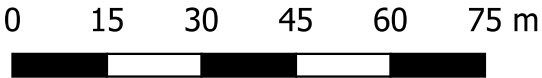
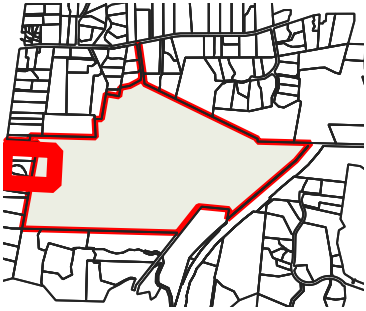


Land Use Covenants

- 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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 - 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 22 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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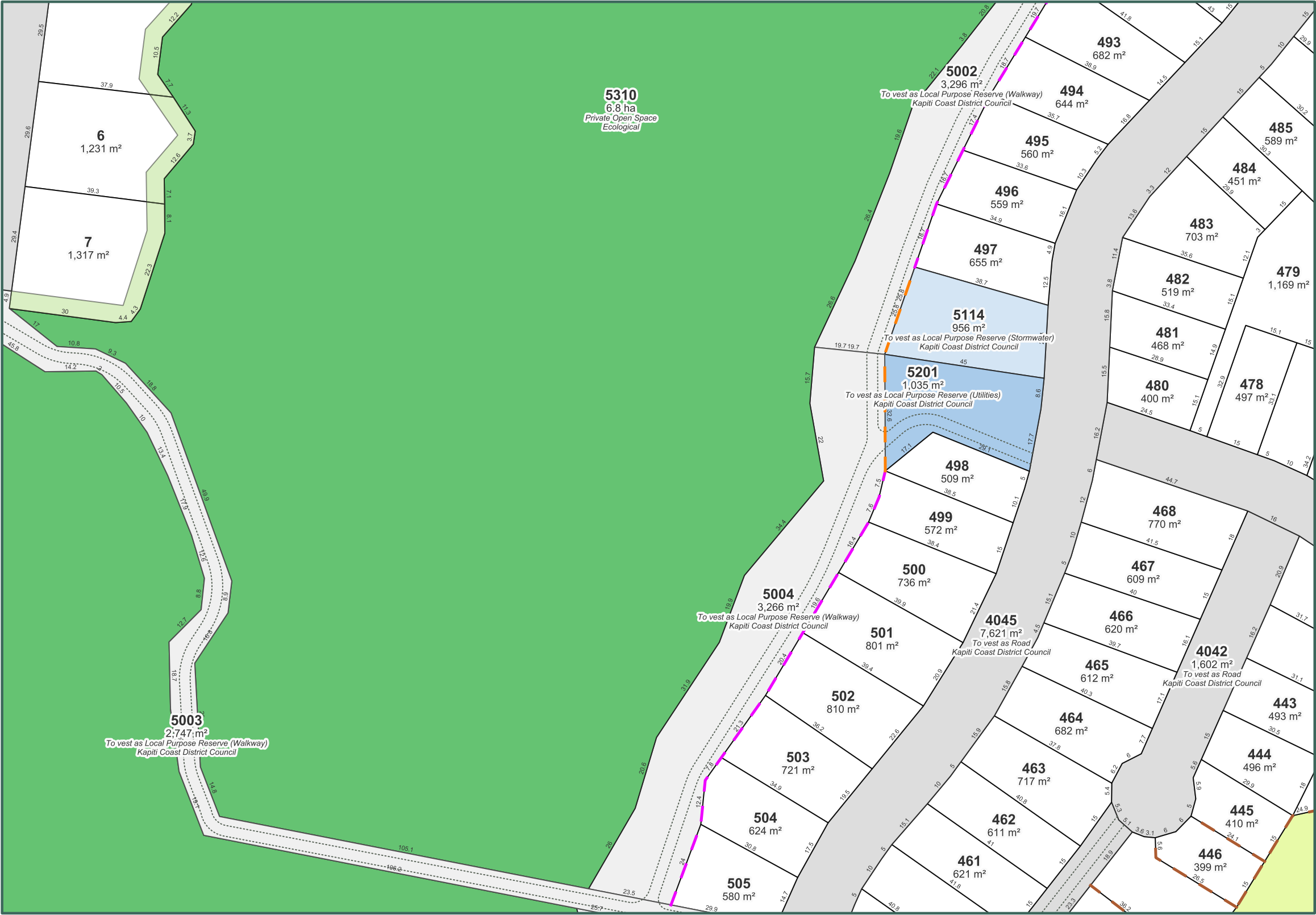
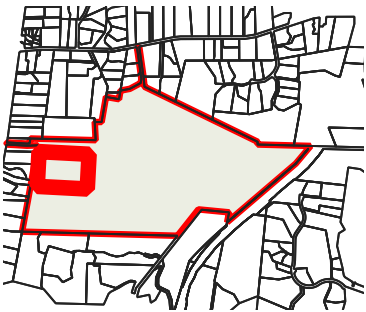
DATE 2026-03-13

SCALE Refer Scale Bar

2911-ALL-P-43

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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- Notes:
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Scheme plan
Sheet 23 of 48

Waikanae North Developments Ltd

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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

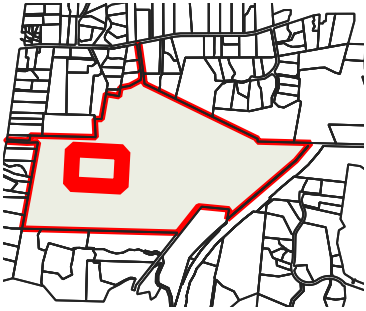
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SCALE	Refer Scale Bar

2911-ALL-P-44

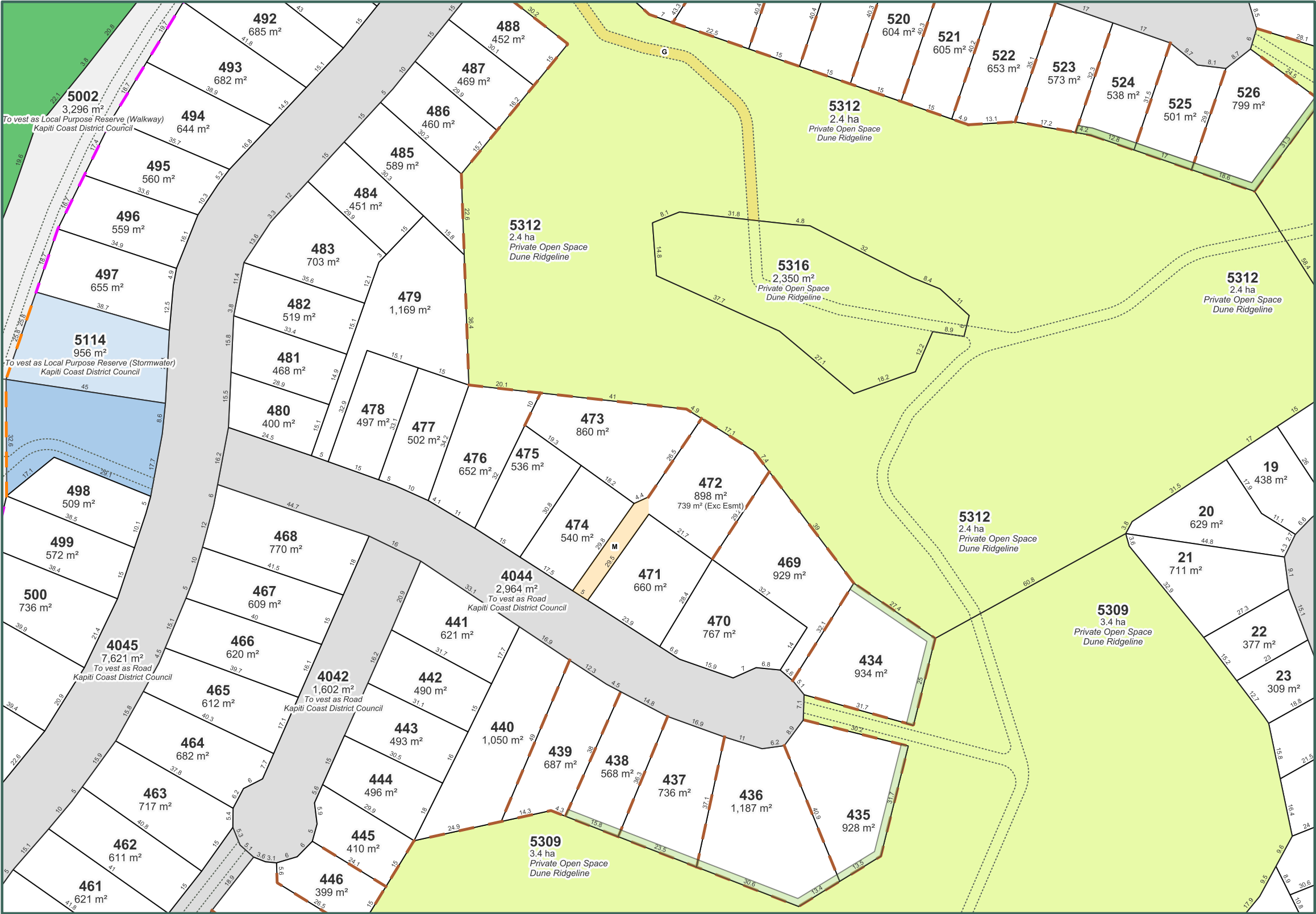
Land Use Covenants

- 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
G	5316	5312	Pedestrian Right of Way
M	473	472	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 24 of 48

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STAGE	ALL
REVISION	D
REVISION DETAILS	Lot 5316 Added

DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

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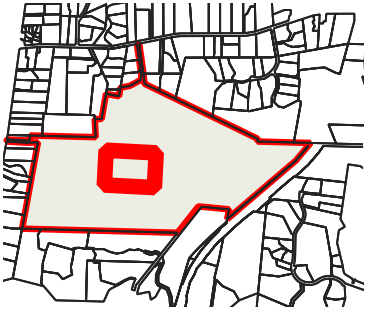
DATE 2026-08-17

SCALE Refer Scale Bar

2911-ALL-P-45

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)



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Scheme plan
Sheet 25 of 48

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STAGE	ALL
REVISION	D
REVISION DETAILS	Lot 5316 Added

DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

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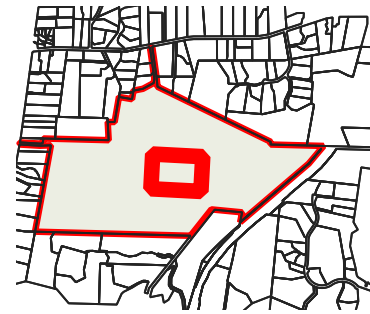
DATE	2026-08-17
SCALE	Refer Scale Bar

2911-ALL-P-46

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 3003 (Access Lot) shall be owned jointly by the owners of Lots 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010,
each holding an undivided share in the access lot as tenants in common.
Lot 3003 shall not be sold or otherwise disposed of separately from those lots.

- 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)



XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

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	3003	Right to Convey Water, Right to Convey Wastewater



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Peka Peka, Kapiti Coast



STAGE	ALL
REVISION	D
REVISION DETAILS	Lot labelling corrected

DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

SCALE Refer Scale Bar

2911-ALL-P-47

Amalgamation Note

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.
Lot 3003 (Access Lot) shall be owned jointly by the owners of Lots 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, each holding an undivided share in the access lot as tenants in common.
Lot 3003 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)
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MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
F	1094	2002	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
JOAL-	Kapiti Coast District Council	3002	Right to Convey Water, Right to Convey Wastewater
JOAL-	Kapiti Coast District Council	3003	Right to Convey Water, Right to Convey Wastewater



- Notes:
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Scheme plan
Sheet 27 of 48

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Peka Peka, Kapiti Coast

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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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SCALE	Refer Scale Bar

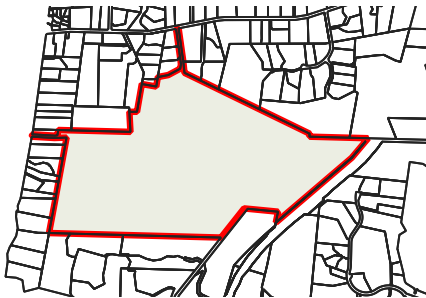
2911-ALL-P-48

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.

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.



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
15016	Kāpiti Coast District Council (in Gross)	15016	Right to Convey Water, Right to Convey Wastewater
20015	Kāpiti Coast District Council (in Gross)	20015	Right to Convey Water, Right to Convey Wastewater



- Notes:
- The purpose of this plan is to show an alternate layout for the identified lots.
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 - Boundaries and titles derived from LINZ DCDB and subject to final survey.
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Alternate Option Scheme plan
Sheet 3 of 3

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DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

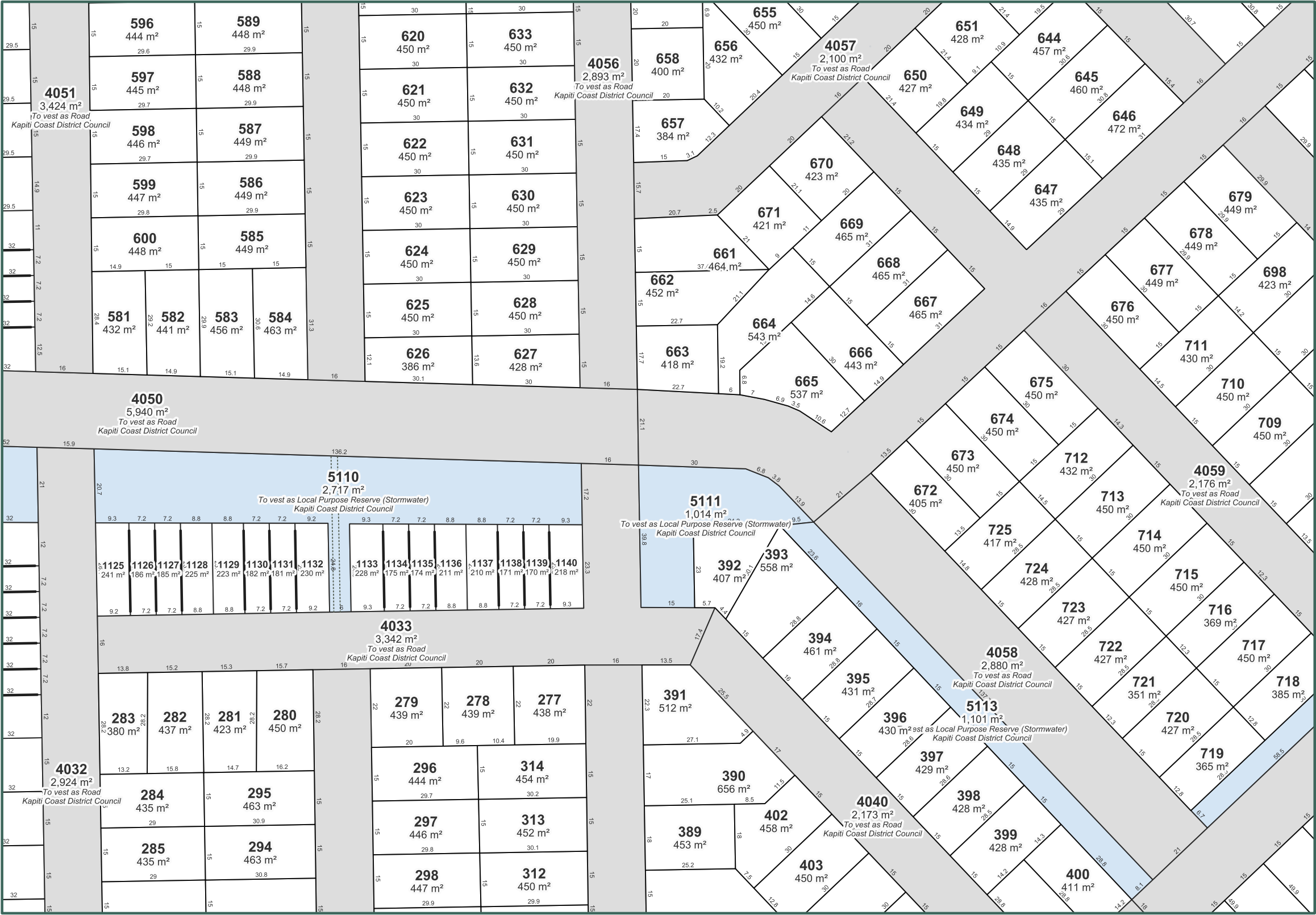
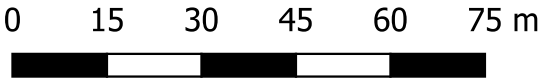
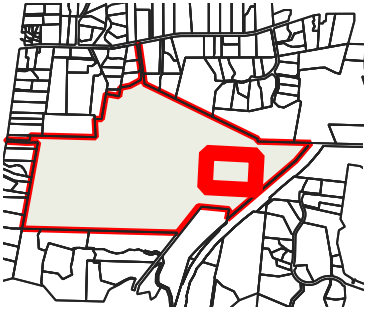
DATE 2026-03-13

SCALE Refer Scale Bar

2911-ALL-P-49

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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Scheme plan
Sheet 28 of 48

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APPROVED BY	PT

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2911-ALL-P-50

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



0 15 30 45 60 75 m



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STAGE	ALL
REVISION	D
REVISION DETAILS	Lot labelling corrected

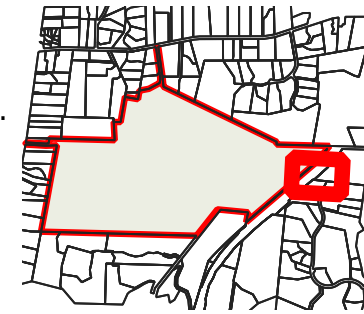
DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	P

DATE 2026-08-17

SCALE Refer Scale Bar

2911-ALL-P-51

- Covenant to be applied (Interface Zone)
- Covenant to be applied (Buffer Planting)
- Intended outdoor dining area, associated with adjoining lot.
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Black **White** **Black** **White** **Black**



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Sheet 30 of 48

Peka Peka, Kapiti Coast



STAGE	ALL
REVISION	D
REVISION DETAILS	Lot labelling corrected

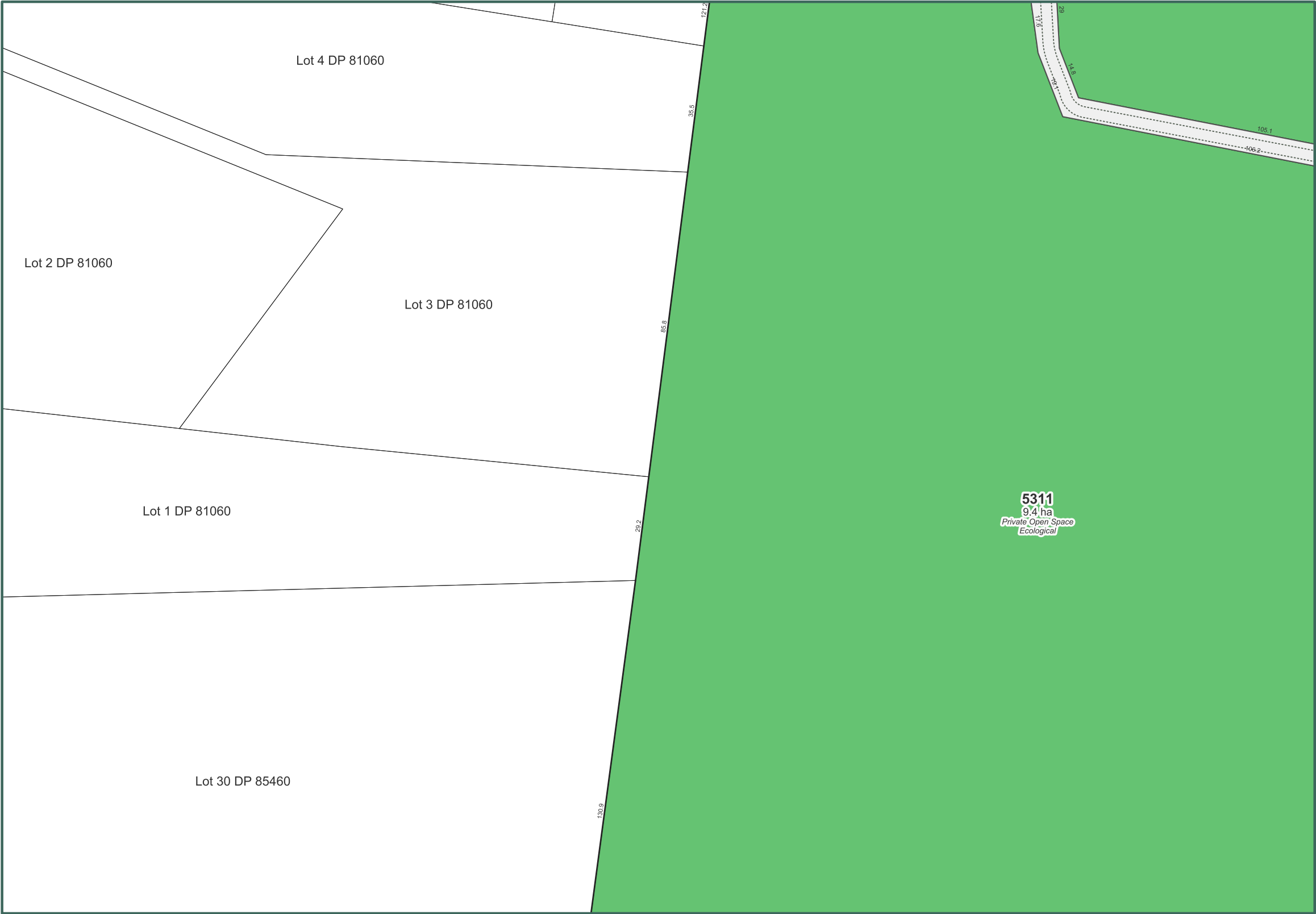
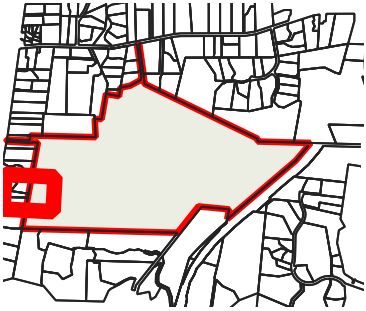
DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

SCALE Refer Scale Bar

2911-ALL-P-52

Land Use Covenants

- Covenant to be applied (Interface Zone)
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Scheme plan
Sheet 31 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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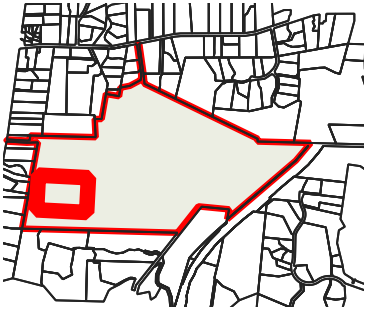
DATE 2026-03-13

SCALE Refer Scale Bar

2911-ALL-P-53

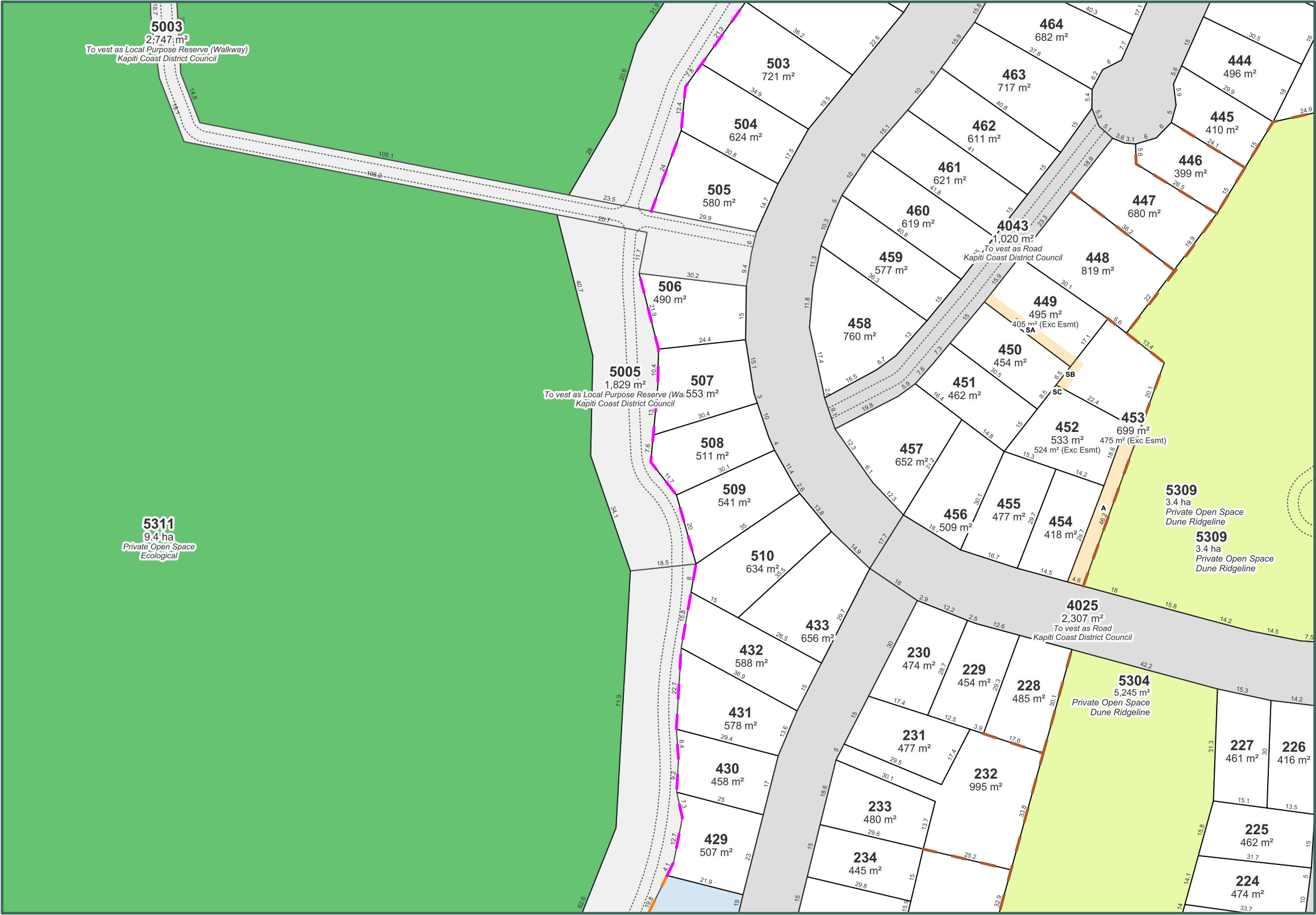
Land Use Covenants

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MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
A	452	453	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
SA	Kapiti Coast District Council	449	Right to Drain Sewage
SB	Kapiti Coast District Council	453	Right to Drain Sewage
SC	Kapiti Coast District Council	452	Right to Drain Sewage



- Notes:
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Scheme plan
Sheet 32 of 48

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STAGE	ALL
REVISION	D
REVISION DETAILS	Lot labelling corrected

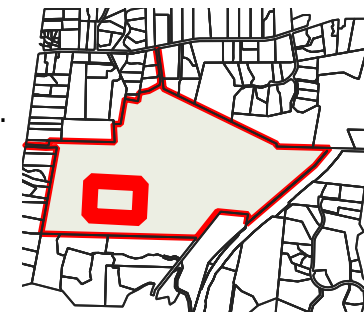
DESIGNED BY	JJH
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APPROVED BY	PT

DATE 2026-08-17

SCALE Refer Scale Bar

2911-ALL-P-54

- 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)



0 15 30 45 60 75 m

Ref	Benefited Lot, Grantee	Burdened Lot	Purpose
A	452	453	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
SA	Kapiti Coast District Council	449	Right to Drain Sewage
SB	Kapiti Coast District Council	453	Right to Drain Sewage
SC	Kapiti Coast District Council	452	Right to Drain Sewage



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3. Boundaries and titles derived from LINZ DCDB and subject to final survey.
4. KDCD and GWRC planning overlays sourced from operative ArcGIS MapServer layers.
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Sheet 33 of 48

Peka Peka, Kapiti Coast



STAGE	ALL
REVISION	D
REVISION DETAILS	Lot labelling corrected

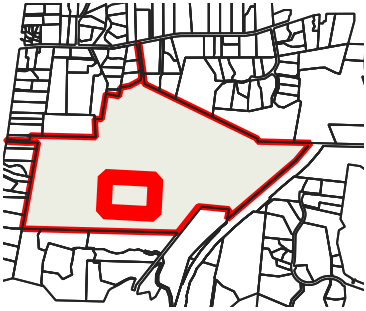
DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

SCALE Refer Scale Bar

2911-ALL-P-55

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 34 of 48

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STAGE	ALL
REVISION	C
REVISION DETAILS	Issued For Consent

DESIGNED BY	JJH
DRAWN BY	JJH
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2911-ALL-P-56

Land Use Covenants

- Covenant to be applied (Interface Zone)
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Scheme plan
Sheet 35 of 48

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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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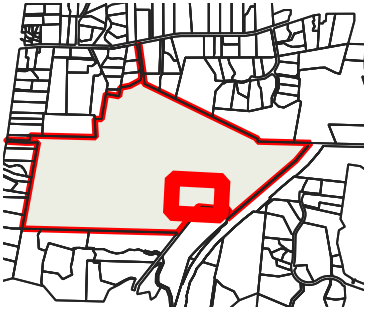
DATE 2026-08-17

SCALE Refer Scale Bar

2911-ALL-P-57

Land Use Covenants

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STAGE	ALL
REVISION	D
REVISION DETAILS	Lot labelling corrected

DESIGNED BY	JJH
DRAWN BY	JJH
APPROVED BY	PT

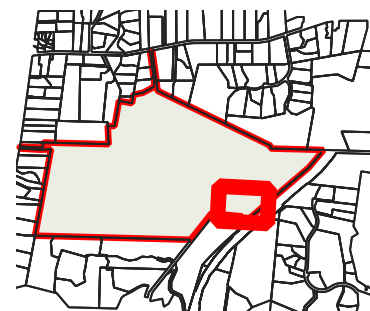
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0 15 30 45 60 75 m



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2026-03-13

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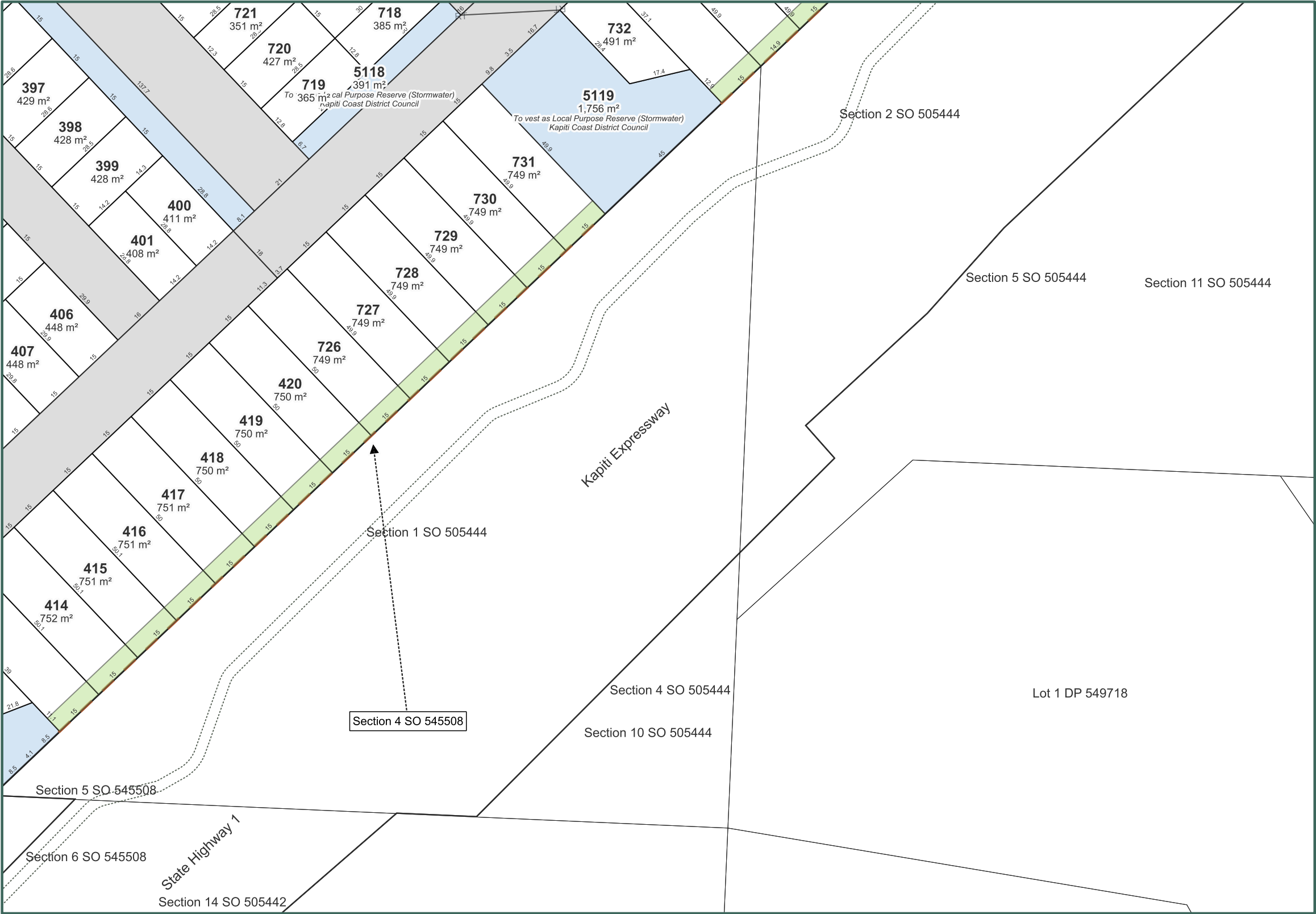
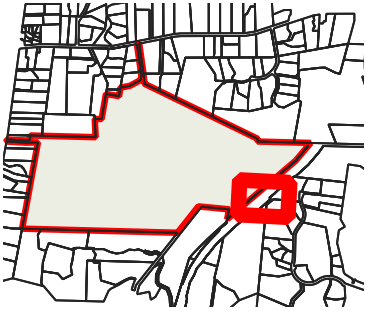
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REVISION DETAILS	Issued For Consent

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DRAWN BY	JJH
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REVISION DETAILS	Issued For Consent

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APPROVED BY	PT

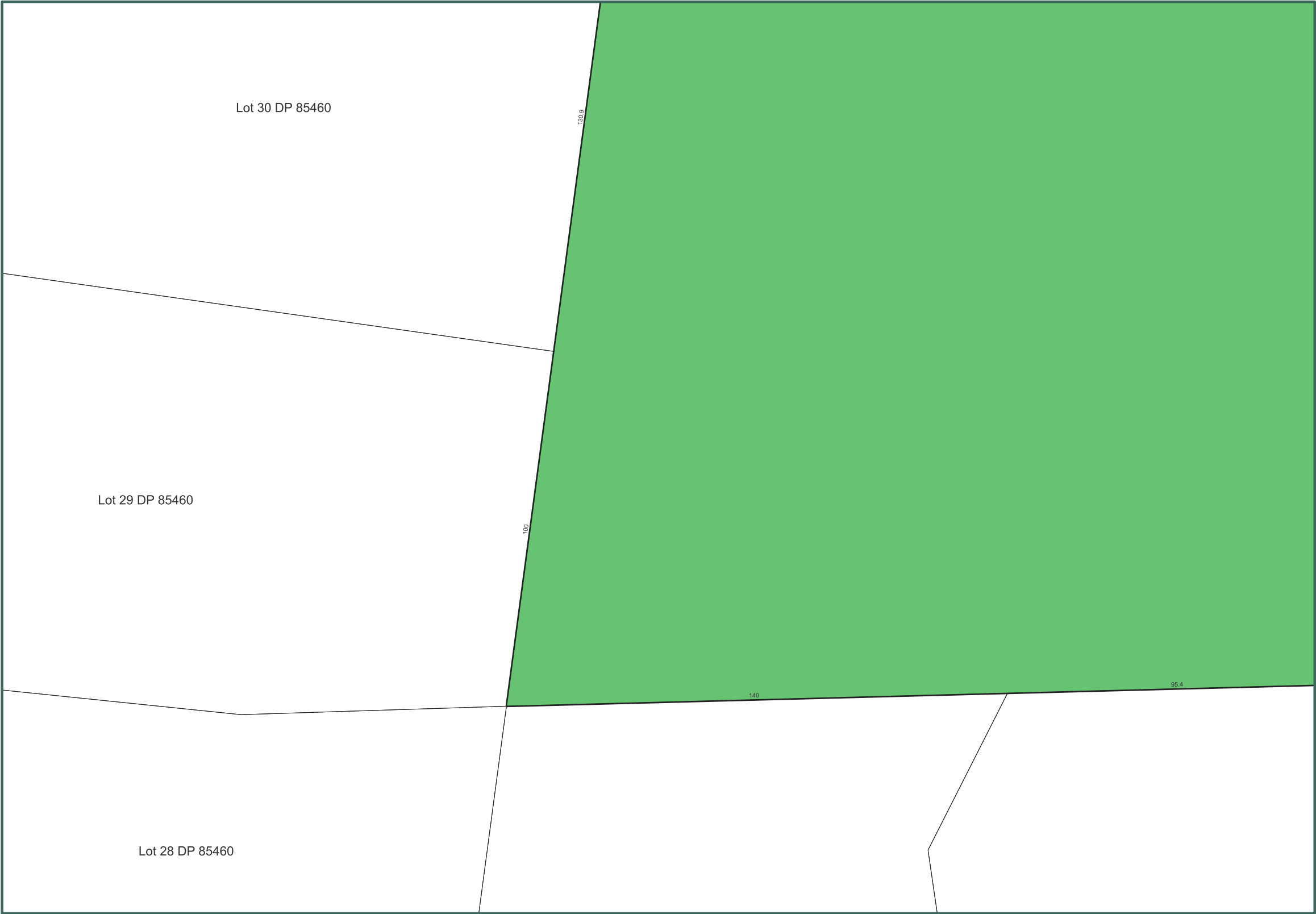
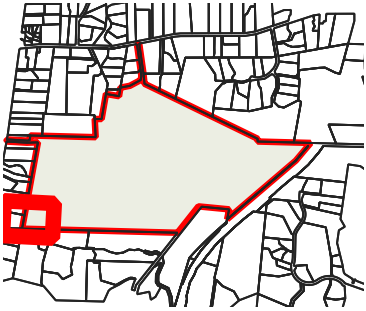
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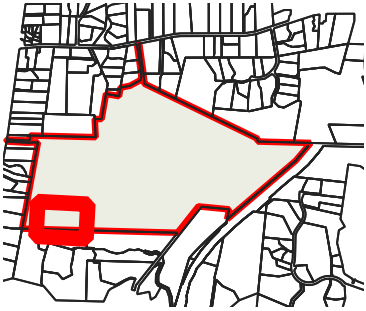
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Land Use Covenants

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APPROVED BY	PT

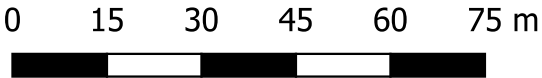
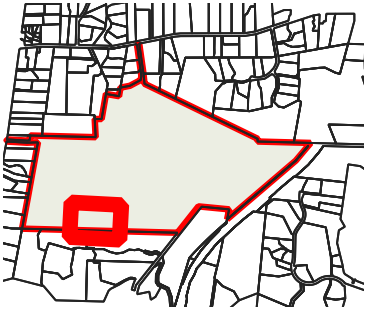
DATE 2026-03-13

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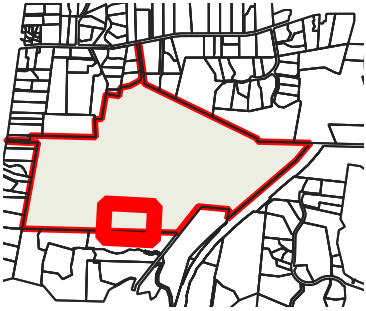
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DRAWN BY	JJH
APPROVED BY	PT

DATE 2026-03-13
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MEMORANDUM OF PROPOSED EASEMENTS
(INCLUDING IN GROSS EASEMENTS)

Ref	Benefited Lot,/ Grantee	Burdened Lot	Purpose
H	Kapiti Coast District Council	Lot 6 DP 87994	Right to Drain Water



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STAGE	ALL
REVISION	D
REVISION DETAILS	Lot labelling corrected

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DRAWN BY	JJH
APPROVED BY	PT

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