



TE KŌHAKA O TUHAITARA TRUST

KAIRAKI BEACH REGENERATION SECTIONS



Introduction

Te Kōhaka o Tūhaitara Trust is seeking expressions of interest from people interested in leasing our fee simple sections located at Kairaki Beach, North Canterbury.

BACKGROUND

- In 2019, the Crown transferred forty-seven sections located at Featherstone Avenue, Kairaki Beach as set out in the attached Schedule (the Land) to the Trust as part of the Waimakariri Residential Red Zone Recovery Plan.
- The Land was transferred in the form of individual fee simple surveyed plots and subject to a number of restrictions including the construction of non-permanent buildings only, limiting industrial and commercial activities and a requirement to offer the sections back to the Crown should the Trust wish to change ownership of the land within 100 years.

Over the past few years, the Trust has been working with Waimakariri District Council regarding the definition of non-permanent buildings as stated above and are now confident that future lessees will be able to obtain a building consent to install dwellings on the sections provided they meet the relevant building codes and are readily removable.

The Waimakariri Residential Red Zone Recovery Plan (Dec 2016) defines a non-permanent structure as **“Any structure that could be readily removed from a site, including but not limited to caravans, removable holiday baches and garden sheds”**. All proposed non-removable structures are subject to the completion of a Concept Plan and prior approval by the Trust.

A copy of the lease terms is provided in this information pack along with a plan of the available sites at Kairaki Beach.

OUR VISION

An attractive vibrant coastal setting which provides opportunities for residency in non-permanent buildings, and which do not detract from the natural values of the environment.

OUR MISSION

To lease sections to allow a mixture of non-permanent structures that support the community's desire to return vibrancy to the area. Furthermore, we aim to generate revenue to fund our work in the recreation reserve lands, which includes coastal protection, restoration, and education.

OUR PARTNERS

The Trust has partnered with Ready Property Managers who will manage our leases ongoing and be responsible for managing lease payments and ensuring compliance with the obligations required under the lease agreement.



Te Kōhaka o Tūhaitara Trust

Expressions of Interest Process

Expressions of interest can be submitted by completing, scanning and emailing the EOI form to **admin@readyproperty.co.nz**

The Ready Property Managers team will meet with suitable applicants to assess that their proposed land use aligns with the vision of the Trust and that they will be a good fit within the community. Sustainability and innovation are encouraged.

Any applicant who is offered a lease will be subject to reference and credit checks prior to final signing of lease documents.

Due Diligence

It is strongly recommended that due diligence is undertaken prior to signing a lease to ensure that your proposed vision is achievable and will comply with the lease conditions. Any proposed development must also meet council and building code requirements, including final floor height (FFL) restrictions.

Consideration must also be given to insurance requirements and council / certification costs / fees for connection to services as applicable, as well as council rates.

Geotechnical assessment may be required (at the lessees cost) as part of any building consent / design process.

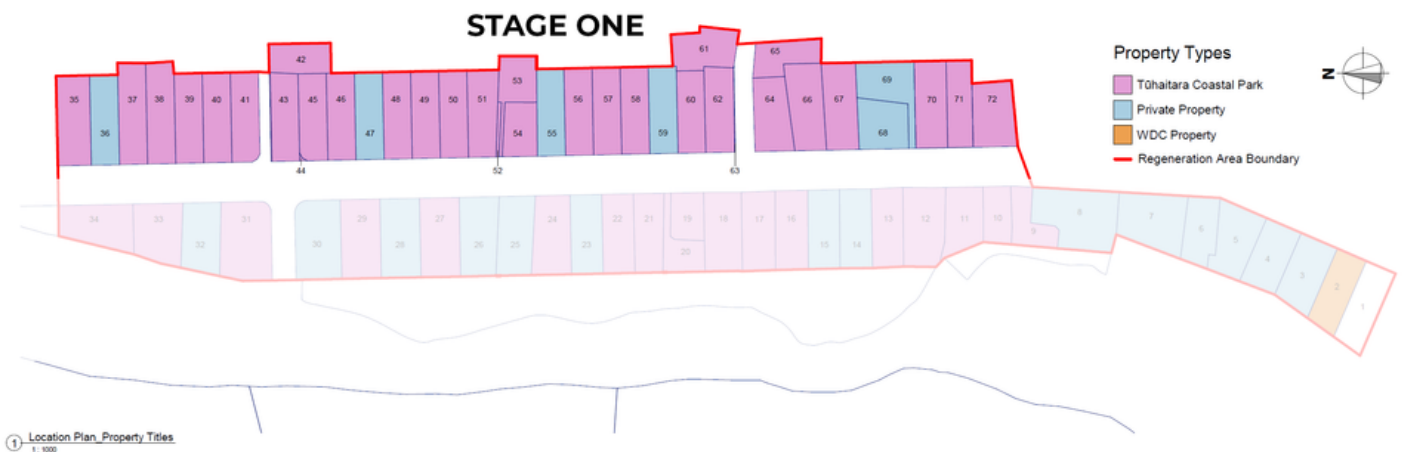


Sections Available

STAGE ONE

Sections will be made available for expressions of interest in stages. Expressions of interest for sections in Stage One are now welcomed and leases will be offered to suitable applicants.

Please refer to the full property map provided to you as part of the information pack



Property Titles _ Area Schedule			
Number	Legal Description	Area	Property Type
1	Lot 28 DP 7293	701.92 m ²	N/A
2	Lot 27 DP 7293	646.09 m ²	WDC Property
3	Lot 26 DP 7293	722.21 m ²	Private Property
4	Lot 25 DP 7293	659.95 m ²	Private Property
5	Lot 3 DP 52856	727.24 m ²	Private Property
6	Lot 2 DP 52856	560.23 m ²	Private Property
7	Lot 1 DP 52856	923.13 m ²	Private Property
8	Lot 5 DP 306793	1164.56 m ²	Private Property
9	Lot 4 DP 306793	460.04 m ²	Tūhaitara Coastal Park
10	Lot 3 DP 306793	413.94 m ²	Tūhaitara Coastal Park
11	Lot 2 DP 306793	628.76 m ²	Tūhaitara Coastal Park
12	Lot 1 DP 306793	831.82 m ²	Tūhaitara Coastal Park
13	Lot 19 DP 7293	640.29 m ²	Tūhaitara Coastal Park
14	Lot 18 DP 7293	655.35 m ²	Private Property
15	Lot 17 DP 7293	645.44 m ²	Private Property
16	Lot 5 DP 54441	666.52 m ²	Tūhaitara Coastal Park
17	Lot 4 DP 54441	681.93 m ²	Tūhaitara Coastal Park
18	Lot 3 DP 54441	763.79 m ²	Tūhaitara Coastal Park
19	Lot 1 DP 77075	405.30 m ²	Tūhaitara Coastal Park
20	Lot 2 DP 77075	428.10 m ²	Tūhaitara Coastal Park

Property Titles _ Area Schedule			
Number	Legal Description	Area	Property Type
21	Lot 1 DP 54441	598.16 m ²	Tūhaitara Coastal Park
22	Lot 12 DP 7293	646.73 m ²	Tūhaitara Coastal Park
23	Lot 11 DP 7293	646.70 m ²	Private Property
24	Lot 3 DP 54440	765.18 m ²	Tūhaitara Coastal Park
25	Lot 2 DP 54440	731.02 m ²	Private Property
26	Lot 1 DP 54440	767.59 m ²	Private Property
27	Lot 8 DP 7293	808.59 m ²	Tūhaitara Coastal Park
28	Lot 7 DP 7293	808.60 m ²	Private Property
29	Lot 6 DP 7293	808.56 m ²	Tūhaitara Coastal Park
30	Lot 2 DP 52645	924.50 m ²	Private Property
31	Lot 1 DP 52645	1025.15 m ²	Tūhaitara Coastal Park
32	Lot 3 DP 52854	687.93 m ²	Private Property
33	Lot 2 DP 52854	727.84 m ²	Tūhaitara Coastal Park
34	Lot 1 DP 52854	781.12 m ²	Tūhaitara Coastal Park
35	Lot 1 DP 9128	779.37 m ²	Tūhaitara Coastal Park
36	Lot 2 DP 9128	651.56 m ²	Private Property
37	Lot 1 DP 52853	734.56 m ²	Tūhaitara Coastal Park
38	Lot 2 DP 52853	734.29 m ²	Tūhaitara Coastal Park
39	Lot 5 DP 9128	651.70 m ²	Tūhaitara Coastal Park
40	Lot 6 DP 9128	651.60 m ²	Tūhaitara Coastal Park

Property Titles _ Area Schedule			
Number	Legal Description	Area	Property Type
41	Lot 7 DP 9128	646.06 m ²	Tūhaitara Coastal Park
42	Lot 1 DP 53827	499.57 m ²	Tūhaitara Coastal Park
43	Lot 3 DP 52853	631.42 m ²	Tūhaitara Coastal Park
44	Pt RES 3658	5.71 m ²	Tūhaitara Coastal Park
45	Lot 8 DP 9128	625.72 m ²	Tūhaitara Coastal Park
46	Lot 9 DP 9128	631.36 m ²	Tūhaitara Coastal Park
47	Lot 10 DP 9128	631.35 m ²	Private Property
48	Lot 11 DP 9128	631.40 m ²	Tūhaitara Coastal Park
49	Lot 12 DP 9128	631.37 m ²	Tūhaitara Coastal Park
50	Lot 13 DP 9128	631.37 m ²	Tūhaitara Coastal Park
51	Lot 1 DP 52851	670.07 m ²	Tūhaitara Coastal Park
52	Lot 3 DP 58661	45.80 m ²	Tūhaitara Coastal Park
53	Lot 2 DP 58661	501.69 m ²	Tūhaitara Coastal Park
54	Lot 1 DP 58661	469.91 m ²	Tūhaitara Coastal Park
55	Lot 3 DP 52851	620.49 m ²	Private Property
56	Lot 16 DP 9128	631.54 m ²	Tūhaitara Coastal Park
57	Lot 17 DP 9128	631.62 m ²	Tūhaitara Coastal Park
58	Lot 18 DP 9128	631.54 m ²	Tūhaitara Coastal Park
59	Lot 19 DP 9128	631.45 m ²	Private Property
60	Lot 1 DP 358373	585.90 m ²	Tūhaitara Coastal Park

Property Titles _ Area Schedule			
Number	Legal Description	Area	Property Type
61	Lot 2 DP 358373	635.29 m ²	Tūhaitara Coastal Park
62	Lot 2 DP 52855	644.32 m ²	Tūhaitara Coastal Park
63	Lot 1 DP 70617	9.51 m ²	Tūhaitara Coastal Park
64	Lot 3 DP 52855	688.75 m ²	Tūhaitara Coastal Park
65	Lot 1 DP 54893	499.85 m ²	Tūhaitara Coastal Park
66	Lot 4 DP 52855	782.23 m ²	Tūhaitara Coastal Park
67	Lot 5 DP 52855	752.52 m ²	Tūhaitara Coastal Park
68	Lot 6 DP 52855	625.94 m ²	Private Property
69	Lot 7 DP 52855	666.48 m ²	Private Property
70	Lot 8 DP 52855	717.87 m ²	Tūhaitara Coastal Park
71	Lot 9 DP 52855	572.54 m ²	Tūhaitara Coastal Park
72	Lot 1 DP 399709	709.27 m ²	Tūhaitara Coastal Park

Lease fees per section: \$10,400 per year (\$866.66 per month / \$200 per week)



WDC Requirements

The Trust has worked closely with the Waimakariri District Council (WDC) to provide as much information as possible for prospective lessees. There are several Council requirements to consider for any proposed non-permanent structure as well as associated costs. Any potential lessees should undertake their own due diligence.

WDC Development Contributions and Rates - UPDATED

Initially, development contributions were to be payable by the leaseholder. This has proved a considerable barrier to individuals wanting to obtain a lease. As of 10/02/24, the Development Contributions will no longer be payable by a leaseholder who is an **individual**. Any property developer or company wishing to sign a lease to build on a section with the intention of on-selling it for profit and transferring the lease once built must pay the development contributions at the time of building consents being issued. Estimates are provided below.

Rates are payable by the leaseholder. The current estimate for rates is \$1766 per year based on WDC rates in 2023. Rates from July 2024 onwards are yet to be determined by WDC.

2023/24 Development Contributions Estimate

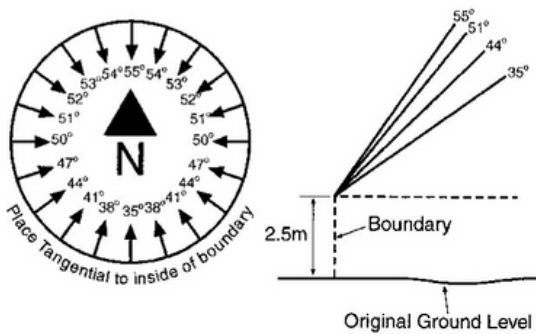
Description	Area	Units/ Lots	Factor (excluding GST) Per Unit/Lot \$	Amount (excluding GST) Total \$	Amount (inclusive GST) Total \$
Reserves	Business & Residential Zone	1	17,329.00	17,329.00	19,928.35
Water	Kaiapoi	1	1,754.00	1,754.00	2,017.10
Sewer	Eastern Districts - Outfall	1	5,710.00	5,710.00	6,566.50
Sewer	Pines/Kairaki	1	0.00	0.00	0.00
Roading	District	1	10,489.00	10,489.00	12,062.35
Total				35,282.00	40,574.30

WDC Finished Floor Level (FFL) requirements

Under the proposed district plan, WDC requires that the finished floor level of any non-permanent building at Kairaki must be above the 100 year FFL, provided the number of dwellings does not exceed 3 per lot. The indicative height above the road for all floor levels is approximately 2.2m.

Height Restrictions

WDC have advised that the lots on Featherstone Ave are zoned residential 3. The maximum height in this zone is 8m and buildings are subject to recession planes as shown below



Surface Water - UPDATED

At times during the winter months, surface water on the sections is common.

Vehicle Access over Swales - UPDATED

Vehicle access must comply with WDC requirements which can be found at https://www.waimakariri.govt.nz/_data/assets/pdf_file/0012/141330/150424067140v10-QP-C289-AE-Is-10-Vehicle-Crossing-Information-Pack-Complete-Updated-July-2022.pdf

Provision of vehicle access to the standard required by the council is the responsibility of the leaseholder

Electricity Connection - UPDATED

Mainpower have indicated that power can be connected to a section for a cost of \$2000-3000 depending on requirements.

Contact Us

If you require more information please email admin@readyproperty.co.nz

Expressions of interest can be made by completing the form within the information pack provided.

