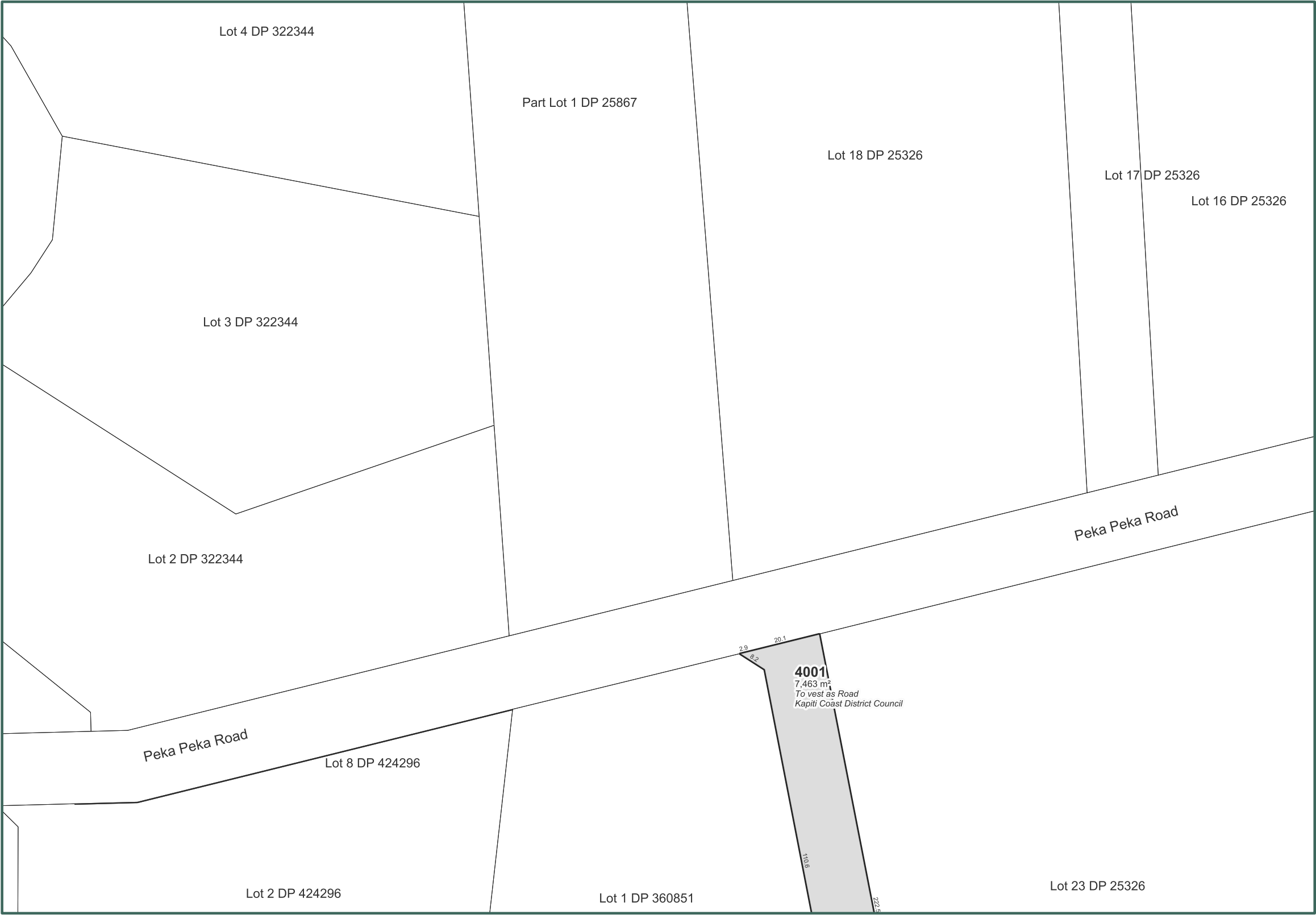
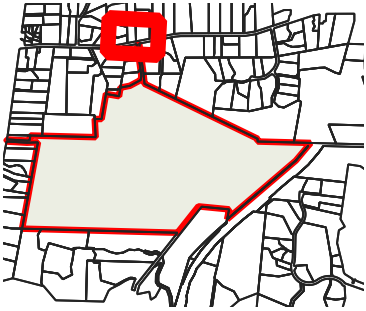


Land Use Covenants

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
- Intended outdoor dining area, associated with adjoining lot.
- Land covenant to be applied (No Buildings)
- Site Specific Fencing (Lot Covenant)
- Pet Control Fencing (Lot Covenant)
- Pet Control Fencing (Developer – prior to s224)



- Notes:
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 - Easements required for servicing to be created at implementation stage or as otherwise required by Kāpiti Coast District Council.

Scheme plan
Sheet 1 of 48

Waikanae North Developments Ltd

Waikanae North
Peka Peka, Kapiti Coast

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STAGE	ALL
REVISION	C
REVISION DETAILS	Issued For Consent

DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

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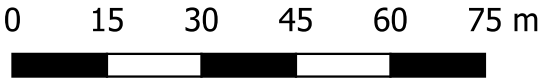
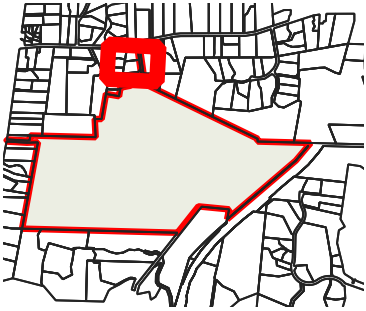
DATE 2026-03-13

SCALE Refer Scale Bar

2911-ALL-P-20

Land Use Covenants

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
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Scheme plan
Sheet 2 of 48

Waikanae North Developments Ltd

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STAGE	ALL
REVISION	C
REVISION DETAILS	Issued For Consent

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DRAWN BY	JJH
APPROVED BY	PT

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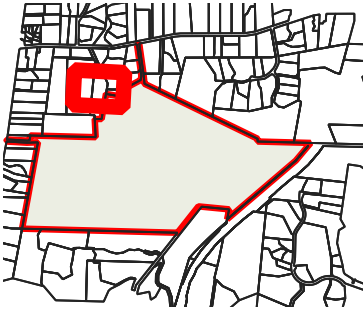
DATE 2026-03-13

SCALE Refer Scale Bar

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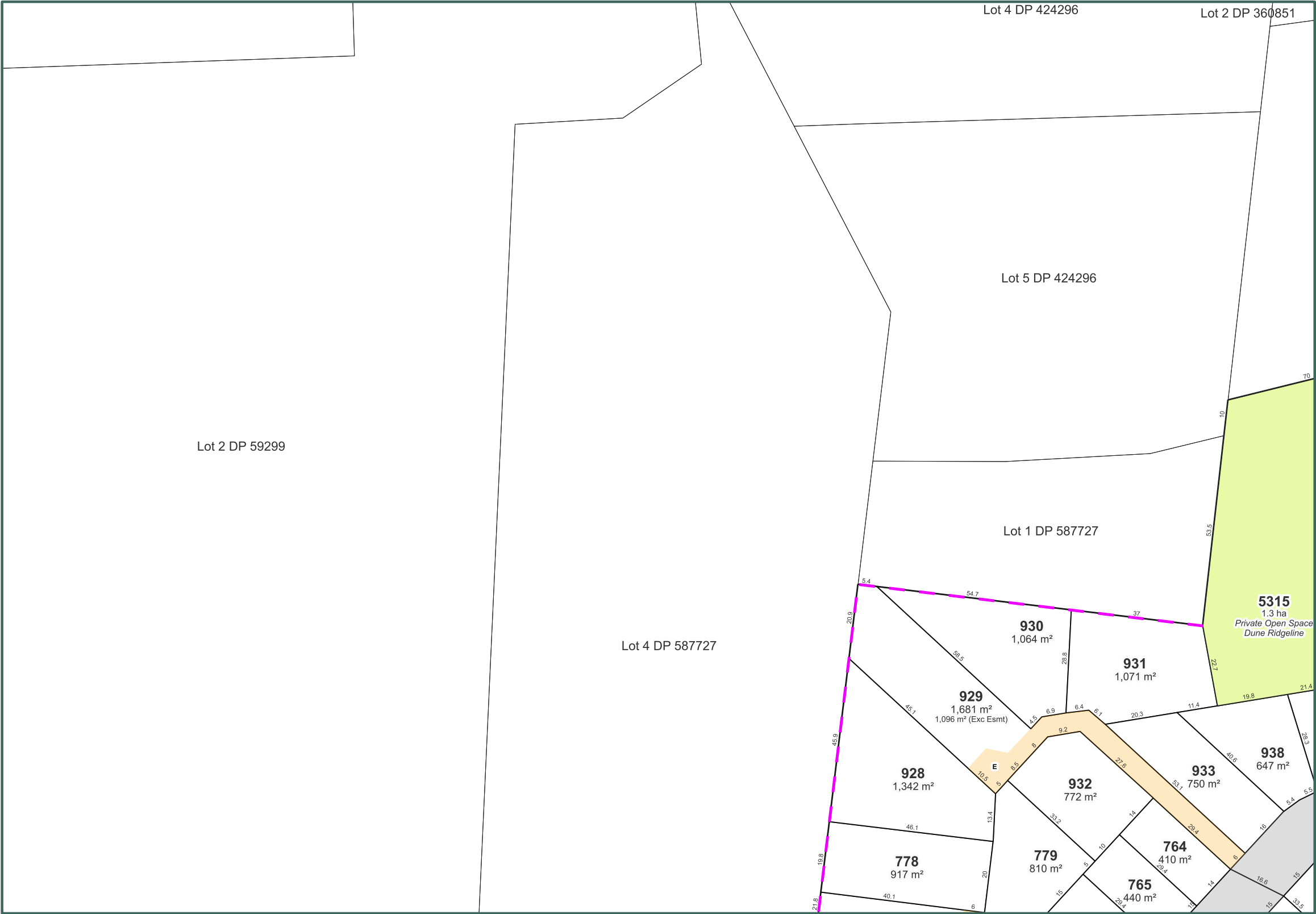
Land Use Covenants

- Covenant to be applied (Interface Zone)
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- Pet Control Fencing (Lot Covenant)
- Pet Control Fencing (Developer – prior to s224)



MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
E	930,931,932,933	929	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water



- Notes:
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Scheme plan
Sheet 3 of 48

Waikanae North Developments Ltd

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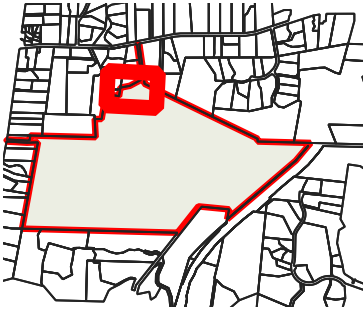
DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

DATE	2026-03-13
SCALE	Refer Scale Bar

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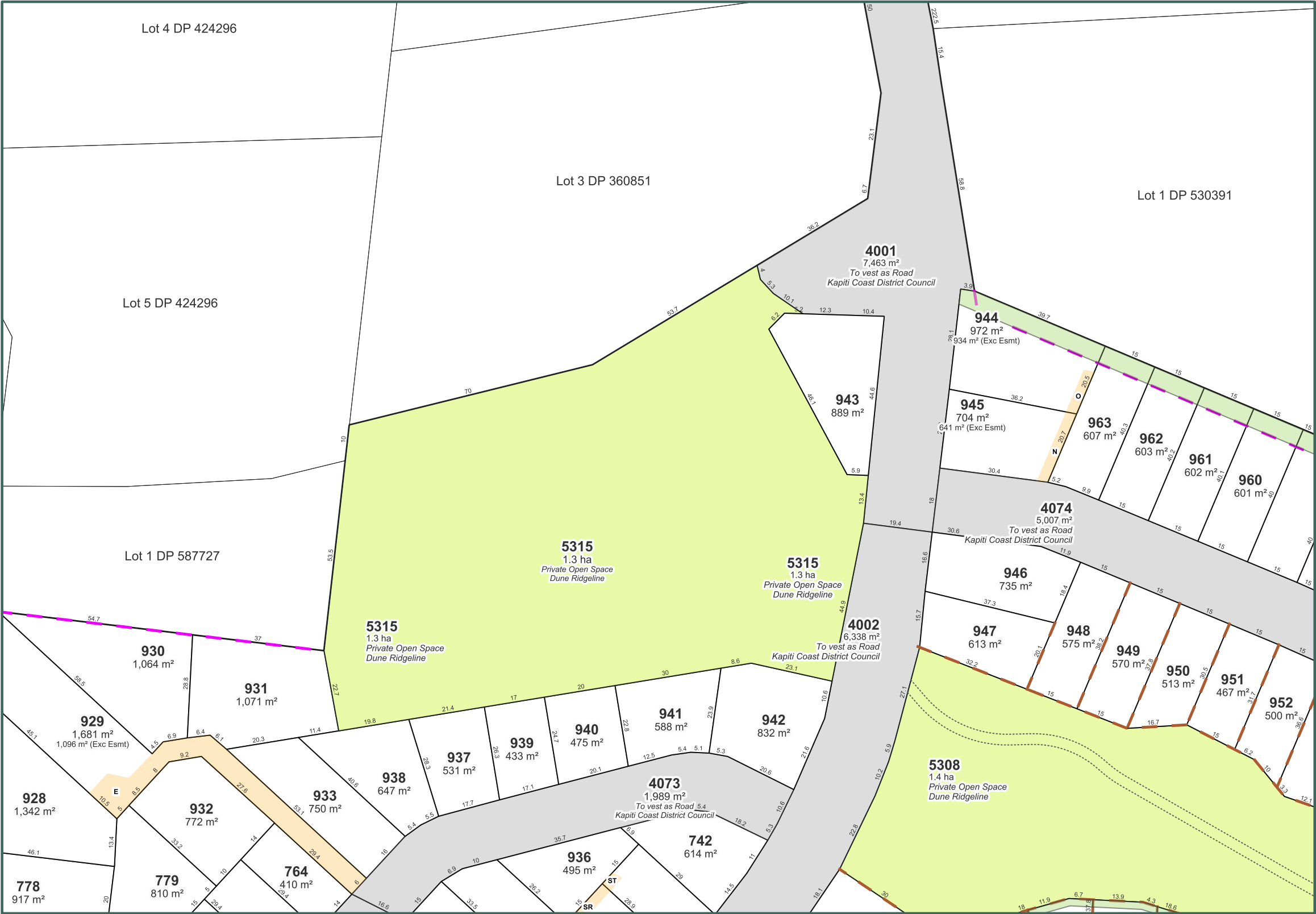
Land Use Covenants

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MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
E	930,931,932,933	929	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water
N	Kapiti Coast District Council	945	Right to Drain Sewage
O	Kapiti Coast District Council	944	Right to Drain Sewage
SR	Kapiti Coast District Council	744	Right to Drain Sewage
ST	Kapiti Coast District Council	743	Right to Drain Sewage



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Scheme plan
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STAGE	ALL
REVISION	C
REVISION DETAILS	Issued For Consent

DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

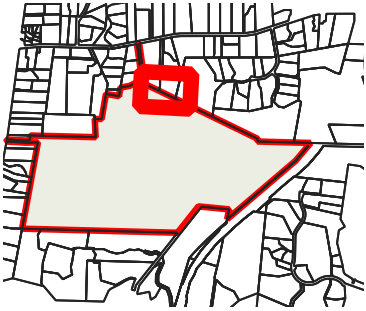
DATE 2026-03-13

SCALE Refer Scale Bar

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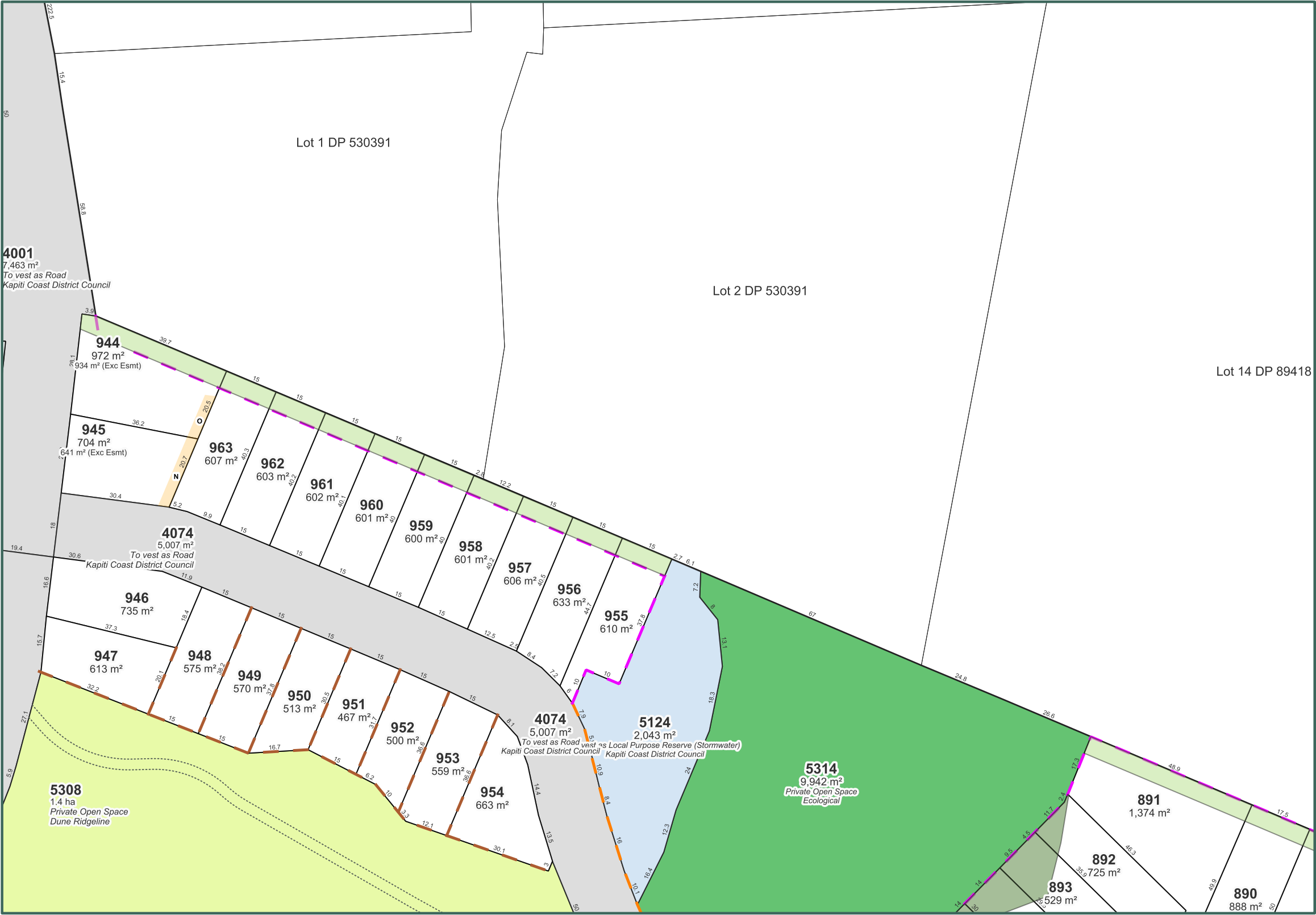
Land Use Covenants

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MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
N	Kapiti Coast District Council	945	Right to Drain Sewage
O	Kapiti Coast District Council	944	Right to Drain Sewage



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Scheme plan
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STAGE	ALL
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APPROVED BY	PT

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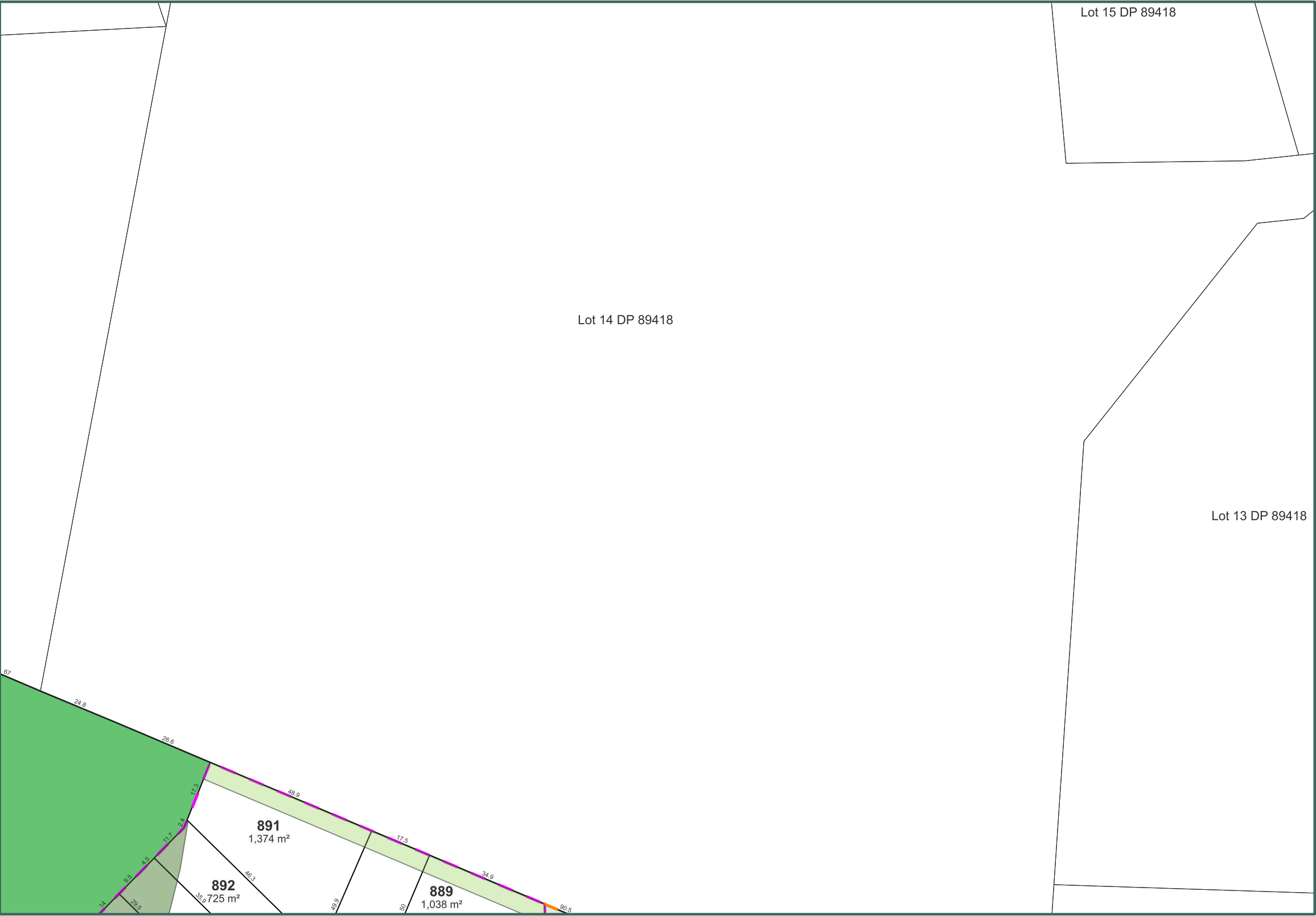
DATE 2026-03-13

SCALE Refer Scale Bar

2911-ALL-P-24

Land Use Covenants

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
- Intended outdoor dining area, associated with adjoining lot.
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Scheme plan
Sheet 6 of 48

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STAGE	ALL
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REVISION DETAILS	Issued For Consent

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DRAWN BY	JJH
APPROVED BY	PT

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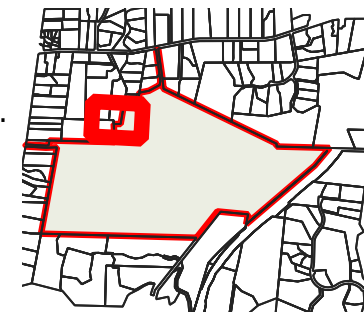
DATE 2026-03-13

SCALE Refer Scale Bar

2911-ALL-P-25

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- Land covenant to be applied (No Buildings)
- Site Specific Fencing (Lot Covenant)
- Pet Control Fencing (Lot Covenant)
- Pet Control Fencing (Developer – prior to s224)



0 15 30 45 60 75 m

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
B	543,Lot 2 DP 25435	545	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water
C	777	772	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water
D	778,779	769	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water
E	930,931,932,933	929	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water
SD	Kapiti Coast District Council	547	Right to Drain Sewage
SE	Kapiti Coast District Council	548	Right to Drain Sewage
SF	Kapiti Coast District Council	549	Right to Drain Sewage
SG	Kapiti Coast District Council	550	Right to Drain Sewage
SH	Kapiti Coast District Council	551	Right to Drain Sewage
SI	Kapiti Coast District Council	552	Right to Drain Sewage
SJ	Kapiti Coast District Council	751	Right to Drain Sewage
SK	Kapiti Coast District Council	750	Right to Drain Sewage
SI	Kapiti Coast District Council	749	Right to Drain Sewage
SH	Kapiti Coast District Council	748	Right to Drain Sewage

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Peka Peka, Kapiti Coast

SCALE Refer Scale Bar

2911-ALL-P-26



STAGE	ALL
REVISION	C
REVISION DETAILS	Issued For Consent

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APPROVED BY	PT

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NOTES

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Land Use Covenants

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MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
C	777	772	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water
D	778,779	769	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water
E	930,931,932,933	929	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water
SE	Kapiti Coast District Council	548	Right to Drain Sewage
SF	Kapiti Coast District Council	549	Right to Drain Sewage
SG	Kapiti Coast District Council	550	Right to Drain Sewage
SH	Kapiti Coast District Council	551	Right to Drain Sewage
SI	Kapiti Coast District Council	552	Right to Drain Sewage
SJ	Kapiti Coast District Council	751	Right to Drain Sewage
SK	Kapiti Coast District Council	750	Right to Drain Sewage
SM	Kapiti Coast District Council	749	Right to Drain Sewage
SN	Kapiti Coast District Council	748	Right to Drain Sewage
SO	Kapiti Coast District Council	747	Right to Drain Sewage
SP	Kapiti Coast District Council	746	Right to Drain Sewage
SQ	Kapiti Coast District Council	745	Right to Drain Sewage
SR	Kapiti Coast District Council	744	Right to Drain Sewage
ST	Kapiti Coast District Council	743	Right to Drain Sewage



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STAGE	ALL
REVISION	C
REVISION DETAILS	Issued For Consent

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DRAWN BY	JJH
APPROVED BY	PT

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Scheme plan
Sheet 8 of 48

Waikanae North Developments Ltd

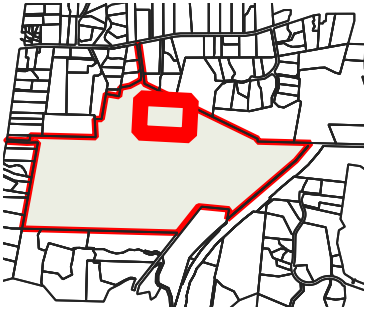
Waikanae North
Peka Peka, Kapiti Coast

DATE 2026-03-13
SCALE Refer Scale Bar

2911-ALL-P-27

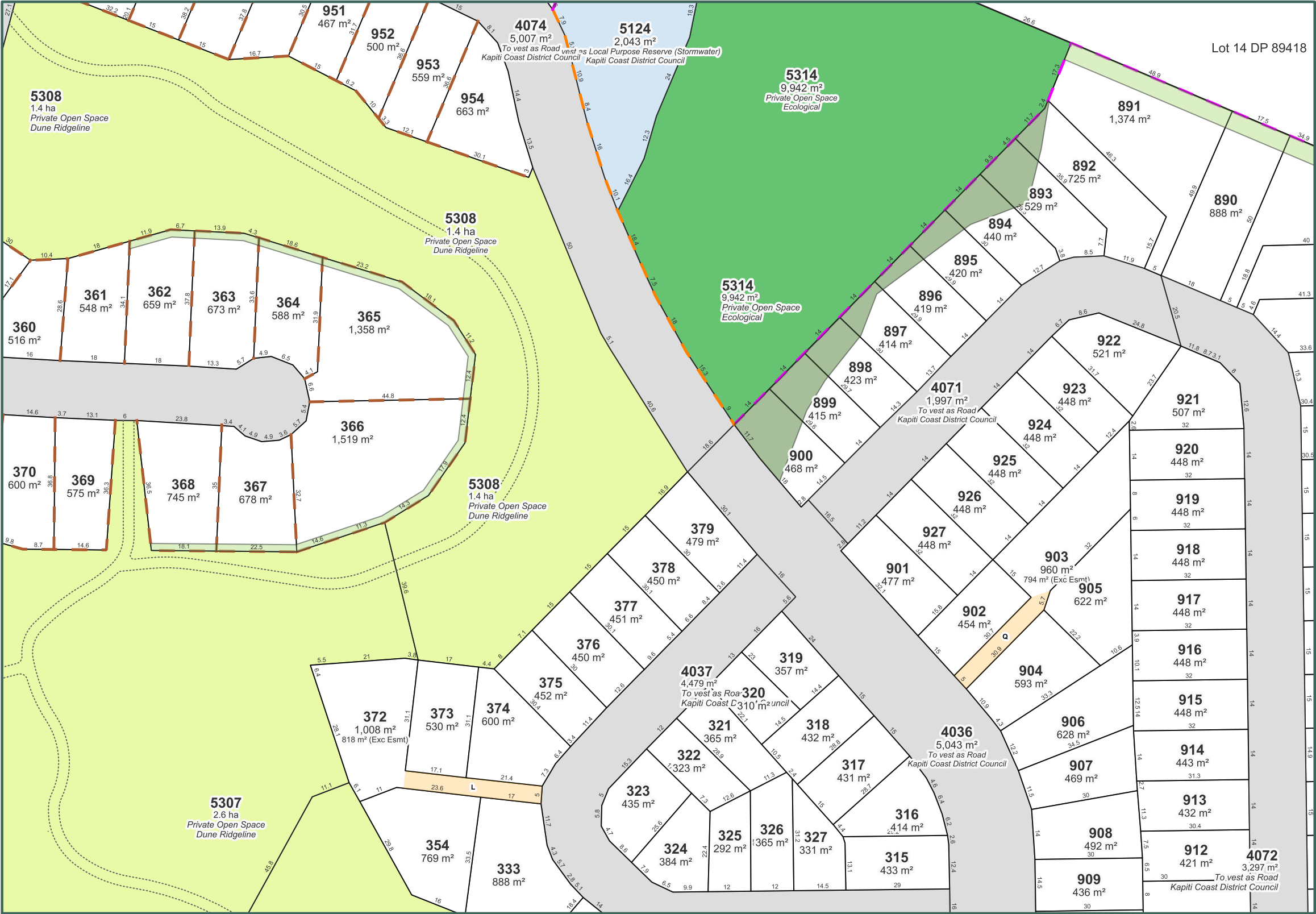
Land Use Covenants

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- Pet Control Fencing (Developer – prior to s224)



MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
L	354,373	372	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water
Q	905	903	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water



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STAGE	ALL
REVISION	C
REVISION DETAILS	Issued For Consent

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DRAWN BY	JJH
APPROVED BY	PT

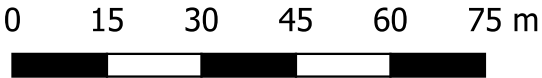
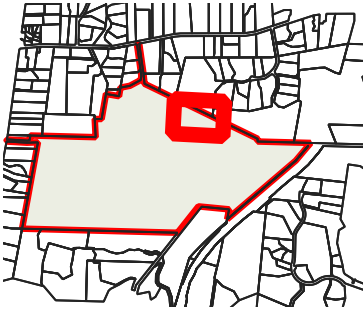
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SCALE	Refer Scale Bar

2911-ALL-P-28

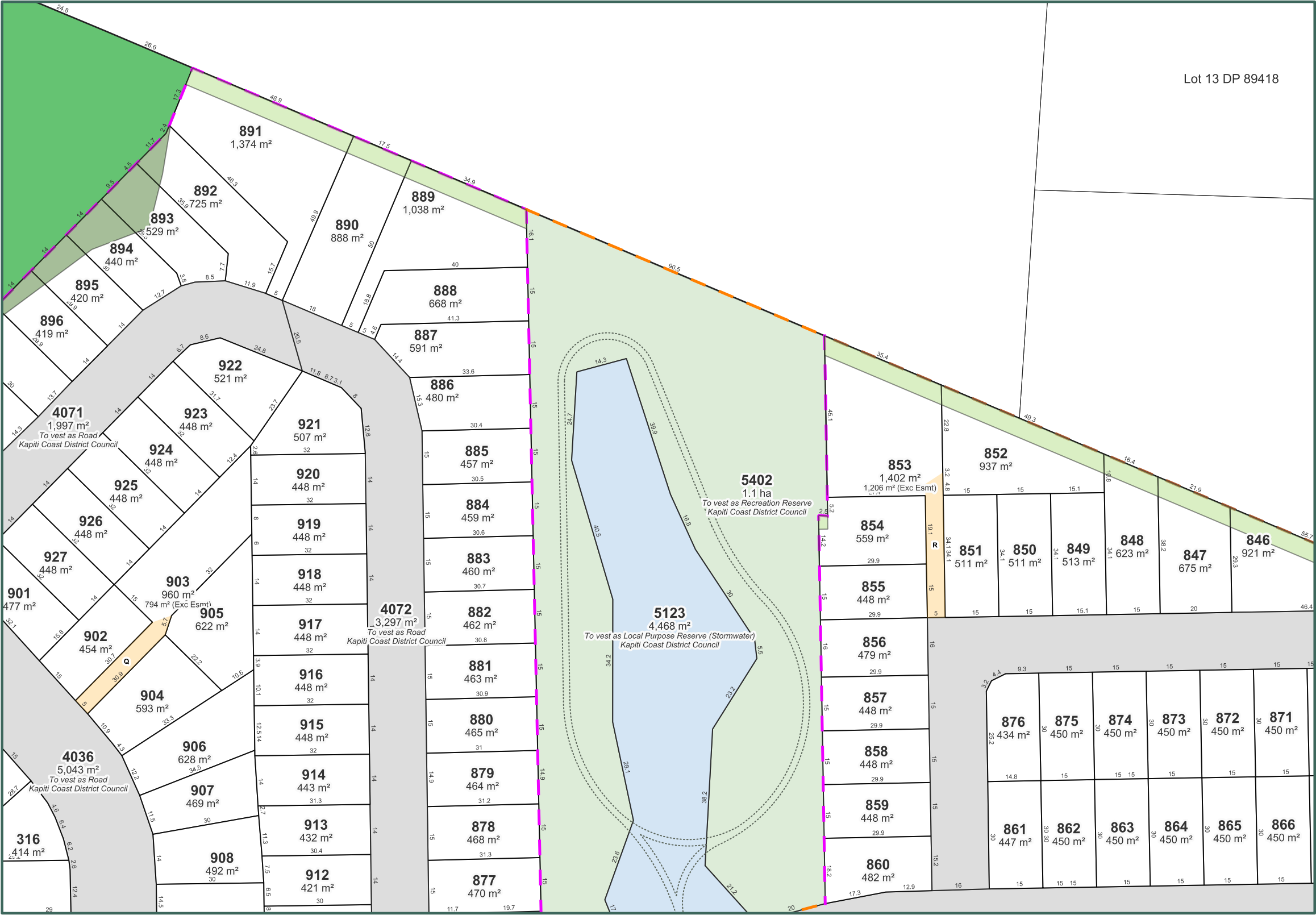
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MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
Q	905	903	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water
R	852	853	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water



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Scheme plan
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Waikanae North Developments Ltd

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STAGE	ALL
REVISION	D
REVISION DETAILS	Lot labelling corrected

DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

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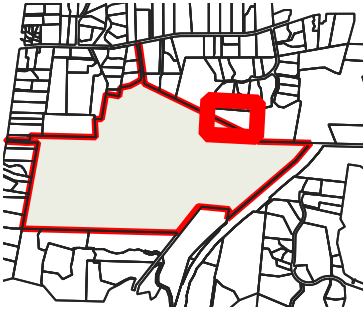
DATE 2026-08-17

SCALE Refer Scale Bar

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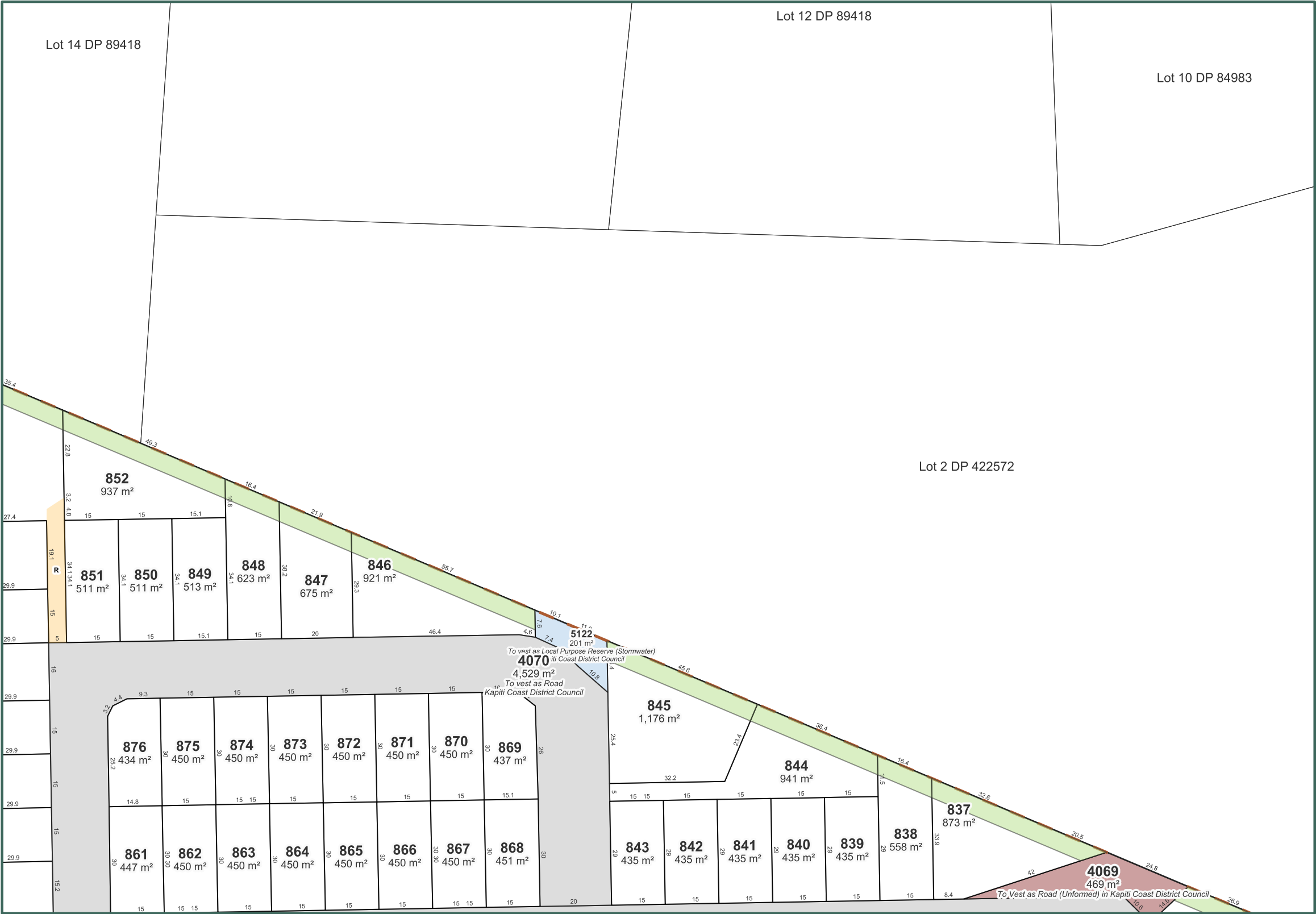
Land Use Covenants

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MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
R	852	853	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water



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Scheme plan
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Waikanae North Developments Ltd

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STAGE	ALL
REVISION	D
REVISION DETAILS	Lot labelling corrected

DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

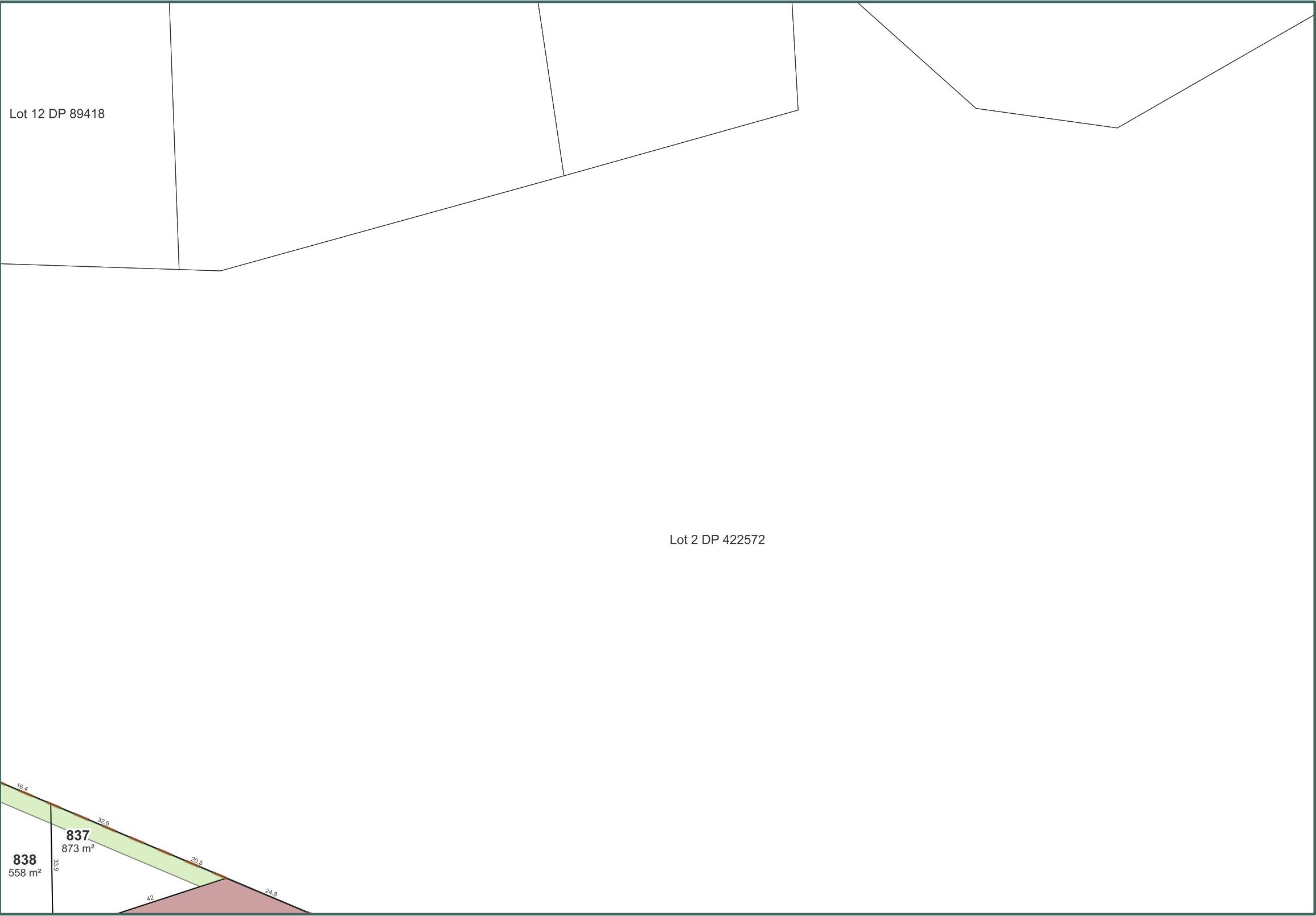
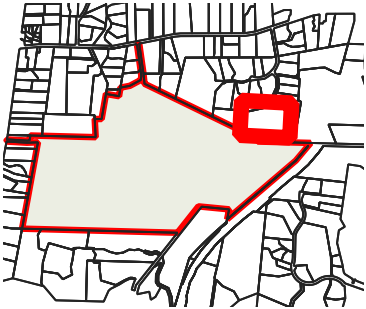
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DATE	2026-08-17
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2911-ALL-P-30

Land Use Covenants

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
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Scheme plan
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REVISION	C
REVISION DETAILS	Issued For Consent

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DRAWN BY	JJH
APPROVED BY	PT

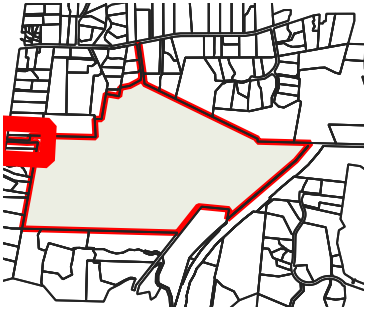
DATE 2026-03-13

SCALE Refer Scale Bar

2911-ALL-P-31

Land Use Covenants

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
- Intended outdoor dining area, associated with adjoining lot.
- Land covenant to be applied (No Buildings)
- Site Specific Fencing (Lot Covenant)
- Pet Control Fencing (Lot Covenant)
- Pet Control Fencing (Developer – prior to s224)



- Notes:
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 - Boundaries and titles derived from LINZ DCDB and subject to final survey.
 - KCDC and GWRC planning overlays sourced from operative ArcGIS MapServer layers.
 - Easements required for servicing to be created at implementation stage or as otherwise required by Kāpiti Coast District Council.

Scheme plan
Sheet 13 of 48

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STAGE	ALL
REVISION	C
REVISION DETAILS	Issued For Consent

DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

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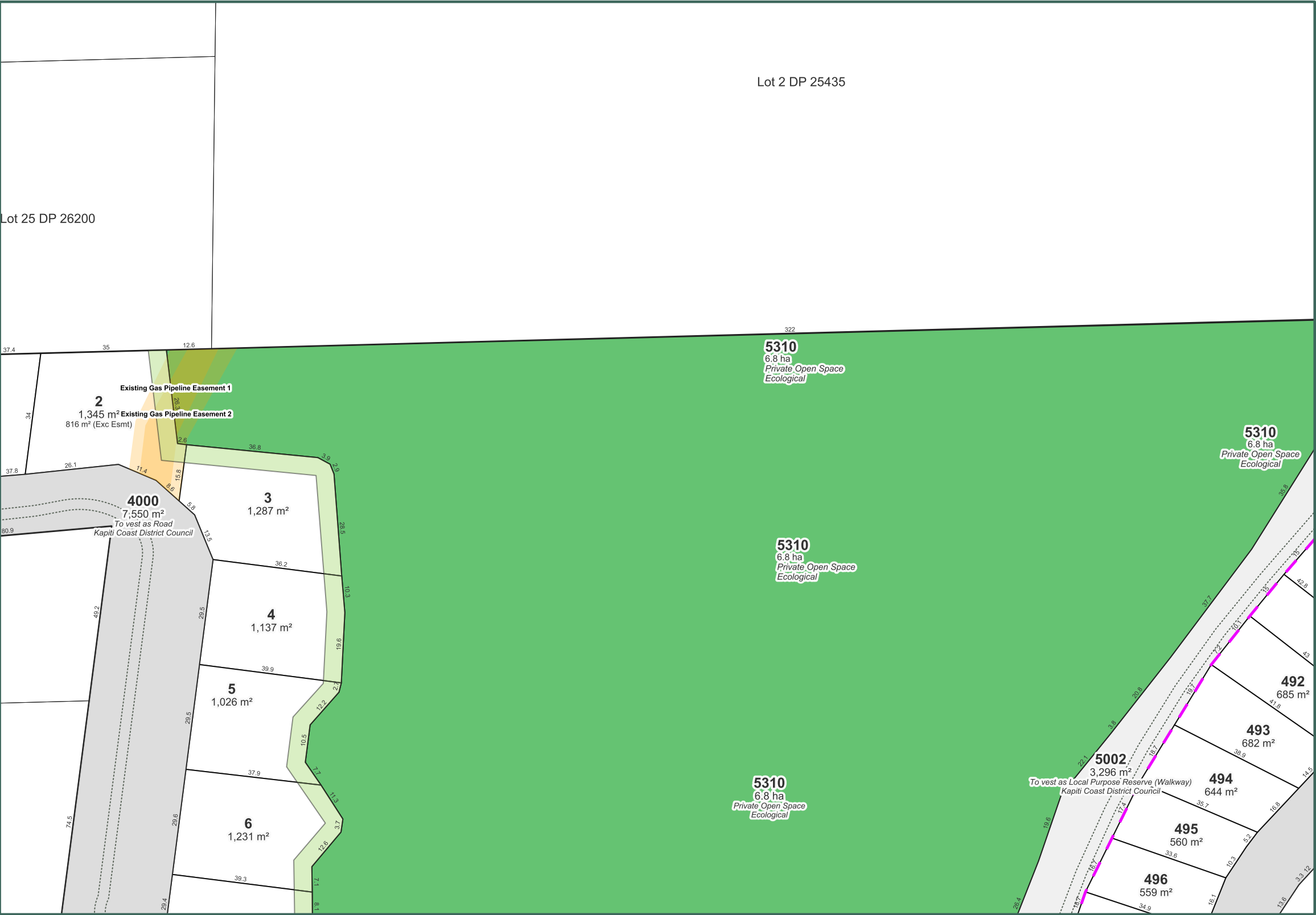
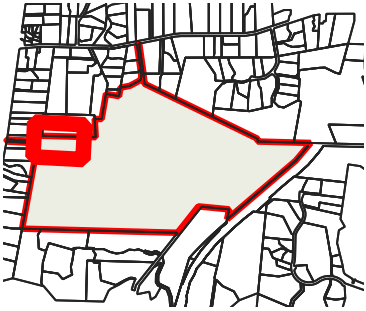
DATE 2026-03-13

SCALE Refer Scale Bar

2911-ALL-P-32

Land Use Covenants

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
- Intended outdoor dining area, associated with adjoining lot.
- Land covenant to be applied (No Buildings)
- Site Specific Fencing (Lot Covenant)
- Pet Control Fencing (Lot Covenant)
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STAGE	ALL
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REVISION DETAILS	Issued For Consent

DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

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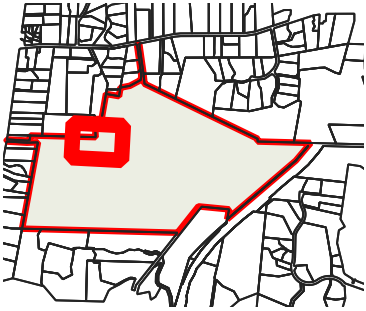
DATE 2026-03-13

SCALE Refer Scale Bar

2911-ALL-P-33

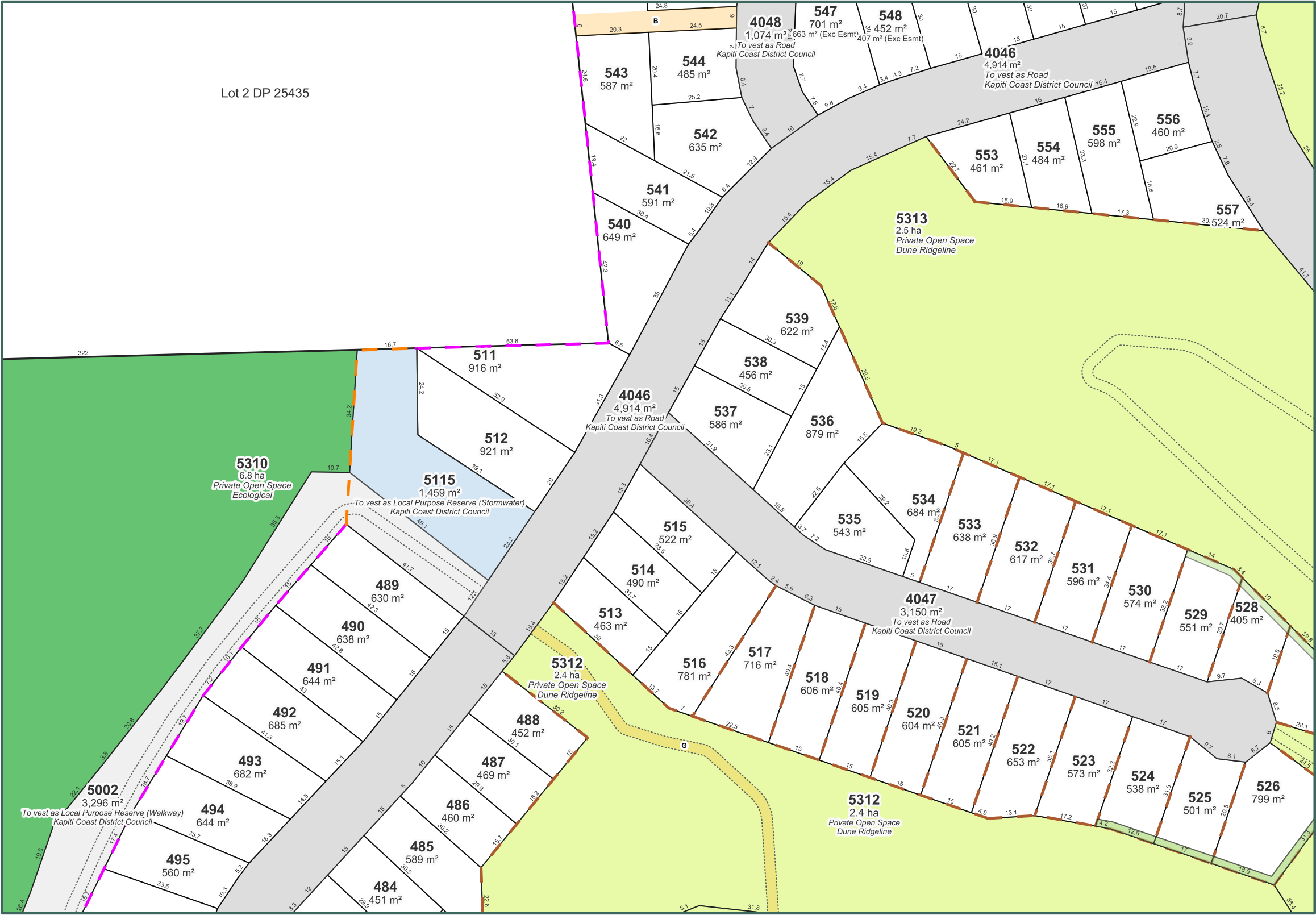
Land Use Covenants

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
- Intended outdoor dining area, associated with adjoining lot.
- Land covenant to be applied (No Buildings)
- Site Specific Fencing (Lot Covenant)
- Pet Control Fencing (Lot Covenant)
- Pet Control Fencing (Developer – prior to s224)



MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
B	543, Lot 2 DP 25435	545	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water
G	5316	5312	Pedestrian Right of Way



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STAGE	ALL
REVISION	D
REVISION DETAILS	Lot 5316 Added

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APPROVED BY	PT

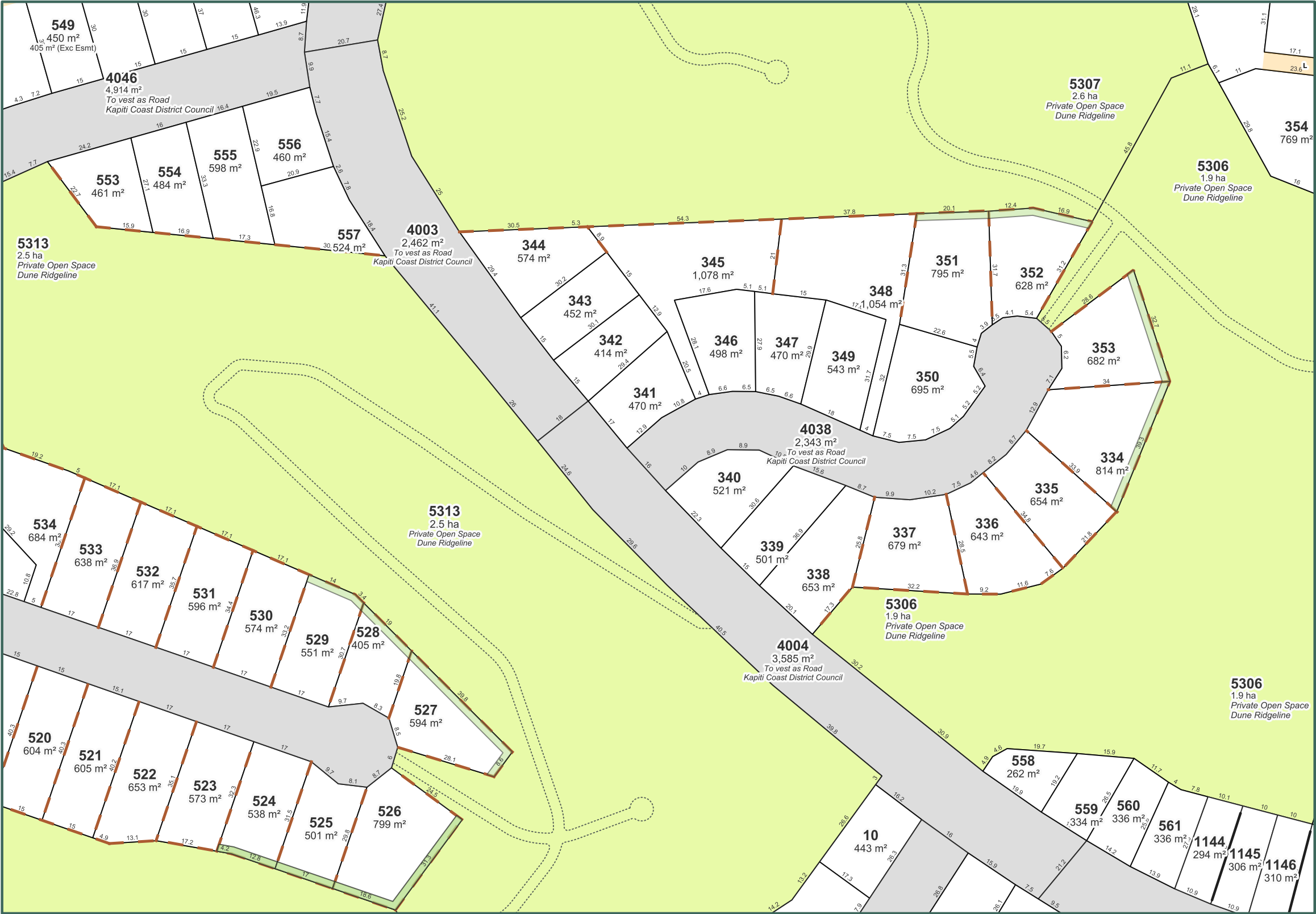
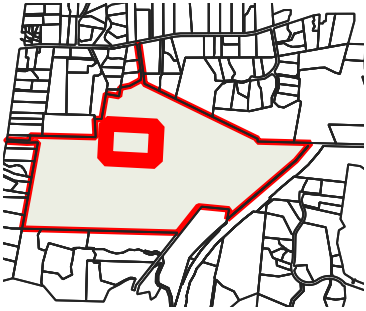
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2911-ALL-P-34

Land Use Covenants

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
- Intended outdoor dining area, associated with adjoining lot.
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- Site Specific Fencing (Lot Covenant)
- Pet Control Fencing (Lot Covenant)
- Pet Control Fencing (Developer – prior to s224)



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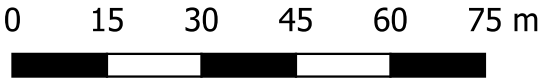
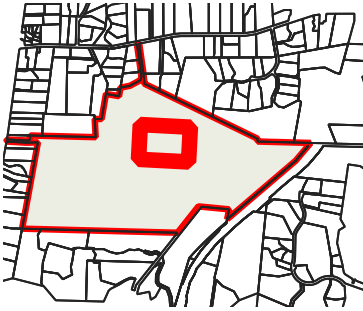
2911-ALL-P-35

Amalgamation Note

Lot 3000 (Access Lot) shall be owned jointly by the owners of Lots 1057, 1058, 1059, 1060, 1061, 1062, 1063, each holding an undivided share in the access lot as tenants in common.
Lot 3000 shall not be sold or otherwise disposed of separately from those lots.
Lot 3001 (Access Lot) shall be owned jointly by the owners of Lots 1073, 1074, 1075, 1076, 1077, 1078, each holding an undivided share in the access lot as tenants in common.
Lot 3001 shall not be sold or otherwise disposed of separately from those lots.

Land Use Covenants

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
- Intended outdoor dining area, associated with adjoining lot.
- Land covenant to be applied (No Buildings)
- Site Specific Fencing (Lot Covenant)
- Pet Control Fencing (Lot Covenant)
- Pet Control Fencing (Developer – prior to s224)



MEMORANDUM OF PROPOSED EASEMENTS (INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
JOAL-	Kapiti Coast District Council	3000	Right to Convey Water, Right to Convey Wastewater
JOAL-	Kapiti Coast District Council	3001	Right to Convey Water, Right to Convey Wastewater
L	354,373	372	Right of Way, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Sewage, Right to Drain Water



- Notes:
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 - Coordinates in NZGD2000 (Wellington Circuit) and NZVD2016.
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Scheme plan
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STAGE	ALL
REVISION	D
REVISION DETAILS	Lot labelling corrected

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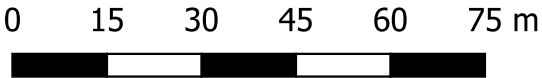
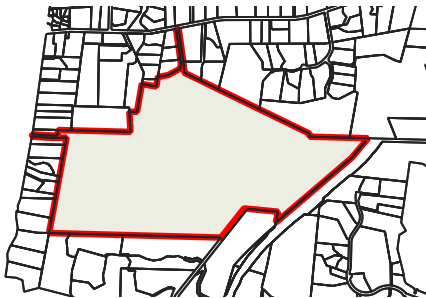
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2911-ALL-P-36

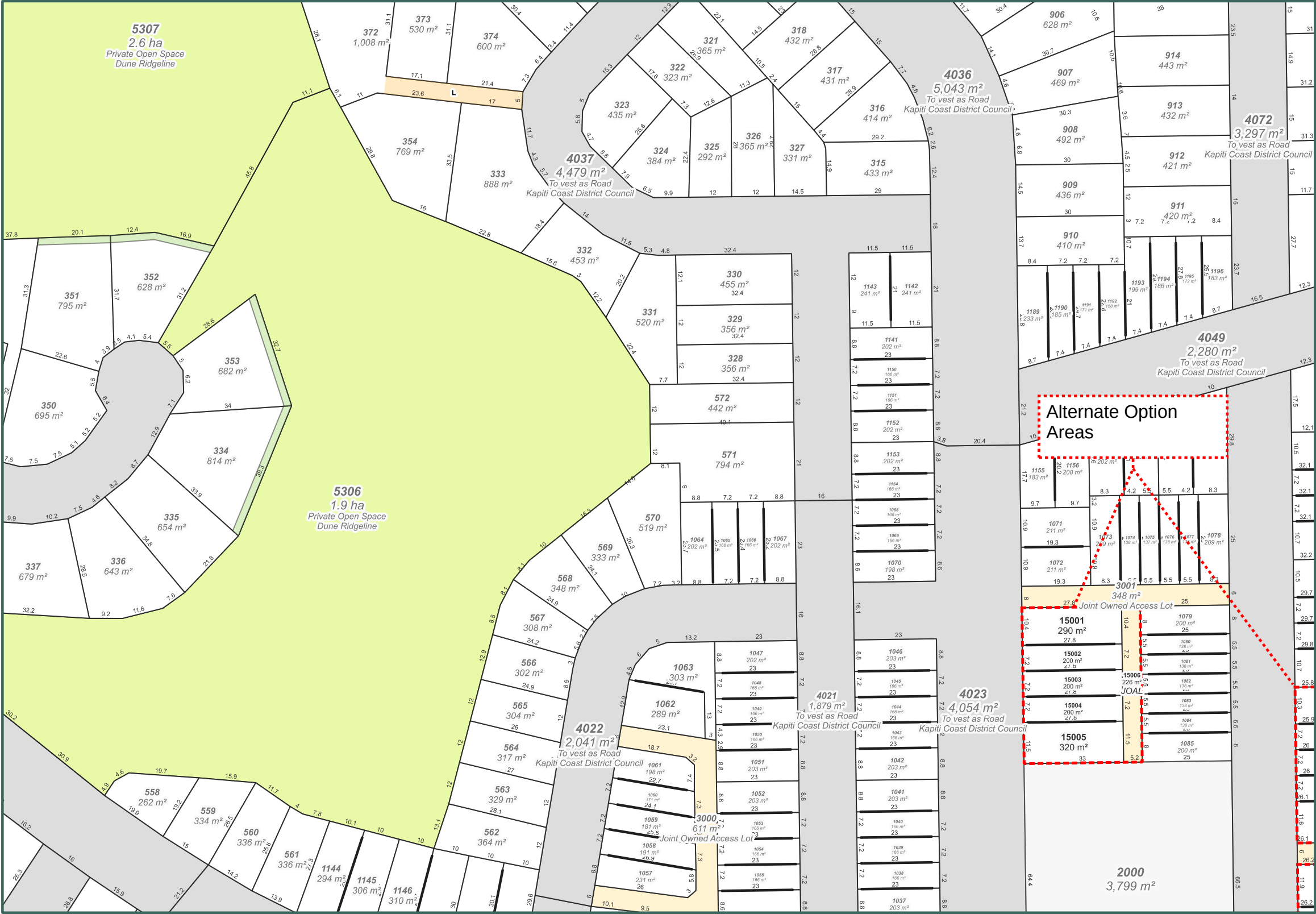
Amalgamation Note

Lot 15006 (Access Lot) shall be owned jointly by the owners of Lots 15001, 15002, 15003, 15004 and 15005, each holding an undivided share in the access lot as tenants in common. Lot 15006 shall not be sold or otherwise disposed of separately from those lots.



MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot/Grantee	Burdened Lot	Purpose
15006	Kāpiti Coast District Council (in Gross)	15006	Right to Convey Water, Right to Convey Wastewater



- Notes:
1. The purpose of this plan is to show an alternate layout for the identified lots.
 2. Coordinates in NZGD2000 (Wellington Circuit) and NZVD2016.
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Alternate Option Scheme plan

Sheet 1 of 3

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Waikanae North

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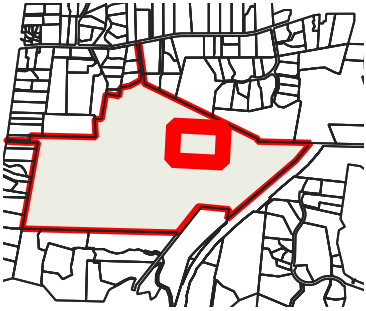
2911-ALL-P-37

Amalgamation Note

Lot 3001 (Access Lot) shall be owned jointly by the owners of Lots 1073, 1074, 1075, 1076, 1077, 1078, each holding an undivided share in the access lot as tenants in common.
Lot 3001 shall not be sold or otherwise disposed of separately from those lots.
Lot 3002 (Access Lot) shall be owned jointly by the owners of Lots 1501, 2001, each holding an undivided share in the access lot as tenants in common.
Lot 3002 shall not be sold or otherwise disposed of separately from those lots.

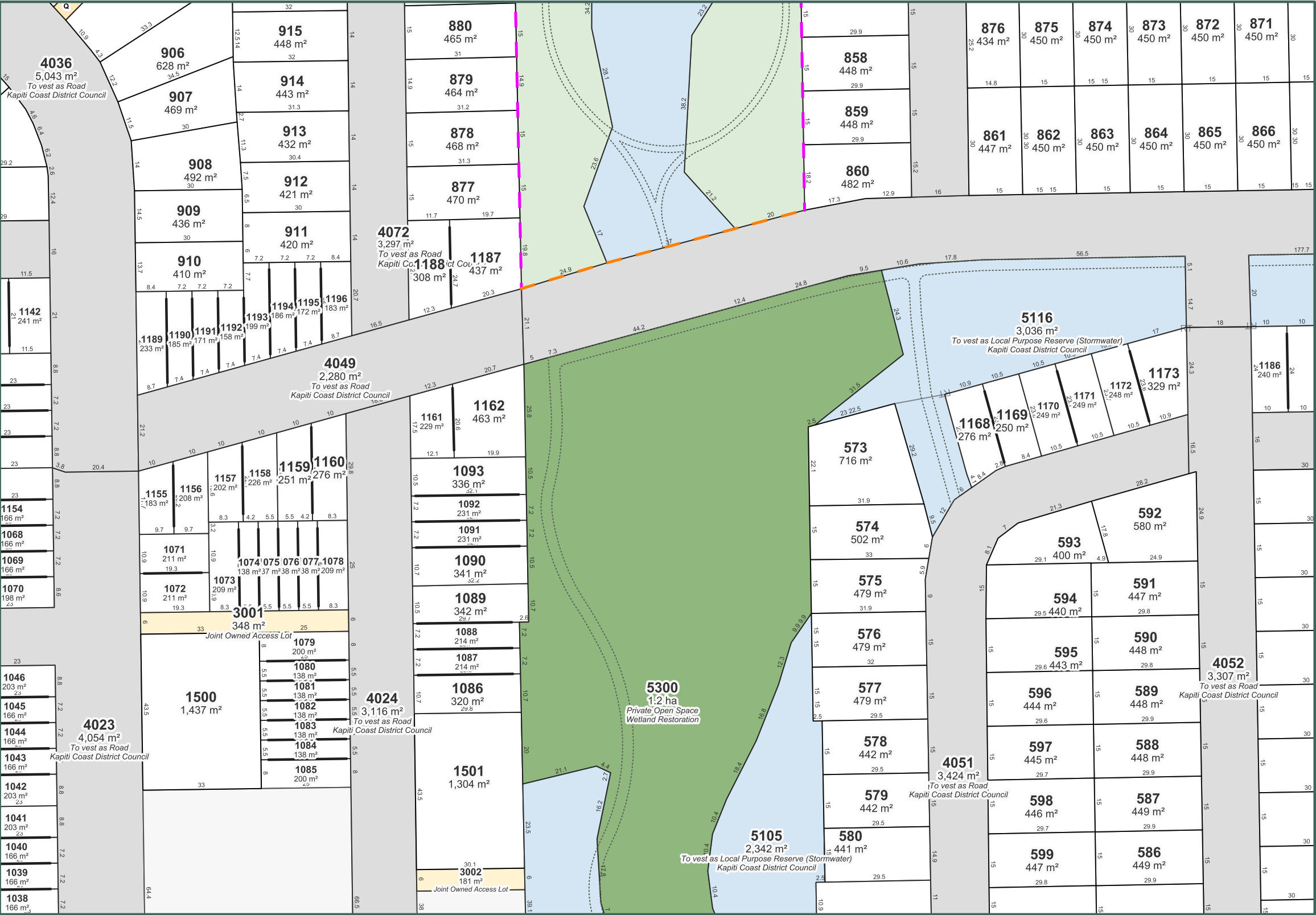
Land Use Covenants

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
- Intended outdoor dining area, associated with adjoining lot.
- Land covenant to be applied (No Buildings)
- Site Specific Fencing (Lot Covenant)
- Pet Control Fencing (Lot Covenant)
- Pet Control Fencing (Developer – prior to s224)



MEMORANDUM OF PROPOSED EASEMENTS (INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
JOAL-	Kapiti Coast District Council	3001	Right to Convey Water, Right to Convey Wastewater
JOAL-	Kapiti Coast District Council	3002	Right to Convey Water, Right to Convey Wastewater



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Scheme plan
Sheet 18 of 48

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APPROVED BY	PT

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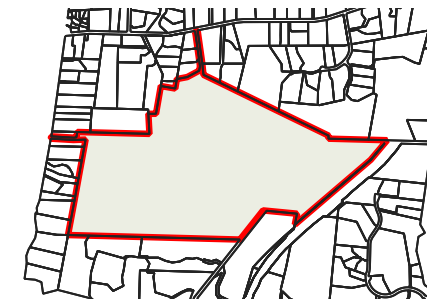
DATE	2026-03-13
SCALE	Refer Scale Bar

2911-ALL-P-38

Lot 15006 (Access Lot) shall be owned jointly by the owners of Lots 15001, 15002, 15003, 15004 and 15005, each holding an undivided share in the access lot as tenants in common. Lot 15006 shall not be sold or otherwise disposed of separately from those lots.

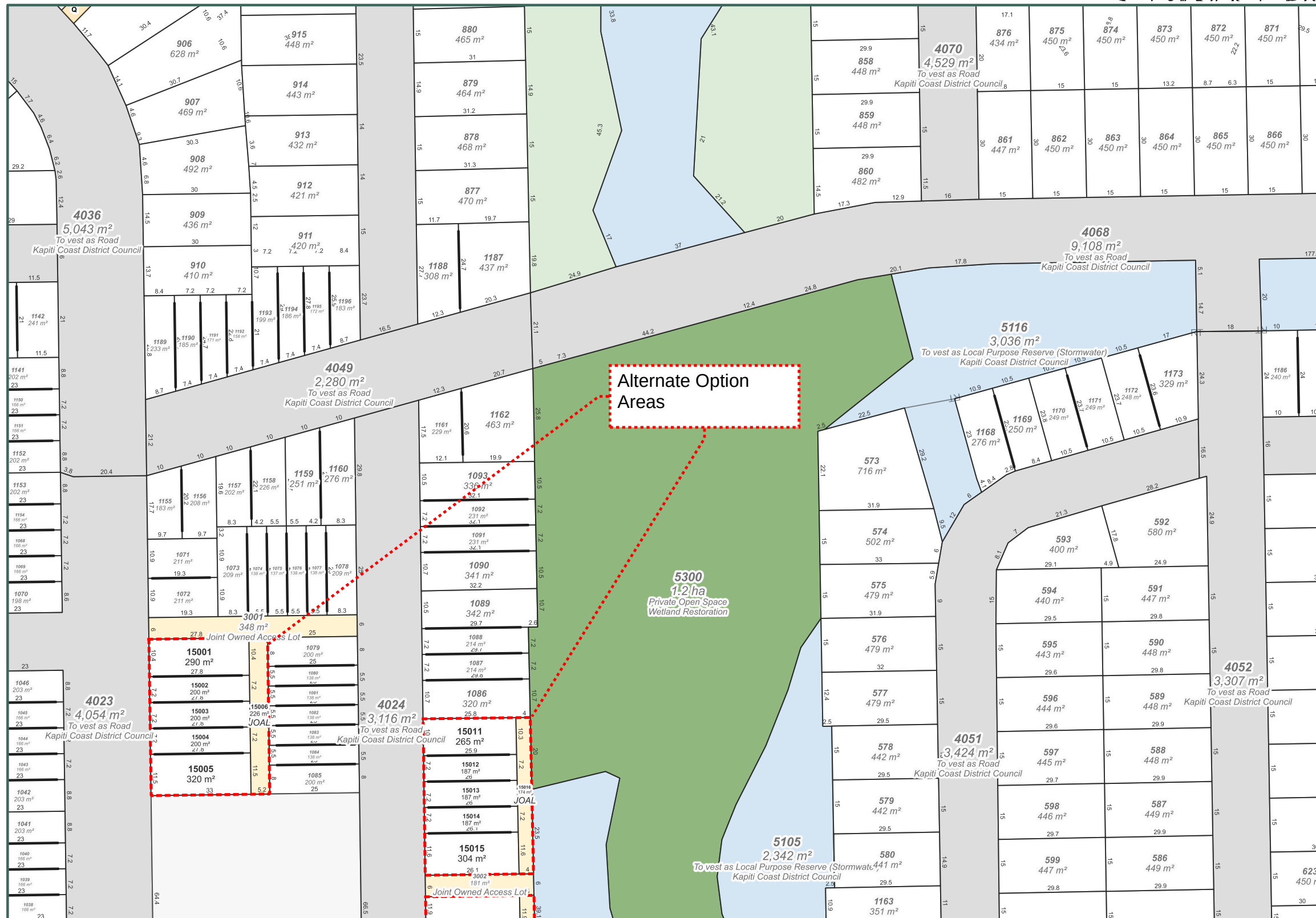
Lot 15016 (Access Lot) shall be owned jointly by the owners of Lots 15011, 15012, 15013, 15014 and 15015, each holding an undivided share in the access lot as tenants in common. Lot 15016 shall not be sold or otherwise disposed of separately from those lots.

Lot 20015 (Access Lot) shall be owned jointly by the owners of Lots 20011, 20012, 20013 and 20014, each holding an undivided share in the access lot as tenants in common. Lot 20015 shall not be sold or otherwise disposed of separately from those lots.



0 15 30 45 60 75 m

Ref	Benefited Lot/Grantee	Burdened Lot	Purpose
15006	Kāpiti Coast District Council (in Gross)	15006	Right to Convey Water, Right to Convey Wastewater
15016	Kāpiti Coast District Council (in Gross)	15016	Right to Convey Water, Right to Convey Wastewater



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Sheet 2 of 3

Waikanae North

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2911-ALL-P-39

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
- Intended outdoor dining area, associated with adjoining lot.
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- Pet Control Fencing (Lot Covenant)
- Pet Control Fencing (Developer – prior to s224)



0 15 30 45 60 75 m



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4. KDCD and GWRC planning overlays sourced from operative ArcGIS MapServer layers.
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Sheet 19 of 48

Peka Peka, Kapiti Coast



STAGE	ALL
REVISION	C
REVISION DETAILS	Issued For Consent

DESIGNED BY	JJH
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APPROVED BY	PT

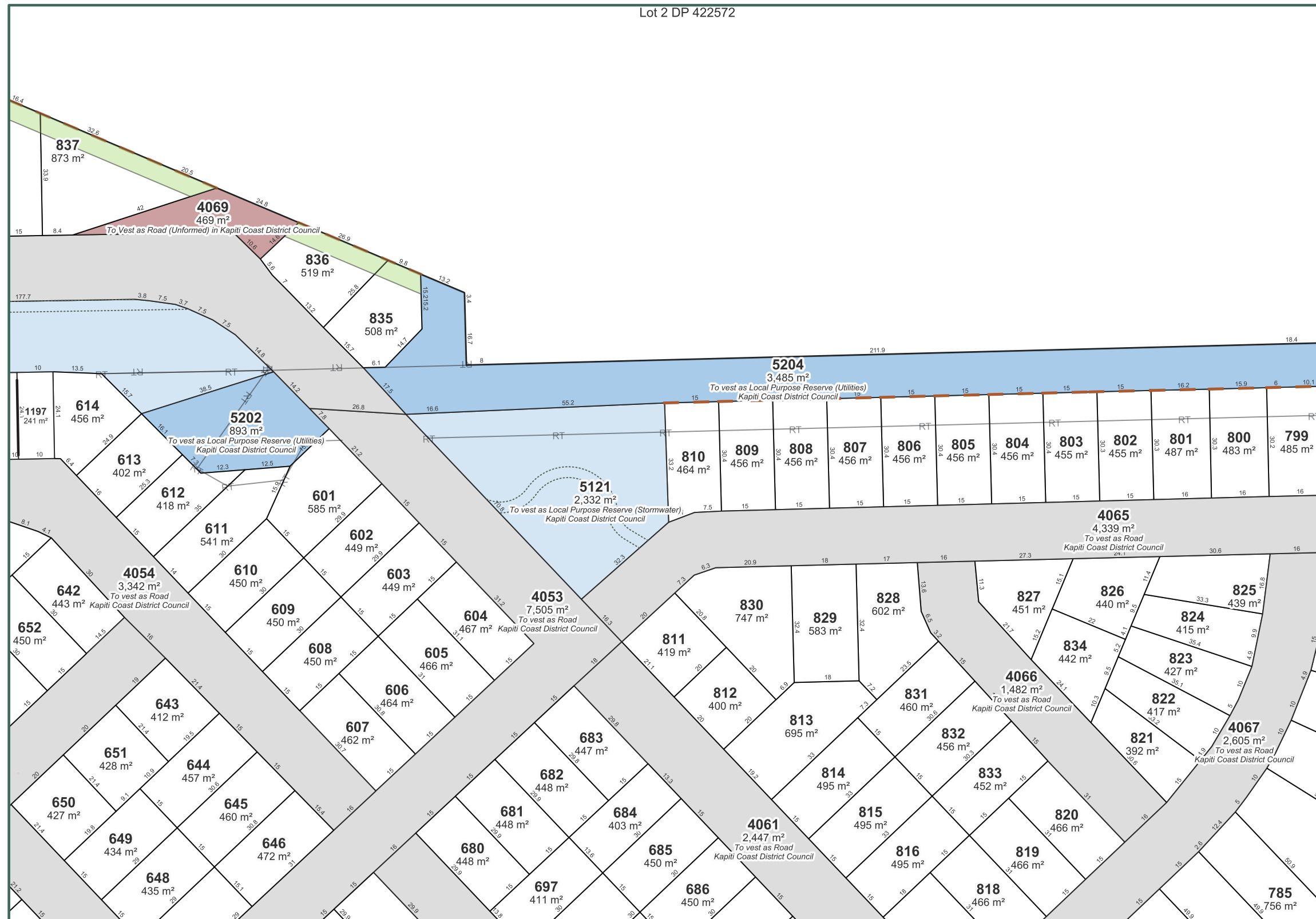
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2911-ALL-P-40

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
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0 15 30 45 60 75 m



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Peka Peka, Kapiti Coast



STAGE	ALL
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REVISION DETAILS	Issued For Consent

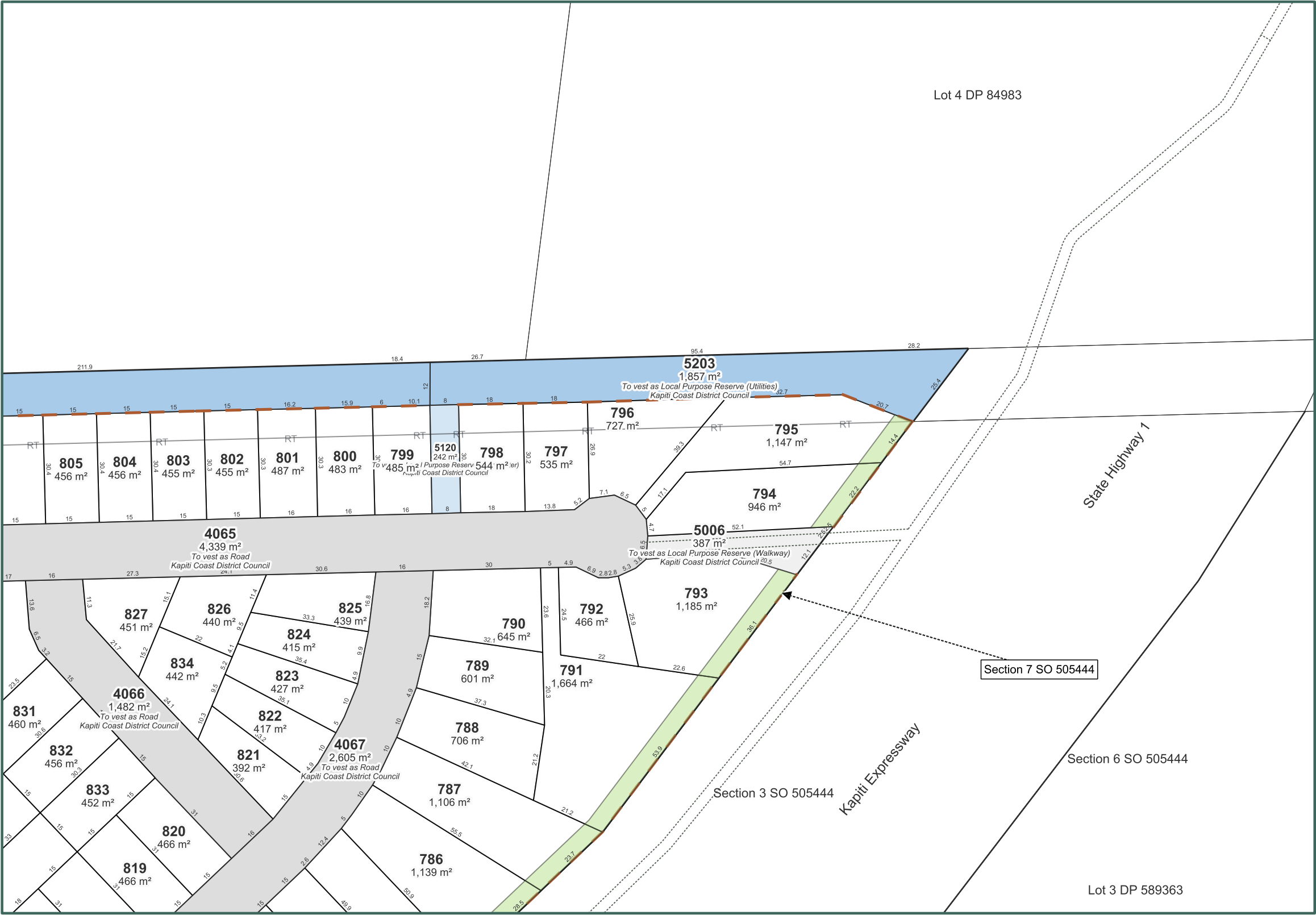
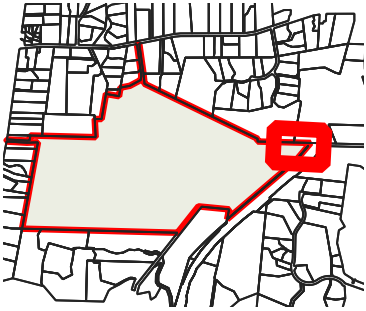
DESIGNED BY	JJ
DRAWN BY	JJ
APPROVED BY	P

SCALE Refer Scale Bar

2911-ALL-P-41

Land Use Covenants

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
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Scheme plan
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REVISION DETAILS	Lot labelling corrected

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APPROVED BY	PT

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