts marked G, H, I and J on DP 83749 specified in Easement Certificate B367919.1 - 29.6.1994 at 2.54 pm

B608607.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 22.7.1997 at 3.00 pm

Appurtenant hereto is a right of way and sewage & stormwater drainage, water, gas & electricity supply and telephone transmission rights specified in Easement Certificate B608607.5 - 22.7.1997 at 3.00 pm

Subject to a pedestrian and equestrian right of way over parts marked G, H, I and J on DP 83749 specified in Easement Certificate B608607.5 - 22.7.1997 at 3.00 pm

Some of the easements specified in Easement Certificate B608607.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 83749)

B640234.4 Mortgage to Westpac Banking Corporation - 1.12.1997 at 3.00 pm

5942382.1 Discharge of Mortgage B640234.4 - 23.3.2004 at 9:00 am

5942382.2 Transfer to Dean Stafford James Riddell, Sally Anne Pitts-Brown and David Whittaker - 23.3.2004 at 9:00 am

7227766.1 Transfer to Cathryn Ashley-Jones and John Renwick Harkness (1/2 share) and John Rogers and John Renwick Harkness (1/2 share) - 12.2.2007 at 9:00 am

11293998.2 Change of Name of Cathryn Ashley-Jones to Cathryn Janet Ashley-Jones and John Rogers to John Douglas Rogers - 17.4.2019 at 3:18 pm

11293998.3 Transfer to Cathryn Janet Ashley-Jones and Independent Trust Company (2018) Limited (1/2 share) and John Douglas Rogers and Independent Trust Company (2018) Limited (1/2 share) - 17.4.2019 at 3:18 pm
13034090.1 Transfer to Robert Heathcote Fisher and Paul Francis Schrijvers - 19.7.2024 at 12:20 pm

References.

Prior CIT 44B/98

Document No. B608607.4



REGISTER

No. 50D/648

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of July one thousand nine hundred and ninety-seven under the seal of the District Land Registrar of the Land Registration District of WELLINGTON WITNESSETH that MATHEW SLOAN and JOY RITA SLOAN are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 4731 square metres more or less situate in the District of Kapiti Coast being Lot 1 on Deposited Plan 83749



for District Land Registrar

Fencing Covenant in Transfer B361688.5

Subject to a stormwater drainage easement in gross over the parts herein marked H, I, J, K, L & M DP 83749 to The Kapiti Coast District Council created by Transfer B361688.5

The above easement is subject to Section 243(a) Resource Management Act 1991

All 24.5.1994 at 2.57

Subject to a right of way easement (Pedestrian equestrian access only) over the parts herein marked G, H, I & J DP 83749 appurtenant to Lots 1, 2, 4 and 5 DP 77725 (CIT 44B/96, 97, 99 and 100 specified in Easement Certificate B367919.1 29.6.1994 at 2.54

B361688.3 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council 14.3.1994 at 2.57

B534647.1 Mortgage to The Trustees Wellington District Friendly Society 6.8.1996 at 12.23

B560654.1 Mortgage Bank of New Zealand 14.2.1997 at 11.21.1997

B608607.2 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council

B608607.5 Easement Certificate affecting Lots on DP 83749

EASEMENT	SERVIENT LAND	DOMINANT LAND
Right of Way	Lot 2-A, B, C & D	Lot 1
Sewage & Stormwater Drainage, Water, Gas & Electricity Supply, Telephone Transmission	Lot 2- A, B, C, D, E, F, S, T, U & V	Lot 1
Pedestrian & Equestrian Right of Way	Lot 1-G, H, I & J	Lots 2 & 3

Subject to except as to Pedestrian and Equestrian right of way to section 243(a) Resource Management Act 1991 when created

All 22.7.1997 at 3.00

For DLR

No. 50D/648

Historical Search Copy Dated 04/08/26 3:32 pm, Page 4 of 5

50D/648

B640234.3 Transfer to Claire Elizabeth
Robinson and Brett Thomas Linham

B640234.4 Mortgage to Westpac Banking
Corporation
all 1.12.1997 at 3.00.

J. H. H. H.
for DLR



SCHEDULE OF EXISTING EASEMENTS				
Purpose	Servient tenement	Shown	Dominant tenement	Specified in
PEDESTRIAN AND EQUESTRIAN RIGHT OF WAY	LOT 2	B, E, F	LOTS 1, 2, 4 & 5 DP 77725	E.C. B. 367919.1
	LOT 1	G, H, I, J	LOTS 1, 2, 4 & 5 DP 77725	
Purpose	Servient tenement	Shown	Grantee	Created by
STORMWATER DRAINAGE	LOT 1	H, I, J, K, L, M	KAPITI COAST DISTRICT COUNCIL	T. B. 361688.5
	LOT 2	N		

MEMORANDUM OF EASEMENTS				SCHEDULE OF EASEMENTS			
Purpose	Servient Tenement	Shown	Dominant Tenement	Purpose	Servient Tenement	Shown	Dominant Tenement
RIGHT OF WAY	LOT 2	A, B, C, D	LOTS 1 & 3	PEDESTRIAN AND EQUINE RIGHT OF WAY	LOT 1	G, H, I, J	LOTS 2 & 3
SEWAGE & STORMWATER DRAINAGE, WATER, GAS & ELECTRICITY SUPPLY, TELEPHONE TRANSMISSION	LOT 2	A, B, C, D E, F, S, T U, V	LOTS 1 & 3		LOT 2	B, D	LOT 3

NEW CT ALLOCATED	
LOT 1	50D-648
LOT 2	50D-649
LOT 3	50D-650

LAND DISTRICT WELLINGTON
SURVEY BLK & DIST V KAITAWA
NZMS 261 SHT RECORD MAP No

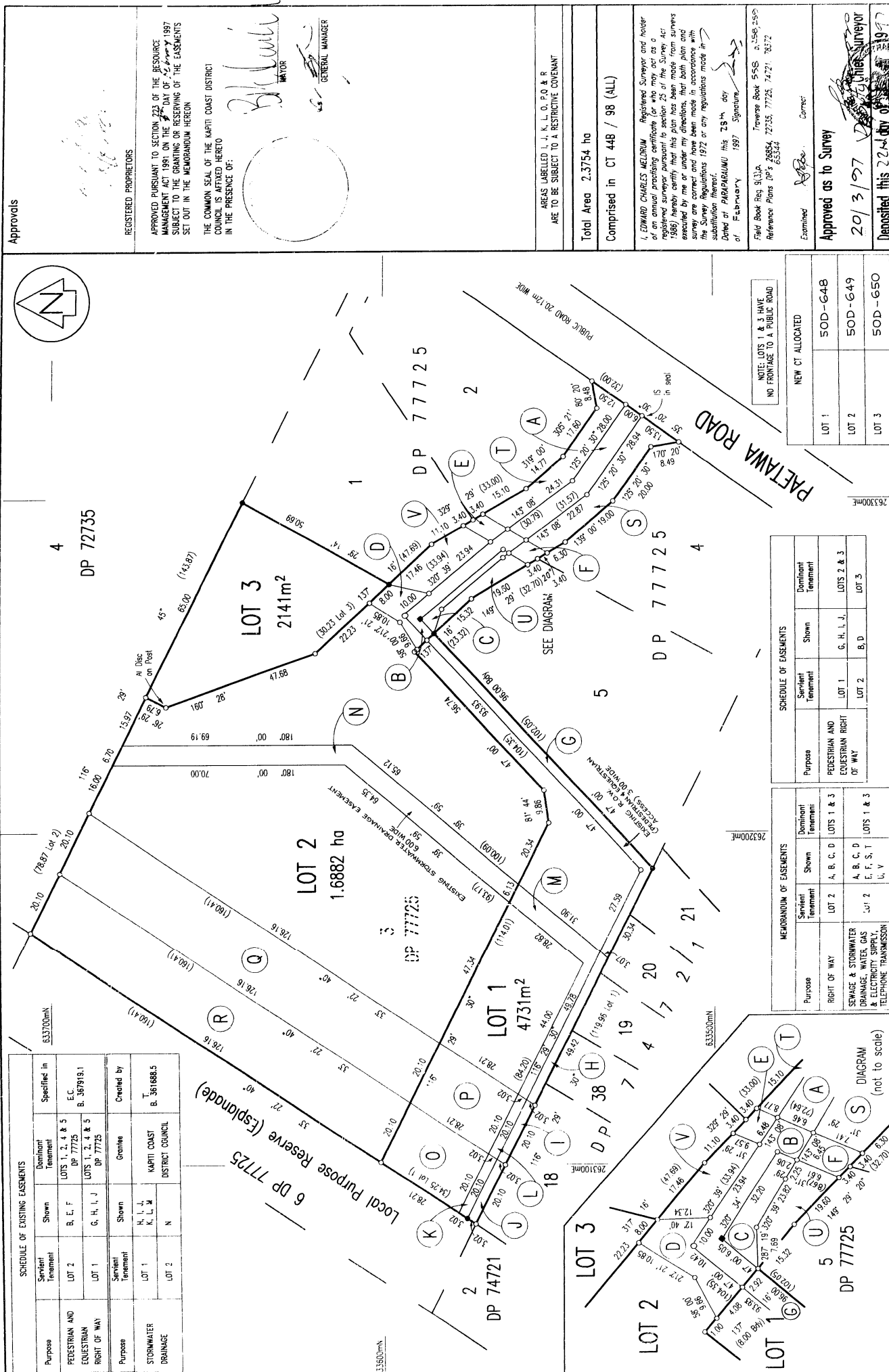
LOTS 1 - 3 BEING A SUBDIVISION OF
LOT 3 DP 77725

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by CUTRISS MCKENZIE MARTIN LTD
Scale 1 : 750
JANUARY 1997

6738

File 16934 LTT L Date
Received 4-3-97

Form D15 "Approved WGLM 96/7"



Approvals

REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE
MANAGEMENT ACT 1991 ON THE ^{23rd} DAY OF *February* 1997
SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS
SET OUT IN THE MEMORANDUM HEREON

THE COMMON SEAL OF THE KAPITI COAST DISTRICT
COUNCIL IS AFFIXED HERETO
IN THE PRESENCE OF:

WYOR

GENERAL MANAGER

AREAS LABELLED I, J, K, L, O, P, Q & R
ARE TO BE SUBJECT TO A RESTRICTIVE COVENANT

Total Area 2.3754 ha

Comprised in CT 44B / 98 (ALL)

EDWARD CHARLES MELBROU Registered Surveyor and Valuer
if an annual practising certificate for any may act as a
registered surveyor pursuant to section 25 of the Survey Act
1986 hereby certify that this plan has been made from surveys
conducted by me or under my directions, that both plan and
survey are correct and have been made in accordance with
the Survey Regulations 1972 or any regulations made in
substitution thereof.

Dated at PARAPARA this 25th day
February 1987 Signature 

Field Book Reg. 9(3)p.
 Traverse Book 558 D. 258, 259
 Reference Plans DP's 26854, 72735, 77725, 74721, 78372
 65344

Signature: _____

Approved as to Survey

20/3/97
Chief surveyor
Dated 20/3/97
Dated 20/3/97

Deposited this 22nd day of 1997

File 16934 LTT L Date
Received 4-3-97

Aerial Photography

114 Paetawa Road, Peka Peka (LOT 1 DP 83749-INT IN ROW)



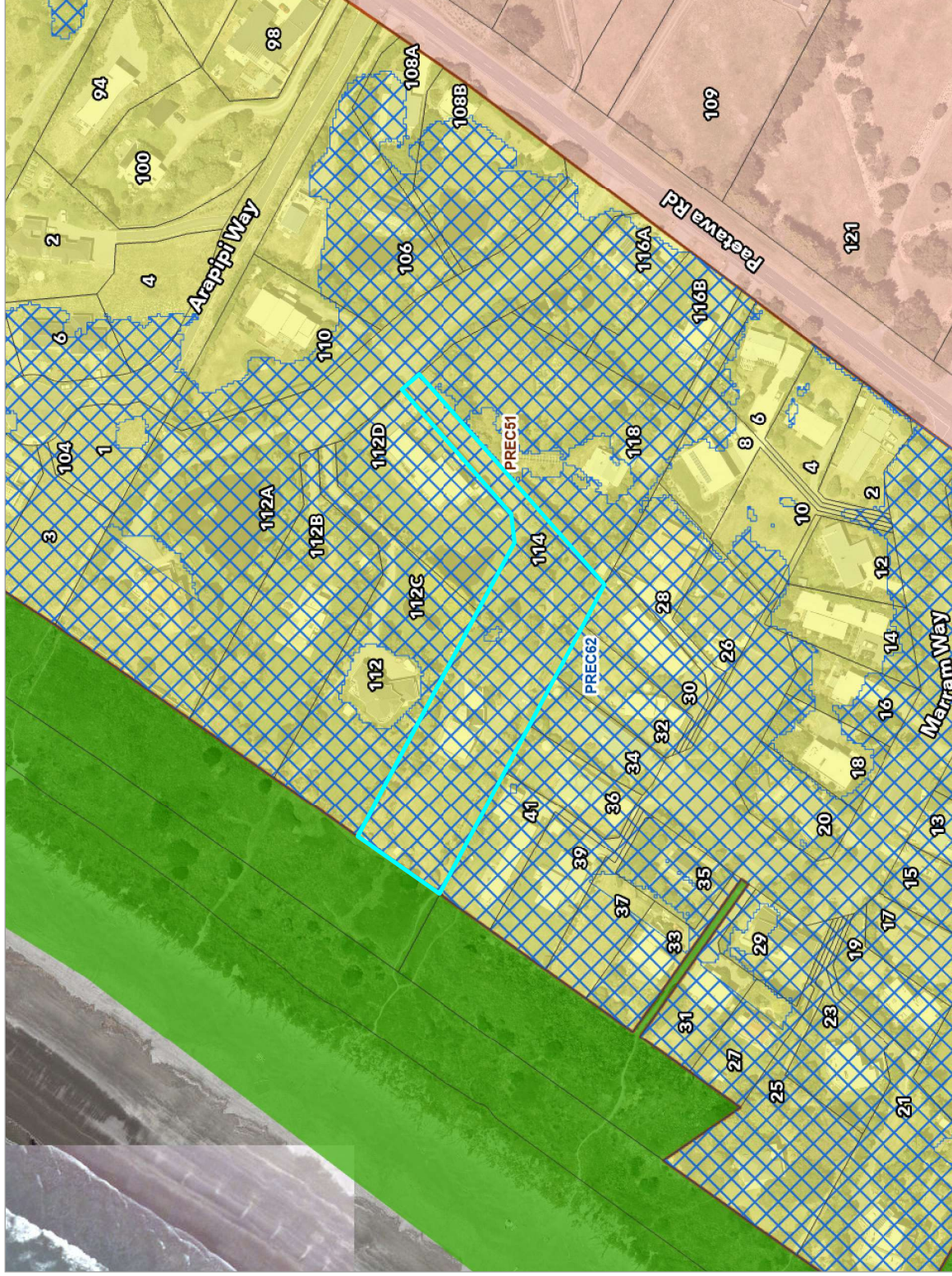
0 20 40 Metres
Scale @ A4 - 1:900

Date Printed: August 4, 2026

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Operative District Plan 2021 - Zones and Precincts

114 Paetawa Road, Peka Peka (LOT 1 DP 83749-INT IN ROW)



Key to map symbols

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

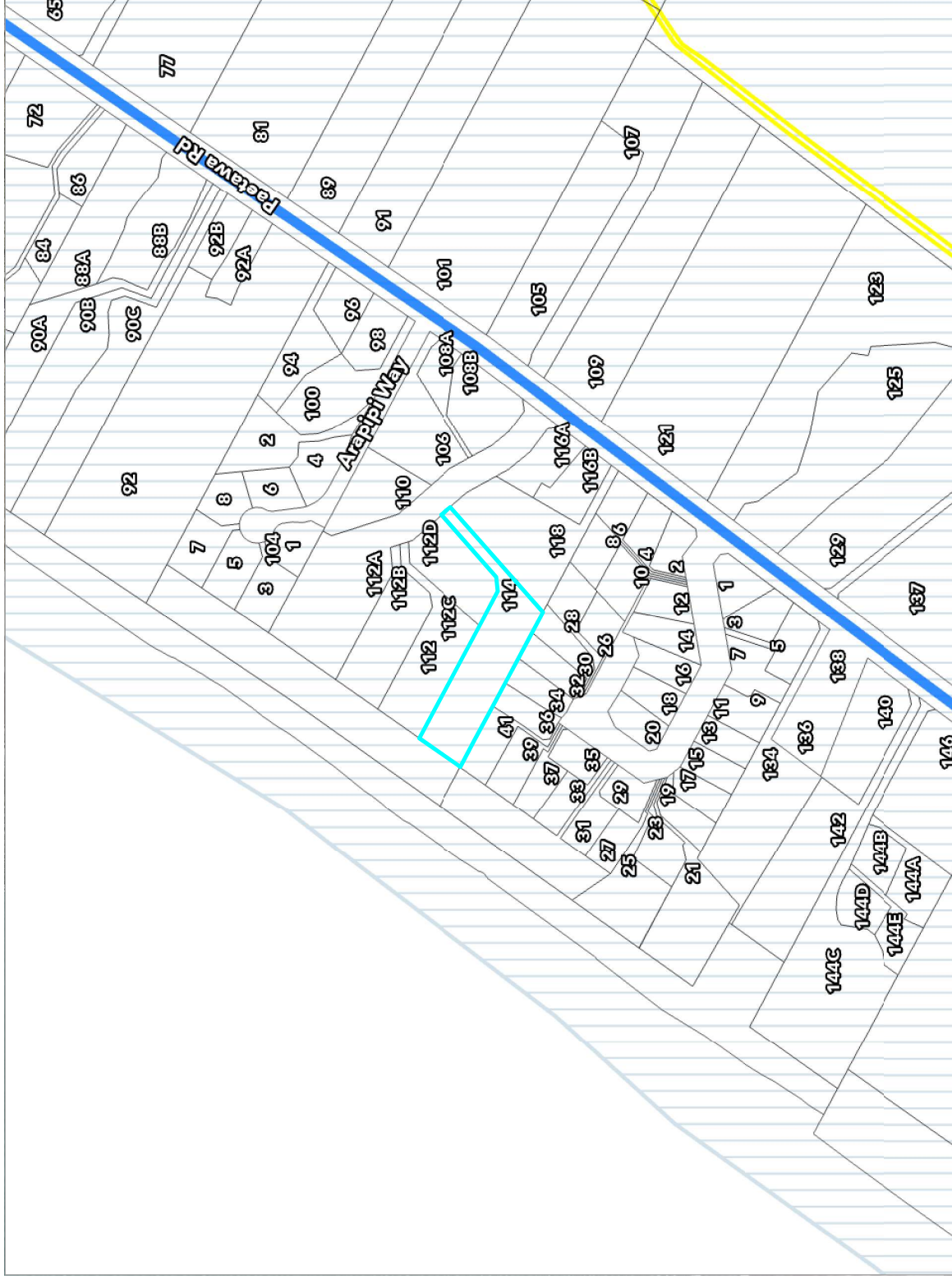


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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

114 Paetawa Road, Peka Peka (LOT 1 DP 83749-INT IN ROW)



Key to map symbols

Natural Gas

Local Community
Connectors

Coastal Environment

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



0 90 180 Metres

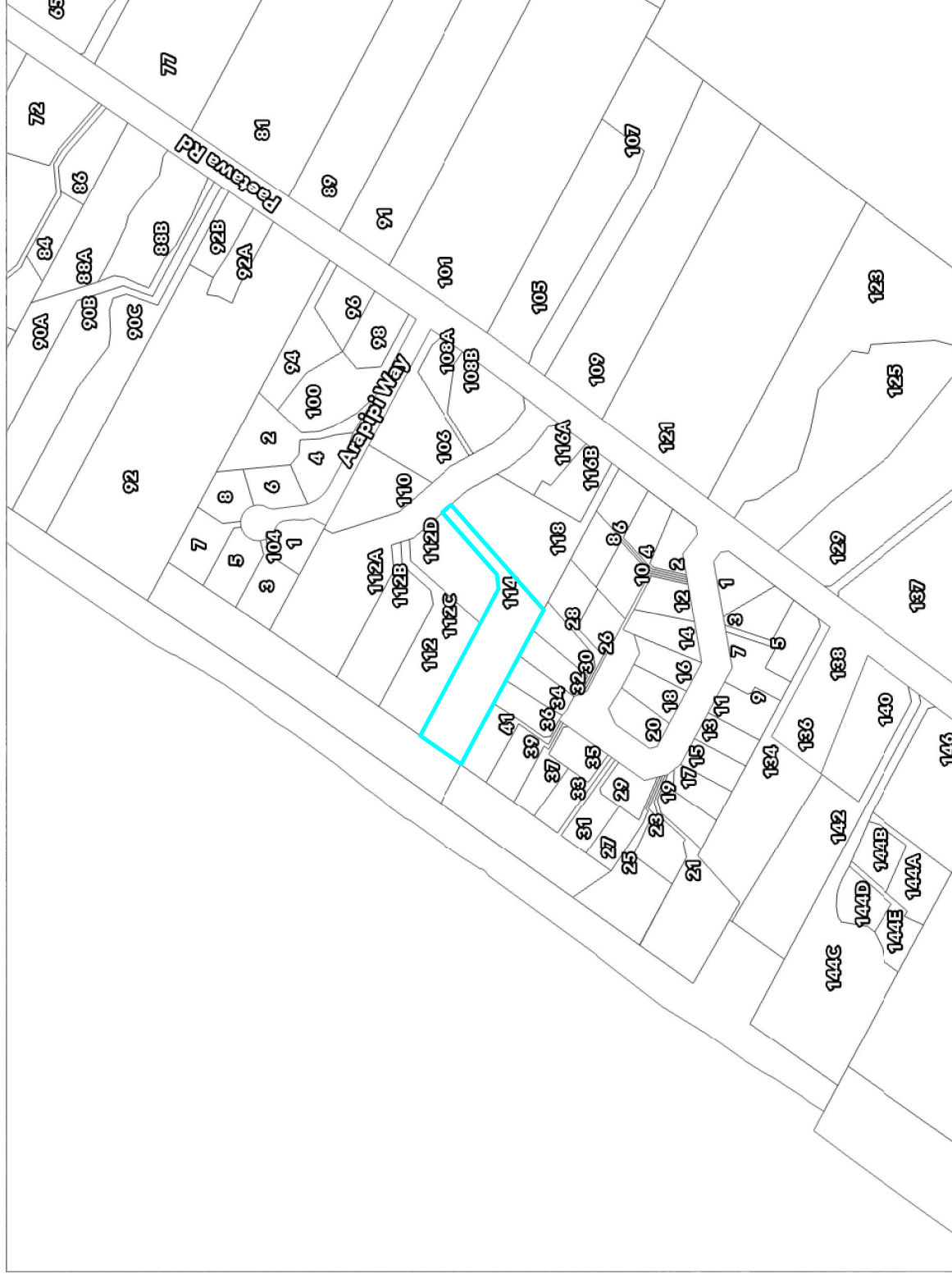
Scale @ A4 - 1:4,000

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Operative District Plan 2021 - Designations & Miscellaneous Features

114 Paetawa Road, Peka Peka (LOT 1 DP 83749-INT IN ROW)

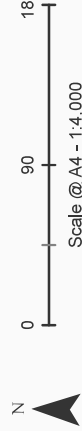


Key to map symbols

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Date Printed: August 4, 2026

180 Metres



Scale @ A4 - 1:4,000

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Operative District Plan 2021 - Natural Features

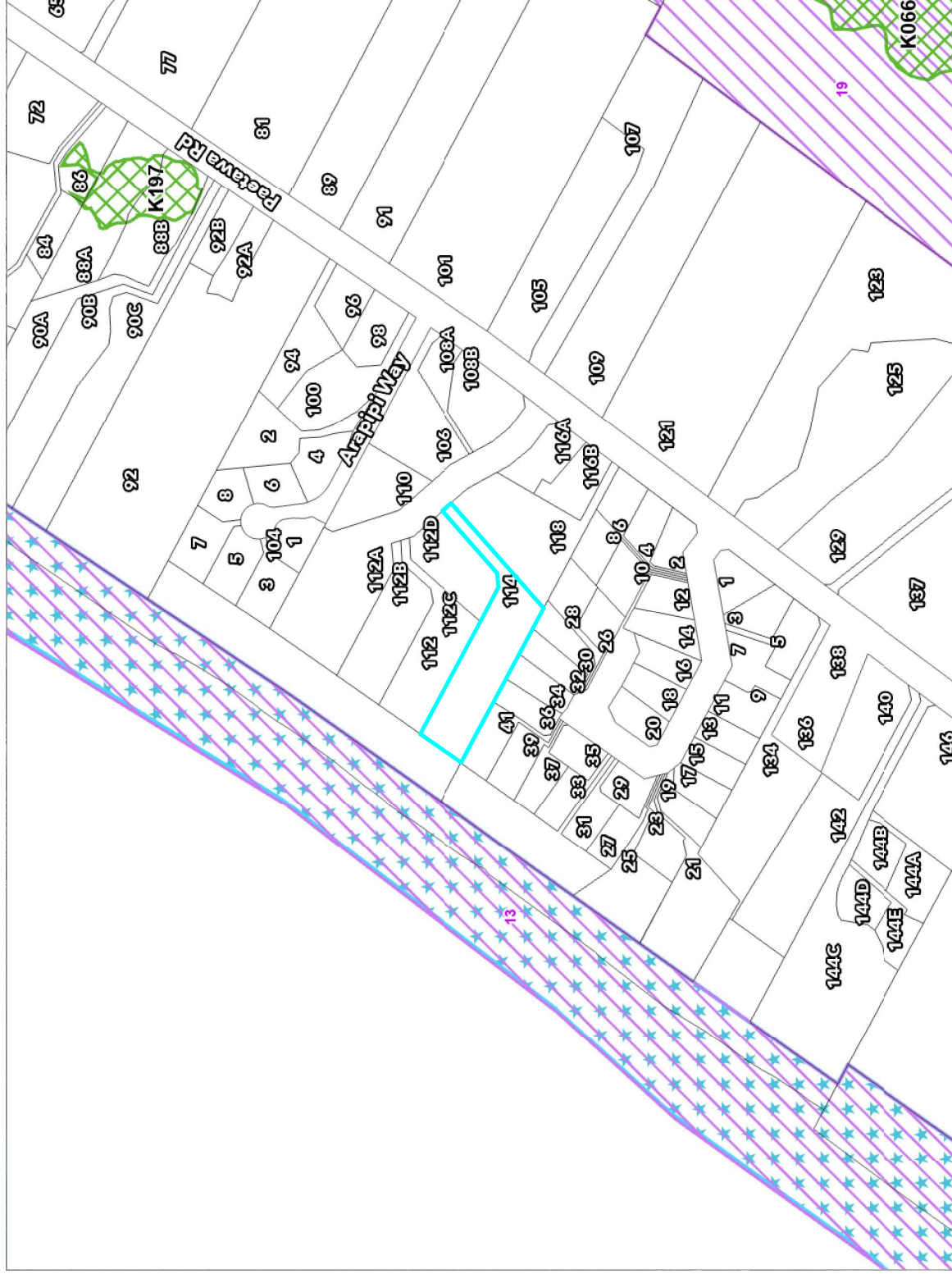
114 Paetawa Road, Peka Peka (LOT 1 DP 83749-INT IN ROW)



- Key to map symbols**
- Ecological Sites
 - 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.

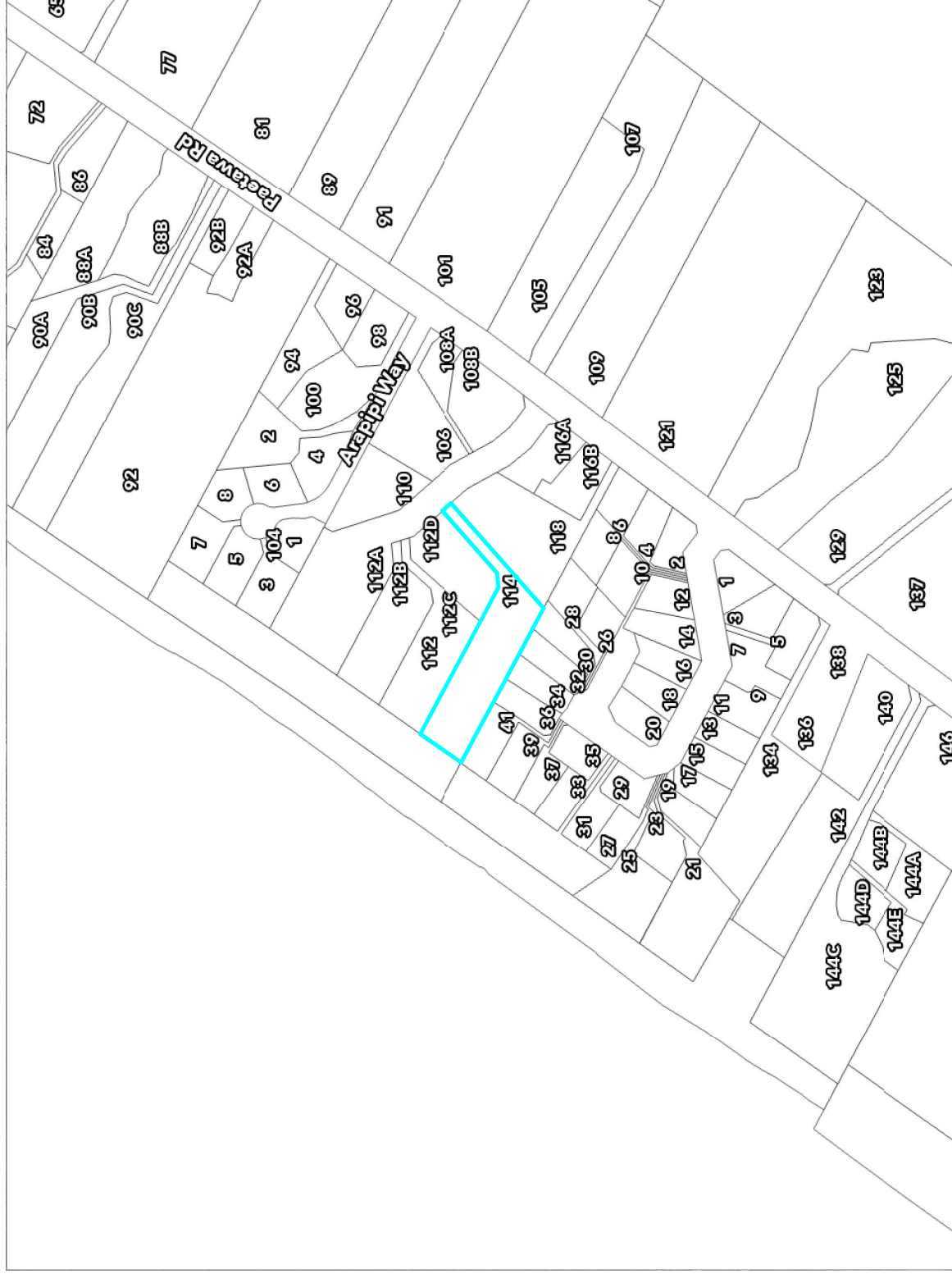


Date Printed: August 4, 2026

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Operative District Plan 2021 - Natural Hazards

114 Paetawa Road, Peka Peka (LOT 1 DP 83749-INT IN ROW)



Key to map symbols

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

Date Printed: August 4, 2026

180 Metres

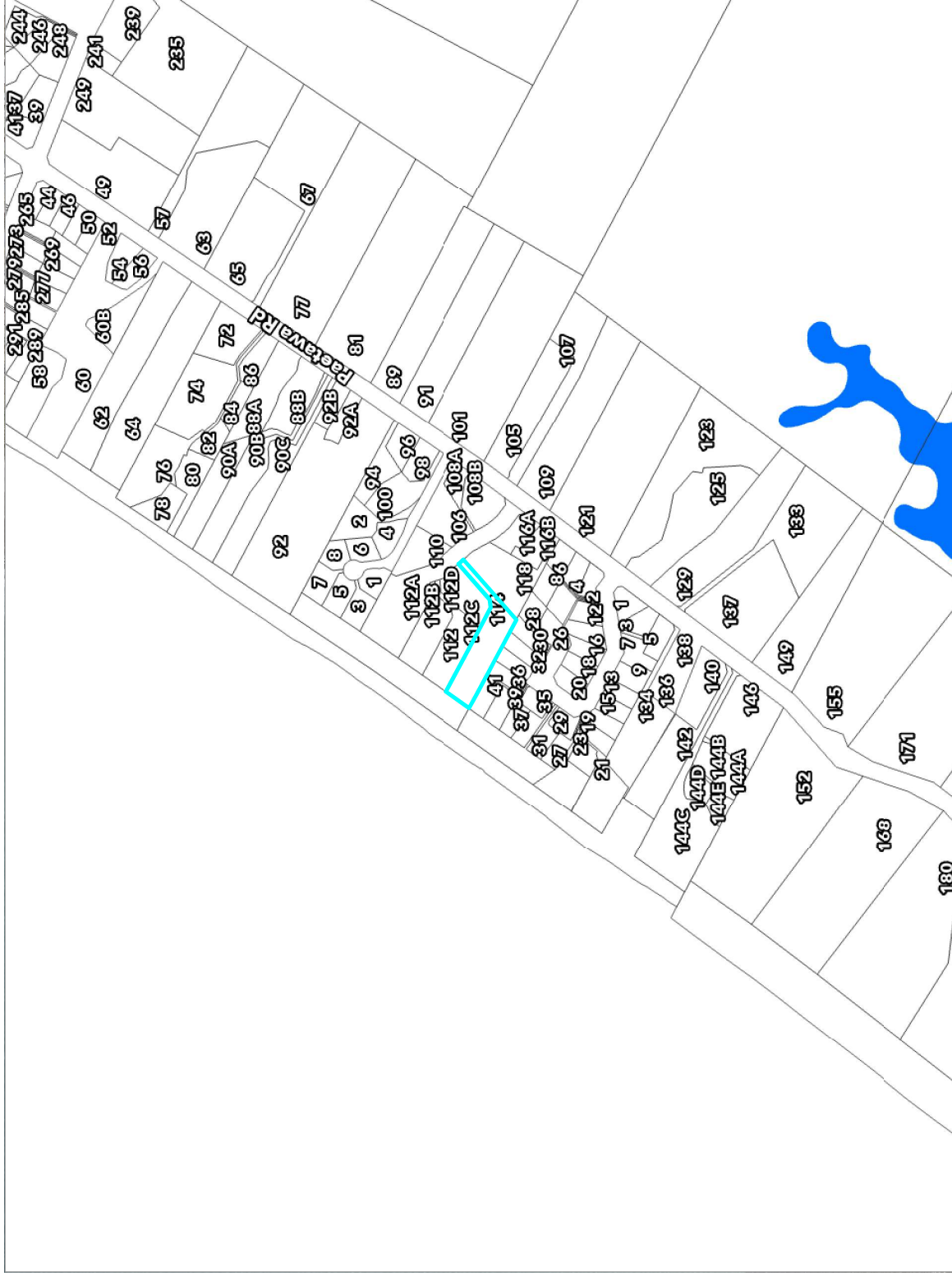
Scale @ A4 - 1:4,000



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Latest Flood Hazards

114 Paetawa Road, Peka Peka (LOT 1 DP 83749-INT IN ROW)



Key to map symbols

Ponding

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



0 170 340 Metres

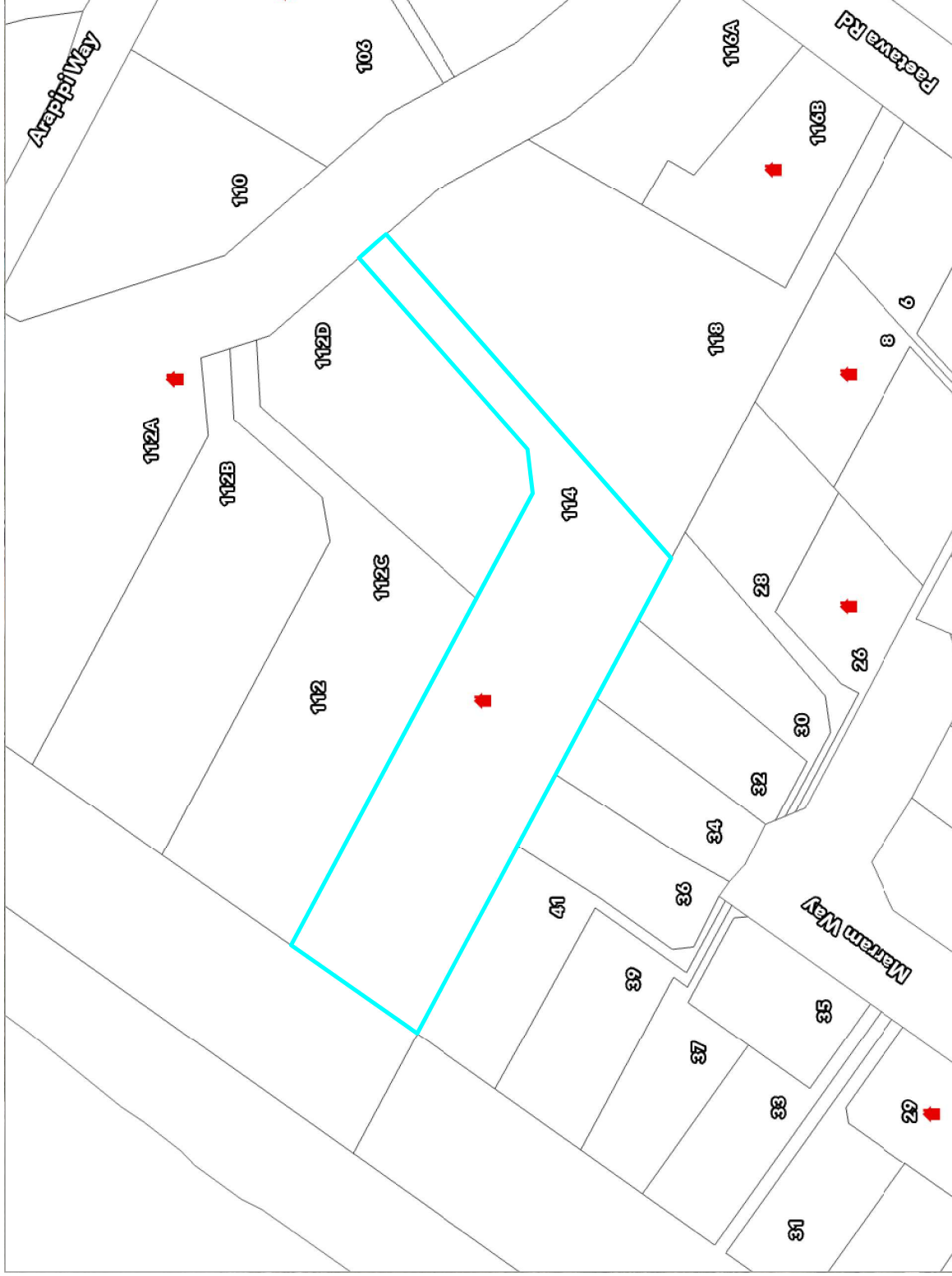
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Date Printed: August 4, 2026

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Resource Consents Map

114 Paetawa Road, Peka Peka (LOT 1 DP 83749-INT IN ROW)



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 30 60 Metres

Scale @ A4 - 1:1,300

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Resource Consents Report

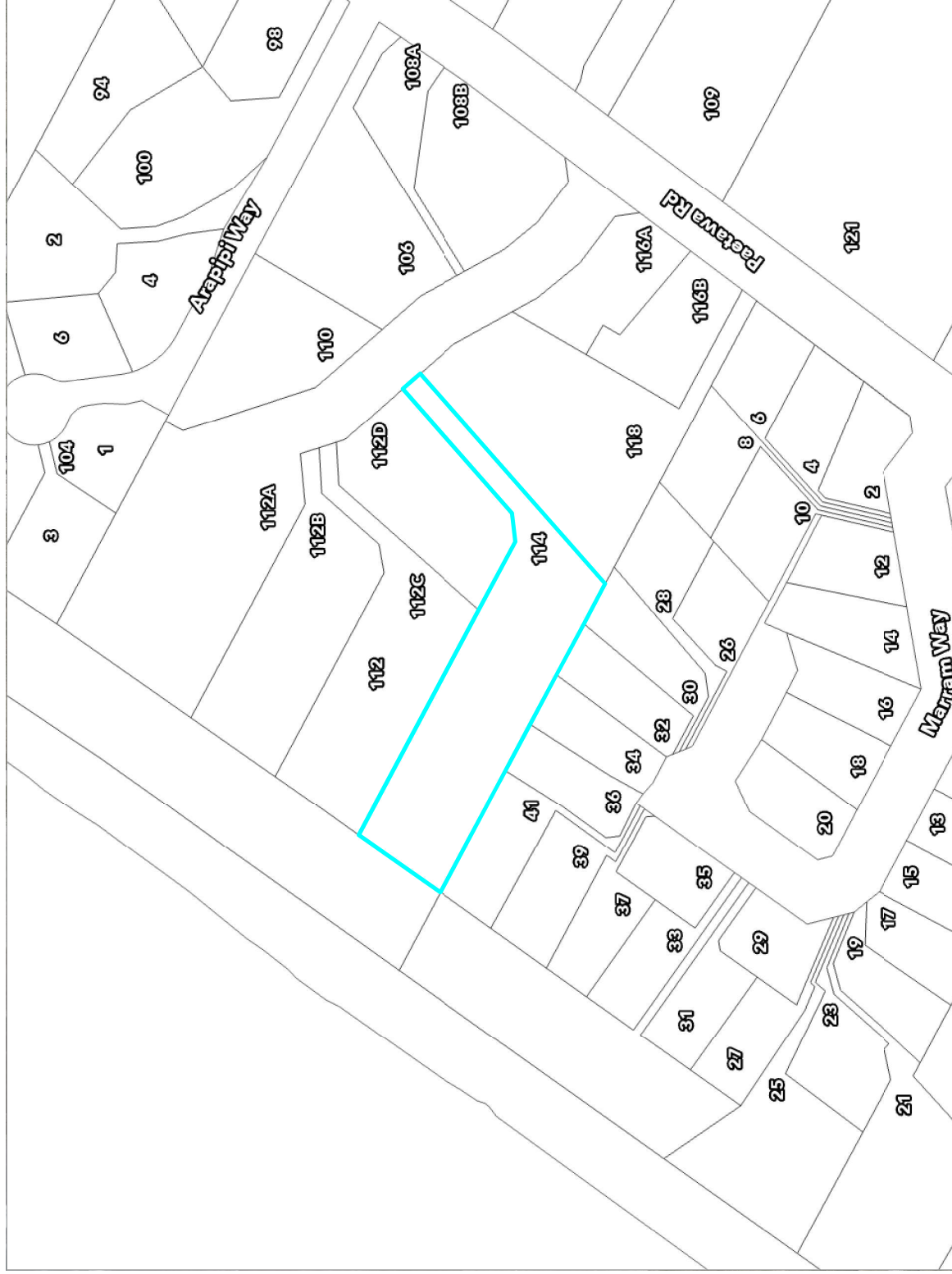
Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
010254	2 Arapipi Way, Peka Peka	14890009708	Lot 8 DP 537678 Having 1/8 Share in Lot	SD	ONE ADDITIONAL LOT AND RIGHT OF WAY	N	N	Decision Issued	9/10/2001	11/9/2001
010105	2 Arapipi Way, Peka Peka	14890009708	Lot 8 DP 537678 Having 1/8 Share in Lot	LD	EARTHWORKS TO REALIGN DRIVEWAY AT 102 PAETAWA ROAD	N	N	Decision Issued	31/5/2001	1/5/2001
030286	29 Marram Way, Peka Peka	14890009932	LOT 14 DP 74721	SC	ADJUST BOUNDARIES ON TWO LOTS TO IMPROVE ACCESS	N	N	s.223 Approval	3/10/2003	26/9/2003
020351	106 Paetawa Road, Peka Peka	14890009801	LOT 1 DP 77725-INT IN ROW	LD	EARTHWORKS TO CONSTRUCT DRIVEWAY, POND AND BUILDING	N	N	Decision Issued	24/2/2003	23/12/2002
020305	2 Arapipi Way, Peka Peka	14890009708	Lot 8 DP 537678 Having 1/8 Share in Lot	SD	BOUNDARY ADJUSTMENT SUBDIVISION AT 102 AND 104 PAETAWA ROAD	N	N	s.224 Issued	11/2/2003	18/11/2002
130064	116B Paetawa Road, Peka Peka	14890009804	LOT 4 DP 77725-INT IN ROW	SD	2 lot subdivision at 116 Paetawa Road, Peka Peka	N	N	s.224 Issued	31/5/2013	29/4/2013
090060	26 Marram Way, Peka Peka	14890009950	LOT 23 DP 74721 - 1/38 SH LOT 35	LD	Proposed new dwelling with side yard encroachments at 26	N	N	Decision Issued	30/4/2009	8/4/2009

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
180243	2 Arapipi Way, Peka Peka	1489009708	Lot 8 DP 537678 Having 1/8 Share in Lot	SD	To undertake a 8 lot residential subdivision and associated	N	N	s.224 Issued	28/1/2019	2/11/2018
180026	8 Marram Way, Peka Peka	1489009925	LOT 25 DP 65344 CT 34A/564 1/38 SH IN	LDR	To construct a dwelling that does not comply with the	N	N	Decision Issued	1/3/2018	5/2/2018
170235	108A Paetawa Road, Peka Peka	1489009812	LOT 2 DP 512055	SD	To undertake a two lot residential subdivision	N	N	s.224 Issued	27/10/2017	7/9/2017
170257	98 Paetawa Road, Peka Peka	1489009700	LOT 1 DP 72735	SD	To undertake a four lot residential subdivision and to	N	N	s.224 Issued	31/1/2018	12/10/2017
180243A	2 Arapipi Way, Peka Peka	1489009708	Lot 8 DP 537678 Having 1/8 Share in Lot	SD	To vary the consent conditions of RM180243 to remove the	N	N	Decision Issued	9/7/2019	14/6/2019
220324	106 Paetawa Road, Peka Peka	1489009801	LOT 1 DP 77725-INT IN ROW CT 44B/96	LD	Earthworks within 20m of the on-site water body to construct	N	N	Letter Generated	6/3/2023	6/12/2022
200218	106 Paetawa Road, Peka Peka	1489009801	LOT 1 DP 77725-INT IN ROW CT 44B/96	SDR	A two-lot subdivision and associated earthworks and the	N	N	Letter Generated	23/12/2020	14/10/2020
940207	112A Paetawa Road, Peka Peka	1489009800	LOT 3 DP 77725 LOT 3 SUBJ TO INT IN	SD	I ADDITIONAL LOT	N	N	Formally received	23/9/1994	14/9/1994
940038	112A Paetawa Road, Peka Peka	1489009800	LOT 3 DP 77725 LOT 3 SUBJ TO INT IN	LN	TO EXCEED MAXIMUM BUILDING HEIGHT OF 6 METRES BY	N	N	Decision Issued	22/4/1994	9/3/1994

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
960355	112A Paetawa Road, Peka Peka	14890009800	LOT 3 DP 77725 LOT 3 SUBJ TO INT IN	SD	2 ADDITIONAL RESIDENTIAL LOTS	N	N	s.224 Issued	2/10/1996	5/9/1996
970355	112A Paetawa Road, Peka Peka	14890009800	LOT 3 DP 77725 LOT 3 SUBJ TO INT IN	SD	THREE ADDITIONAL RESIDENTIAL LOTS	N	N	s.221 Consent Notice	13/1/1997	13/10/1997
970428	114 Paetawa Road, Peka Peka	14890009806	LOT 1 DP 83749	CC	NEW HOUSE, CERTIFICATE OF COMPLIANCE, PAETAWA ROAD, PEKAPEKA	N	N	Decision Issued	22/12/1997	25/11/1997
990398	112A Paetawa Road, Peka Peka	14890009800	LOTS 1 2-4 DP 85926 - SUBJ TO and INT IN R	LD	HEIGHT ENCROACHMENT OF BOTH THE 6M AND 8M HEIGHT	N	N	Decision Issued	2/11/1999	30/9/1999

Health and Alcohol Licenses

114 Paetawa Road, Peka Peka (LOT 1 DP 83749-INT IN ROW)



Key to map symbols

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



0 40 80 Metres

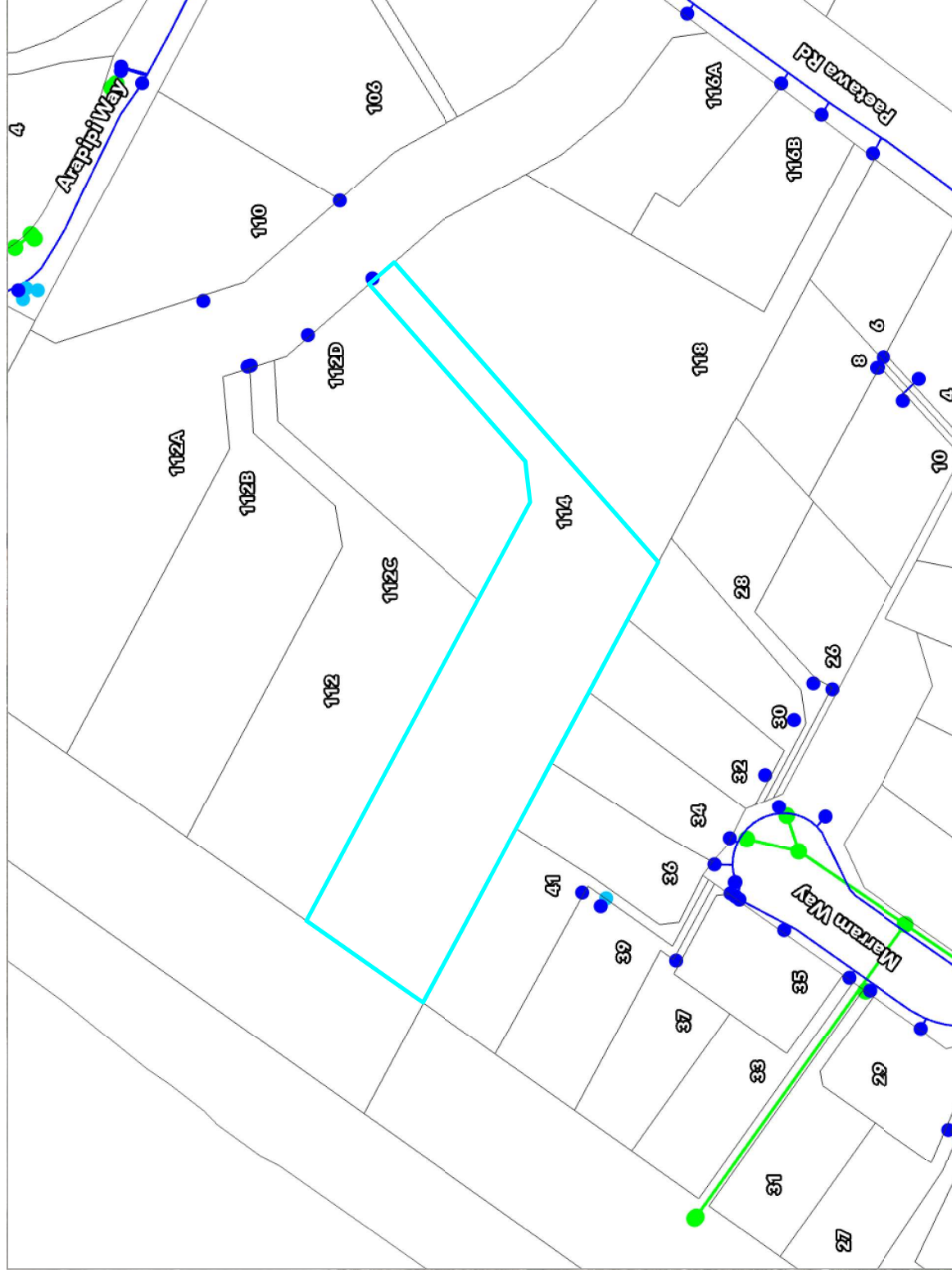
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Services Network

114 Paetawa Road, Peka Peka (LOT 1 DP 83749-INT IN ROW)



Key to map symbols

- WS Node
- Non-KCDC WS Node
- WS Pipe
- SW Point
- SW Pipe

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



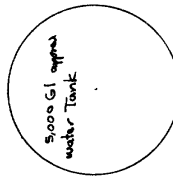
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Scale @ A4 - 1:1,400

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↑ To Road



2x20m

2.0

3.0

114. Portman Rd
line from Robinson
Dewdney H Thomas 15.98 off

8.8

0.67

0.86

16.50

3.50

1.50

1.30

0.47

0.47

0.30

0.30

1.50

2 October, 1996

MANAGER, PLANNING

SCHEME PLAN: 960355

APPLICANT: M & J SLOAN FARM PARTNERSHIP

SITE: PAETAWA ROAD, PEKA PEKA

ZONING: RESIDENTIAL E / RESIDENTIAL

PERSON WHO DETERMINED APPLICATION NON-NOTIFIED: Mike Weir

PROPOSAL:

This is a proposal to subdivide a 2.3757ha lot into 3 lots of 5417m², 1.5840ha, and 2500m² being lots 1, 2, and 3 respectively. There is an existing dwelling on lot 2, and lot 1 and 3 are bare blocks.

COMMENT:

The proposal complies with the minimum lot size requirements of 800m² of the Proposed and Transitional District Plans.

The property is subject to a number of easements relating to pedestrian/equestrian access and stormwater drainage. Proposed lots 1 and 2 are also subject to the 20 metre no building zone and a 20 metre wide height restriction zone. The easements and building restrictions are not considered to limit the further development of the individual lots.

No reserve contribution can be imposed for the additional lots due to a previous subdivision consent (PP16) which provided the subdividers with a Reserve Contribution Credit of 4280m² for future subdivision.

It is recommended that the subdivision be approved subject to the attached conditions.

Report prepared by:



A Talbot
Planning Officer

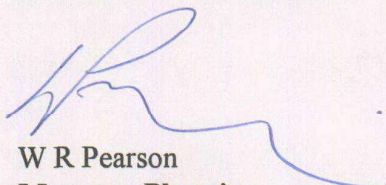
Approved for Submission:



A D Guerin
Senior Planner

DECISION:

APPROVED/DECLINED



W R Pearson
Manager, Planning
2/10/96.

M P Weir
Regulatory Services Manager



Ref: 960355
Your Ref 16934

2 October, 1996

Cuttriss McKenzie Martin Ltd
P O Box 1445
PARAPARAUMU

Dear Sirs

**SCHEME PLAN 960355 PROPOSED SUBDIVISION AT PAETAWA ROAD, PEKA
PEKA FOR SLOAN FARM PARTNERSHIP**

I advise that pursuant to Section 105 of the Resource Management Act 1991, Council approve Scheme Plan 960355 subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work. Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.
3. The payment of Council engineering fees of \$171 (G.S.T. inclusive), per new lot created.
4. The subdivider shall either:
 - (a) Certify that a building site is available on the building site on Lots 1 and 3 on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council, noting the soil conditions and conclusions of the site investigations and foundation recommendations.

5. The payment of \$654.60 (G.S.T. inclusive) contribution towards the upgrading of Paetawa Road including footpaths.
6. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance. The land form shall be preserved as much as possible.
7. Power and telecommunications services shall be provided to the satisfaction of the Subdivisional Engineer.
8. The right-of-way shall be formed, metalled and two coat sealed. Passing bays shall be provided and culverts installed where required. The entranceway between the frontage and the edge of seal in Paetawa Road shall be formed, metalled and two coat sealed. The Developer shall arrange for the second coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternative forms of paving or sealing may be approved.
9. The notional dwelling site on Lots 1 and 3 shall cater for the gravity disposal of sewage to future public sewer mains. The Developer shall carry out all necessary soil investigations to demonstrate that the on-site disposal of effluent is practicable and environmentally suitable. Recommendations shall be provided to Council, by a suitably qualified engineer, on the most appropriate method of on-site disposal including design or method particulars.
10. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

A stormwater easement will be required to preserve the ability to control surface water disposal from subdivision in the future. The existing easement may be sufficient. The Developers representative shall consult with the Subdivisional Engineer.

11. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.

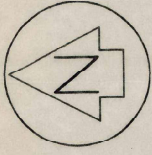
12. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for subdivision and development, where appropriate.
13. A financial contribution of \$653 (G.S.T. inclusive) towards the upgrading of the bulk water supply to Waikanae, Paraparaumu and Raumati.
14. All new lots being created shall be provided with a low-flow, restricted water supply complete with meter manifold, marine restrictor, surface box and fittings.
15. All costs arising from any of the above conditions shall be at the expense of the subdivider.

Any objection to this decision or any condition imposed with the decision must be lodged with Council within 15 working days of receiving this letter.

Yours faithfully



A Talbot
PLANNER, SUBDIVISIONS



Note:

This plan is to be used for Resource Consent purposes only and is not to be relied upon for any other purposes without the consent of Cuttriss, McKenzie, Martin Ltd.

Dimensions and areas of lots shown on this Scheme Plan may be subject to final Land Transfer Survey.

222 Spot Level in terms of Mean Sea Level.

Areas labelled U/V/W/X are to be subject to restrictive covenant.

Total Area = 16.6317ha

Cuttriss, McKenzie, Martin Ltd
RESOURCE MANAGEMENT CONSULTANTS
REGISTERED SURVEYORS-CONSULTING ENGINEERS

- ☐ NATIONAL MUTUAL BUILDING, 94 QUEEN'S DRIVE, LOWER HUTT
P.O. Box 30, 428, Telephone (04) 566 4107, Fax (04) 566 1919
- ☒ STATE INSURANCE BUILDING, 1041 ROAD, PAPAIRANGA
P.O. Box 1445, Telephone (04) 298 5193, Fax (04) 298 3429

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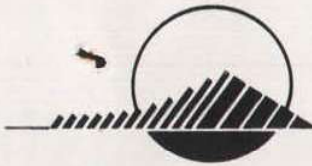
CLIENT
SLOAN FARM PARTNERSHIP

JOB
PROPOSED SUBDIVISION OF
LOT 3 DP 77725
PAETAWA ROAD
PEKA PEKA

SCALE 1 : 750

DRAWING NUMBER	
16934 SC	
NAME	DATE
FIELDWORK	
DESIGNED	
DRAWN	7/96
CHECKED	

MEMORANDUM OF EXISTING EASEMENTS			
Purpose	Servient Tenement	Shown	Grantee
Right of Way (Pedestrian & Equestrian access only)	Lot 1	B, C, D, E	Lot 2 & Lot 1, 2, 4, 5 DP 77725
	Lot 2	I	
Stormwater Drainage	Lot 1	C, D, E, F, G, H	Kapiti Coast District Council
	Lot 2		Kapiti Coast District Council



KAPITI COAST DISTRICT COUNCIL

Ref:

W940207

27 September 1994

Cuttriss Mckenzie Martin Ltd
PO Box 1445
PARAPARAUMU

Dear Sirs

**SCHEME PLAN W940207 PROPOSED SUBDIVISION AT PAETAWA ROAD, PEKA
PEKA FOR WAIPUKEMARA MARKETING CO LTD**

I advise that pursuant to Section 105 of the Resource Management Act 1991, Council approve Scheme Plan W940207 subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. Plans and specifications for engineering development of the subdivision shall be submitted and approved by Council prior to the commencement of the engineering work. Approved engineering plans shall be supplied in triplicate and as-built plans supplied in duplicate.
3. The payment of Council engineering fees of \$171 (GST inclusive).
4. The subdivider shall either:
 - (a) Certify that a building site is available on the building site on Lot 6 on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

Ngarara Building, Rimu Road,
Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council, noting the soil conditions and conclusions of the site investigations and foundation recommendations.

5. The payment of \$654.60 (GST inclusive) contribution towards the upgrading of Paetawa Road including footpaths.
6. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance. The land form shall be preserved as much as possible.
7. Power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
8. The right-of-way shall be formed, metalled and two coat sealed. Passing bays shall be provided and culverts installed where required. The entranceway between the frontage and the edge of seal in Paetawa Road shall be formed, metalled and two coat sealed. The Developer shall arrange for the second coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternative forms of paving or sealing may be approved.
9. The notional dwelling site on Lot 6 shall cater for the gravity disposal of sewage to future public sewer mains. The Developer shall carry out all necessary soil investigations to demonstrate that the on-site disposal of effluent is practicable and environmentally suitable. Recommendations shall be provided to Council, by a suitably qualified engineer, on the most appropriate method of on-site disposal including design or method particulars.
10. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

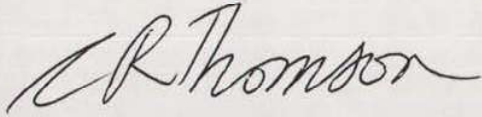
Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

A stormwater easement will be required to preserve the ability to control surface water disposal from subdivision in the future. The existing easement may be sufficient. The Developers representative shall consult with the Subdivisional Engineer.

11. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
12. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision, where appropriate.

13. The payment of \$330 (plus GST) towards the capital cost of upgrading the water supply to Peka. All lots are to be connected to the water supply to the satisfaction of the Subdivisional Engineer.
14. All costs arising from any of the above conditions shall be at the expense of the subdivider

Yours faithfully

A handwritten signature in dark ink, appearing to read 'C R Thomson', with a stylized, cursive script.

C R Thomson
Planner Investigations

TML



File: W940207
DP\486

The Chairperson and Members
SUBDIVISIONS MEETING

**SCHEME PLAN W940207 PROPOSED SUBDIVISION AT PAETAWA ROAD, PEKA
PEKA FOR WAIPUKEMARA MARKETING CO LTD**

Scheme Plan W940207 attached shows a proposed subdivision of a 2,550 sqm lot from a 2.375 ha property.

The land is zoned Residential B in the Transitional District Plan (Horowhenua County Scheme). The proposal complies with the Transitional District Plan requirements.

The proposal is a further subdivision of the land subdivided in accordance with Scheme Plan PP16.

The proposed scheme creates one additional residential lot to those created by PP16 with access by right of way over the access leg into the balance area. This access is designed to be wide enough to accommodate a future road.

The previous subdivision has a substantial reserves credit.

RECOMMENDATION

That pursuant to Section 105 of the Resource Management Act 1991, Council approve Scheme Plan W940207 subject to the following conditions:

1. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
2. The payment of Council engineering fees of \$171 (GST inclusive).
3. The subdivider shall either:
 - (a) Certify that a building site is available on the building site on Lot 6 on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below

the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council stating that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

4. The payment of \$656.60 (GST inclusive) contribution towards the upgrading of Paetawa Road including footpaths.
5. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance. The land form shall be preserved as much as possible.
6. Power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
7. The right-of-way shall be made a memorandum of easement and shall be formed and metalled. The entrance at the road reserve shall be formed, metalled and sealed to the satisfaction of the Subdivisional Engineer. Passing bays shall be provided and culverts installed where necessary.
8. The notional dwelling site on Lot 6 shall cater for the gravity disposal of sewage to future public sewer mains. The Developer shall carry out all necessary soil investigations to demonstrate that the on-site disposal of effluent is practicable and environmentally suitable. Recommendations shall be provided to Council, by a suitably qualified engineer, on the most appropriate method of on-site disposal including design or method particulars.
9. Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense.

A stormwater easement will be required to preserve the ability to control stormwater disposal from Lot 6 and the

10. "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the subdivider and to the approval of the Subdivisional Engineer.
11. The shall be preserved under Section 108 of the Act by bond for \$371.25 prepared by Council's solicitors at the owner's expense.
12. The subdivider shall comply with the requirements of the Kapiti Coast District Council Code of Practice for urban subdivision, where appropriate.
13. All costs arising from any of the above conditions shall be at the expense of the subdivider

Report prepared by :



C R Thomson
PLANNER INVESTIGATIONS

MdG

21 September 1994

W 940207

No.	AMENDMENT	NAME	DATE

NOTES:
1) SEE PP16 FOR CONTOURS.
2) AREAS & DIMENSIONS SUBJECT TO CHANGE ON SORBY
3) PROPOSAL SUBJECT TO COUNCIL APPROVAL.

Cuttriss, McKenzie, Martin Ltd
RESOURCE MANAGEMENT CONSULTANTS
REGISTERED SURVEYING-CONSULTING ENGINEERS

☐ NATIONAL SURVEYING BOARD 14 QUEEN ST. AUCKLAND
Phone: 31 421, Telex: 300 417, Fax: (06) 306 379
☒ STATE RESOURCE BOARD, 141 RAIL ROAD, PARAKORU
Phone: 144, Telex: 300 333, Fax: (06) 306 3429

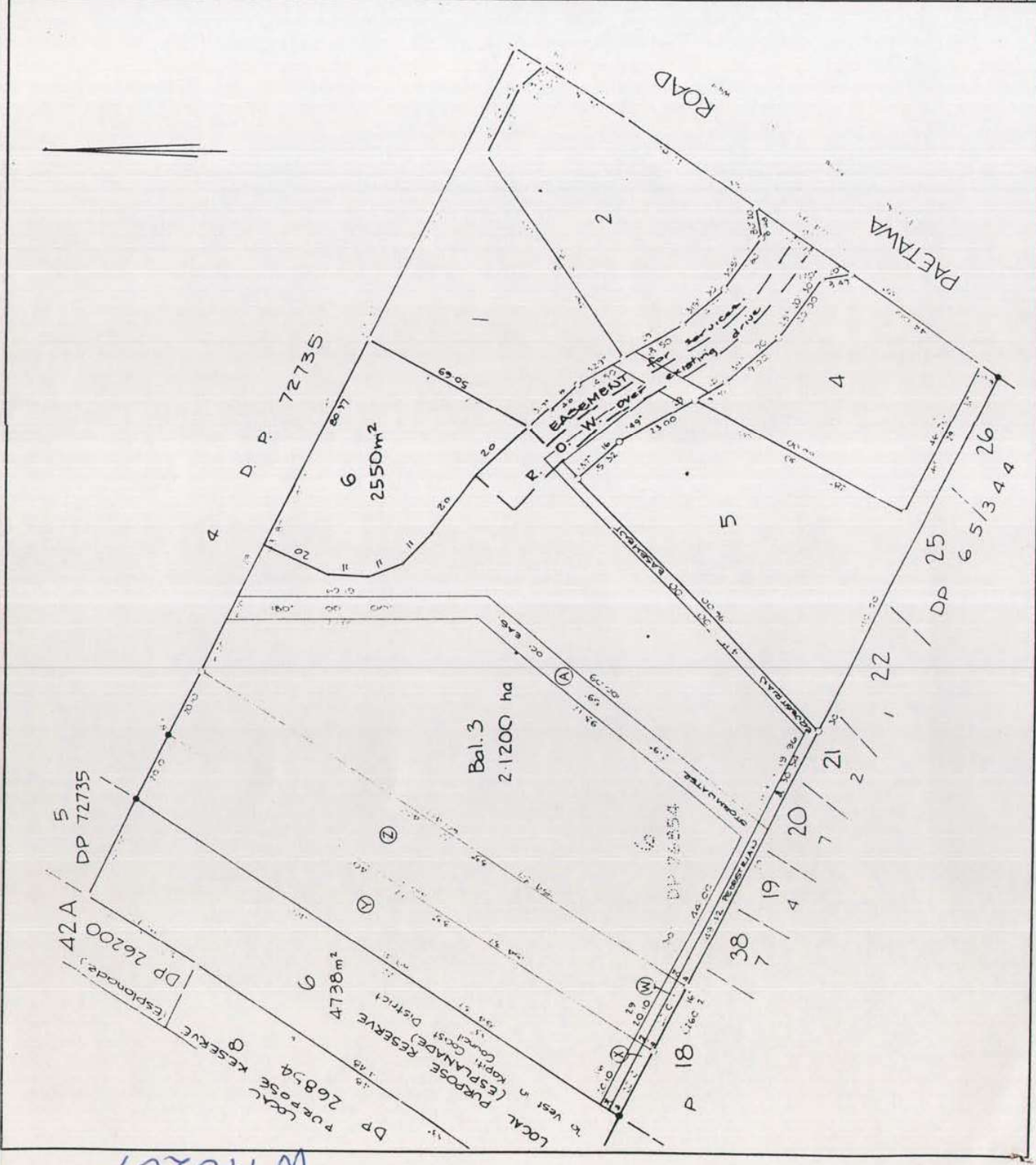
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CLIENT
WAIPUKE MARA
MARKETING COMPANY LTD
JOB
SUBDIVISION
PAETAWA RD PEKAPEKA
LOT 3, DP 77725.

SCALE 1:1000.

NAME	DATE	DRAWING NUMBER
		16228
FIELDWORK		
DESIGNED	ALM	9/94
DRAWN		
CHECKED		

SHEET 08 OF SHEET



**CONO B608607.2 Conser**

Cpy - 01/01, Pgs - 002, 10/07/08, 11:46



DocID: 412004322

KAPITI COAST DISTRICT COUNCIL**CONSENT NOTICE PURSUANT TO SECTION 221****OF THE RESOURCE MANAGEMENT ACT 1991****FOR THE DEPOSIT OF LAND TRANSFER PLAN 83749****THE SUBDIVISION OF LOT 3 DP 77725,****PAETAWA ROAD, PEKA PEKA****FOR SLOAN FARM PARTNERSHIP****The District Land Registrar at Wellington**

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

1. That specific foundation design by a registered engineer will be required for any new dwelling on lots 1 and 3 in accordance with the recommendations of the Soil Report prepared by Cuttriss McKenzie Martin dated June 1997 and available in Councils Planning office.

Dated at Paraparaumu this 12th day of June 1997.

GENERAL MANAGER

CONO

3.00 22 JUL 97 B 608607.2

PARTICULARS ENTERED IN
LAND REGISTRY
LAST LAND OFFICE



CF 443/98



NDZ_0033252

KAPITI COAST DISTRICT COUNCIL

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

TO: The District Land Registrar at Wellington

In the matter of a Consent Notice issued pursuant to Section 221 of the Resource Management Act 1991 in respect of a subdivision of Lot 6 on Deposit Plan 26854 lodged for deposit under Plan No 77725: PP16.

The Kapiti Coast District Council hereby certifies that it has consented to the subdivision described herein on the following conditions to be complied with on a continuing basis:

1. No building whatsoever shall be constructed on the areas marked "X" and "Y" being Part Lot 3 on Deposited Plan 77725. This condition shall be noted on Certificate of Title 44B/98 for the areas marked "X" and "Y" being Part Lot 3 on Deposited Plan 77725.
2. The maximum height of any building constructed on the areas marked "W" and "Z" being Part Lot 3 on Deposited Plan 77725 shall be 6 metres unless height dispensation under Kapiti Coast District Transitional District Plan Ordinance 1.15 has been granted. This condition shall be noted on the Certificate of Title 44B/98 for the areas marked "W" and "Z" being Part Lot 3 on Deposited Plan 77725.
3. Due to soil conditions no building permit shall be issued for any building on Lots 1-5 on Deposited Plan 77725 unless specific design by a registered engineer has been obtained. This condition shall be noted on Certificates of Title 44B/96, 44B/97, 44B/98, 44B/99 and 44B/100 being Lots 1-5 on Deposit Plan 77725.

DATED this *twentieth* day of

April

1994.

for M. B. Venn
GENERAL MANAGER



2.07 451154 B 361688 3

ATTORNEY GENERAL
ELECTIONS UNIT

04/1053

[Handwritten signature]



NDZ_0033239

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RECALL FILE LABEL