

Kapiti Landings - Titles

Legal Description

The seven allotments that form the subject site are described in **Table 1**, below.

Copies of the Records of Title are attached.

| Address | Title & Legal Description | Area | Relevant Interests | Owner |
|-----------------|--|-----------|---|---|
| Ihakara Street | 175335 Lot 7 DP 342714 | 0.562ha | Subject to the Reserves Act 1977 (Local Purpose Reserve (Water Drainage)) | KCDC |
| Ihakara Street | 265124 Lot 13 DP 361734 | 0.131ha | Subject to the Reserves Act 1977 (Local Purpose Reserve (Drainage)) | KCDC |
| | 636808, 675629 (leasehold title) Lot 2 DP 470759 | 5.1184ha | Easement Instrument 9714653.3 Consent Notice 9714653.4 (relating to floor level of habitable buildings and stormwater disposal). Fencing Covenant in Transfer 9697709.1 | Ngahina Developments Limited with 20 year lease to Sheffield Properties Limited |
| Rimu Road | 636810 Lot 4 DP 470759 | 2.809ha | Subject to the Reserves Act 1977 (Local Purpose Reserve (Drainage)) Easement Instrument 9714653.3 – right of way | KCDC |
| 109 Kāpiti Road | 822629 Section 4 SO 501569 | 10.4344ha | | New Central Park Limited |
| 77 Kāpiti Road | 822686 Section 3 SO 501569 | 17.5925ha | Proclamation 10183039.1 - subject to a right (in gross) to drain stormwater over part marked B on SO 501569 in favour of Her Majesty the Queen | New Central Park Limited |
| | 1068482 Section 2 SO 570550 | 8.0079ha | Easement Instrument 9714653.3 – right of way | KCDC |



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **175335**
Land Registration District **Wellington**
Date Issued 05 January 2005

Prior References
WN33B/15

Estate Fee Simple
Area 5615 square metres more or less
Legal Description Lot 7 Deposited Plan 342714
Purpose Local Purpose Reserve (Water Drainage)
Registered Owners
Kapiti Coast District Council

Interests
Subject to the Reserves Act 1977



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



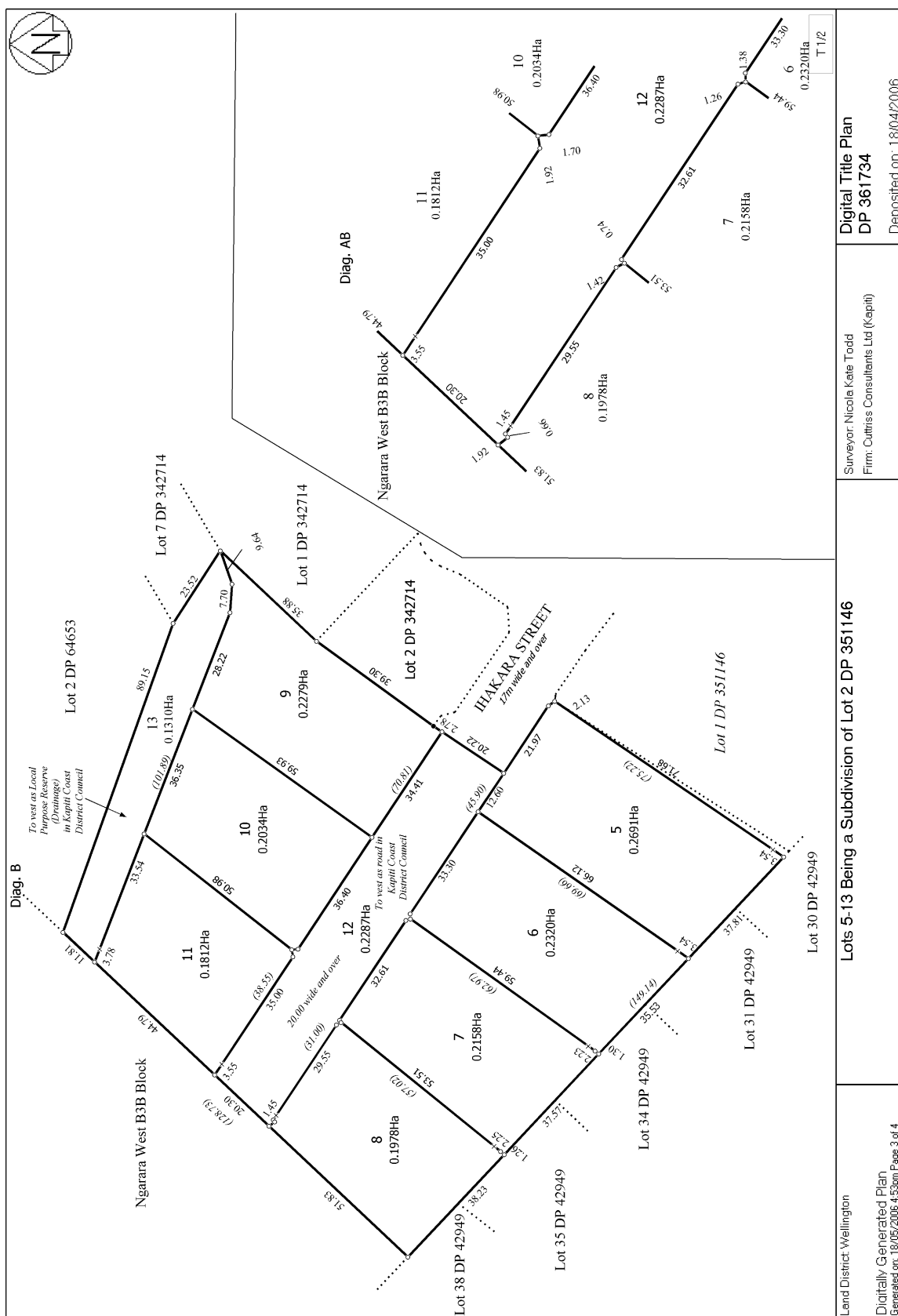

R.W. Muir
Registrar-General
of Land

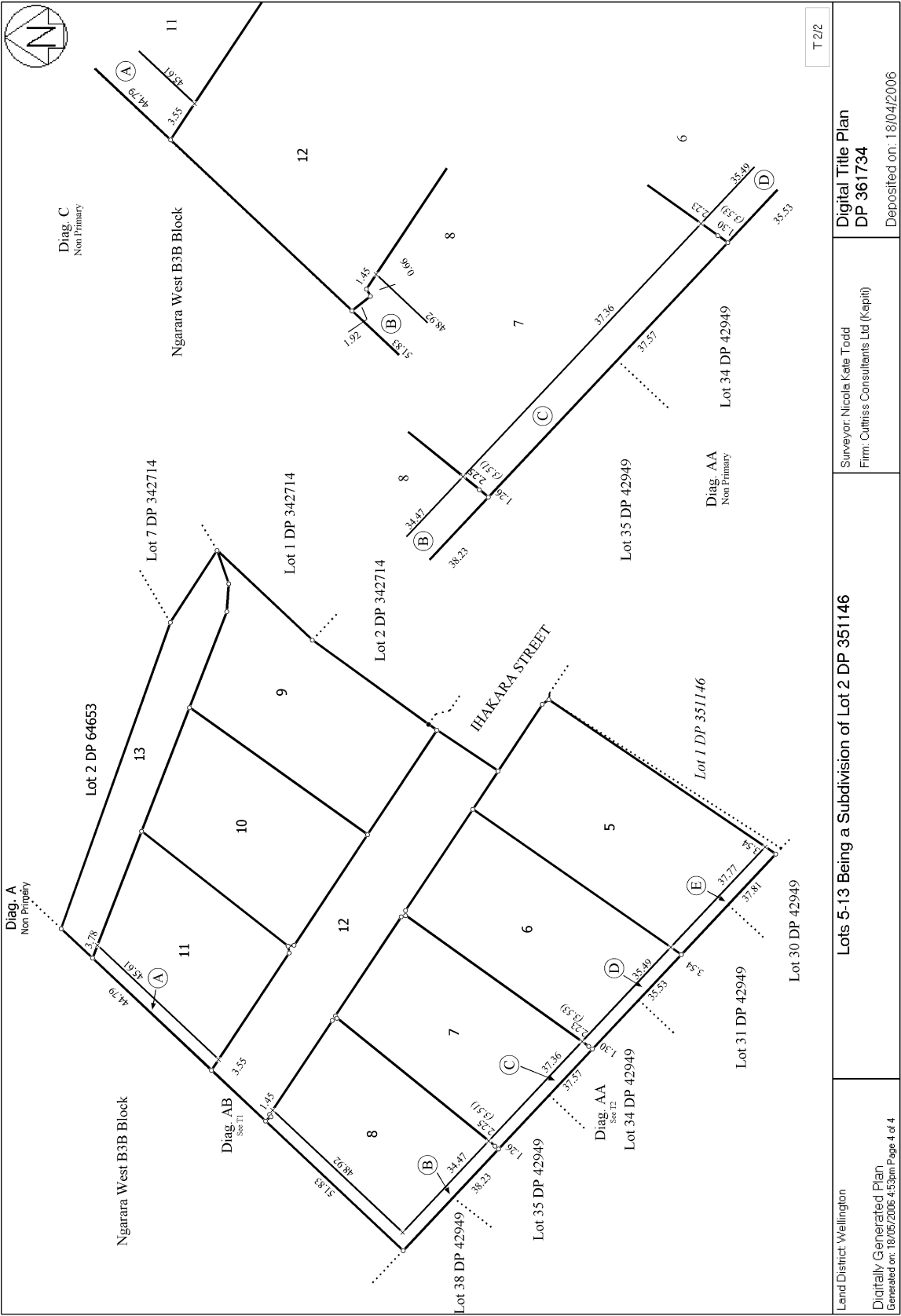
Identifier **265124**
Land Registration District **Wellington**
Date Issued 18 April 2006

Prior References
209609

Estate Fee Simple
Area 1310 square metres more or less
Legal Description Lot 13 Deposited Plan 361734
Purpose Local Purpose Reserve (Drainage)
Registered Owners
Kapiti Coast District Council

Interests
Subject to the Reserves Act 1977







RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

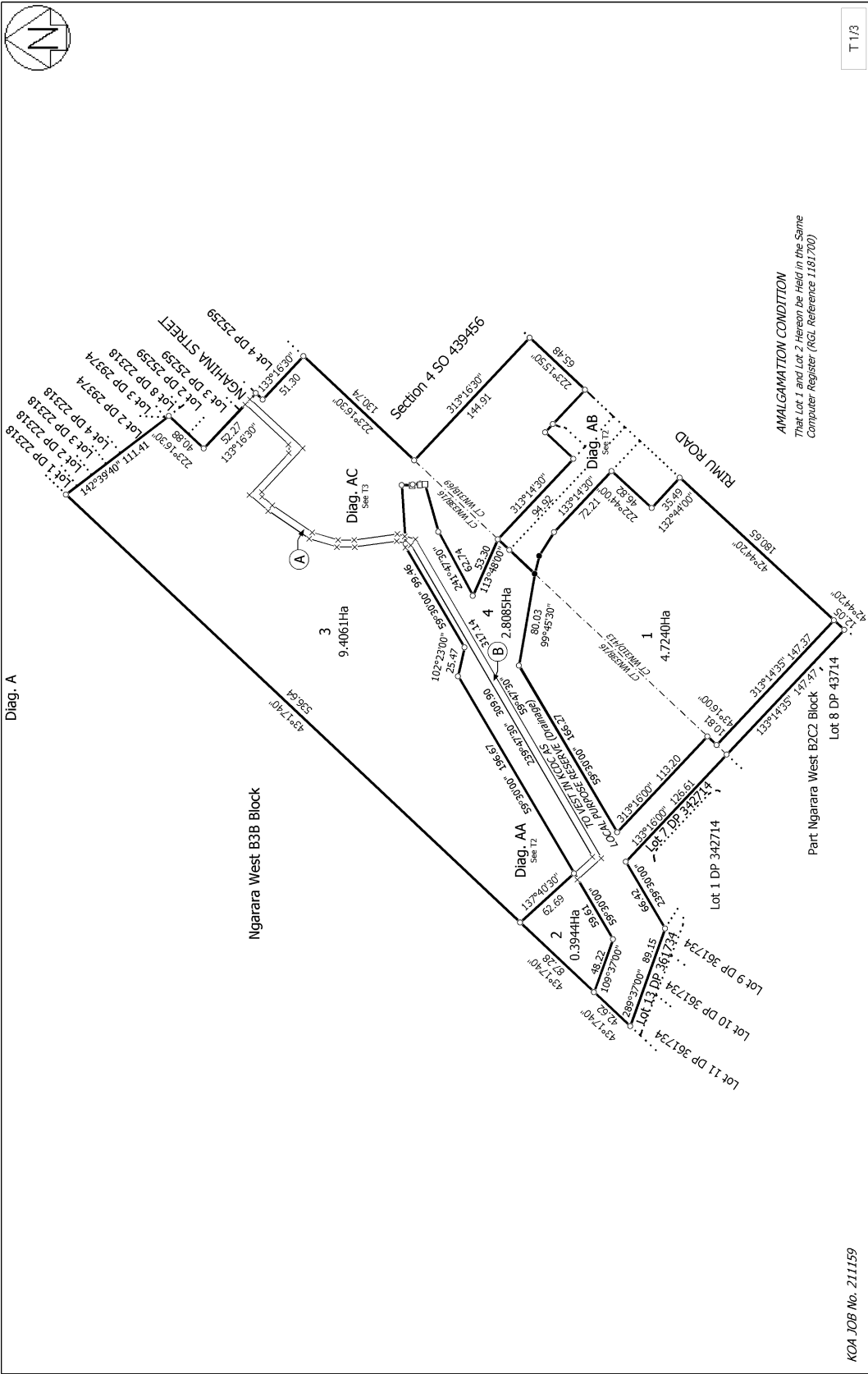
Identifier **636808**
Land Registration District **Wellington**
Date Issued 24 June 2014

Prior References
WN31D/413 WN33B/16

Estate Fee Simple
Area 5.1184 hectares more or less
Legal Description Lot 1-2 Deposited Plan 470759
Registered Owners
Ngahina Developments Limited

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 470759)
Appurtenant to Lot 2 DP 470759 herein is a right of way created by Easement Instrument 9714653.3 - 24.6.2014 at 12:01 pm
The easements created by Easement Instrument 9714653.3 are subject to Section 243 (a) Resource Management Act 1991
9714653.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.6.2014 at 12:01 pm
Fencing Covenant in Transfer 9697709.1 - 4.8.2014 at 8:47 am
9862048.5 Lease Term 20 years commencing 28.10.2014 (right of renewal) CT 675629 issued - 28.10.2014 at 2:53 pm
12375846.1 Variation of Lease 9862048.5 - 15.2.2022 at 5:06 pm



KOA JOB No. 211159

Land District: Wellington

Digitally Generated Plan
Generated on: 15/05/2014 3:24pm Page 3 of 5

LOTS 1 - 4 BEING A SUBDIVISION OF PART LOT 1 DP 58906, LOT 2 DP 64653
& LOT 2 DP 62046

Surveyor: Colin John Fink
Firm: Kevin O'Connor & Associates Ltd

Title Plan
LT 470759
Approved on: 15/05/2014

T 1/3



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
LEASEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **675629**
Land Registration District **Wellington**
Date Registered 28 October 2014 02:53 pm

Prior References
175330 636808

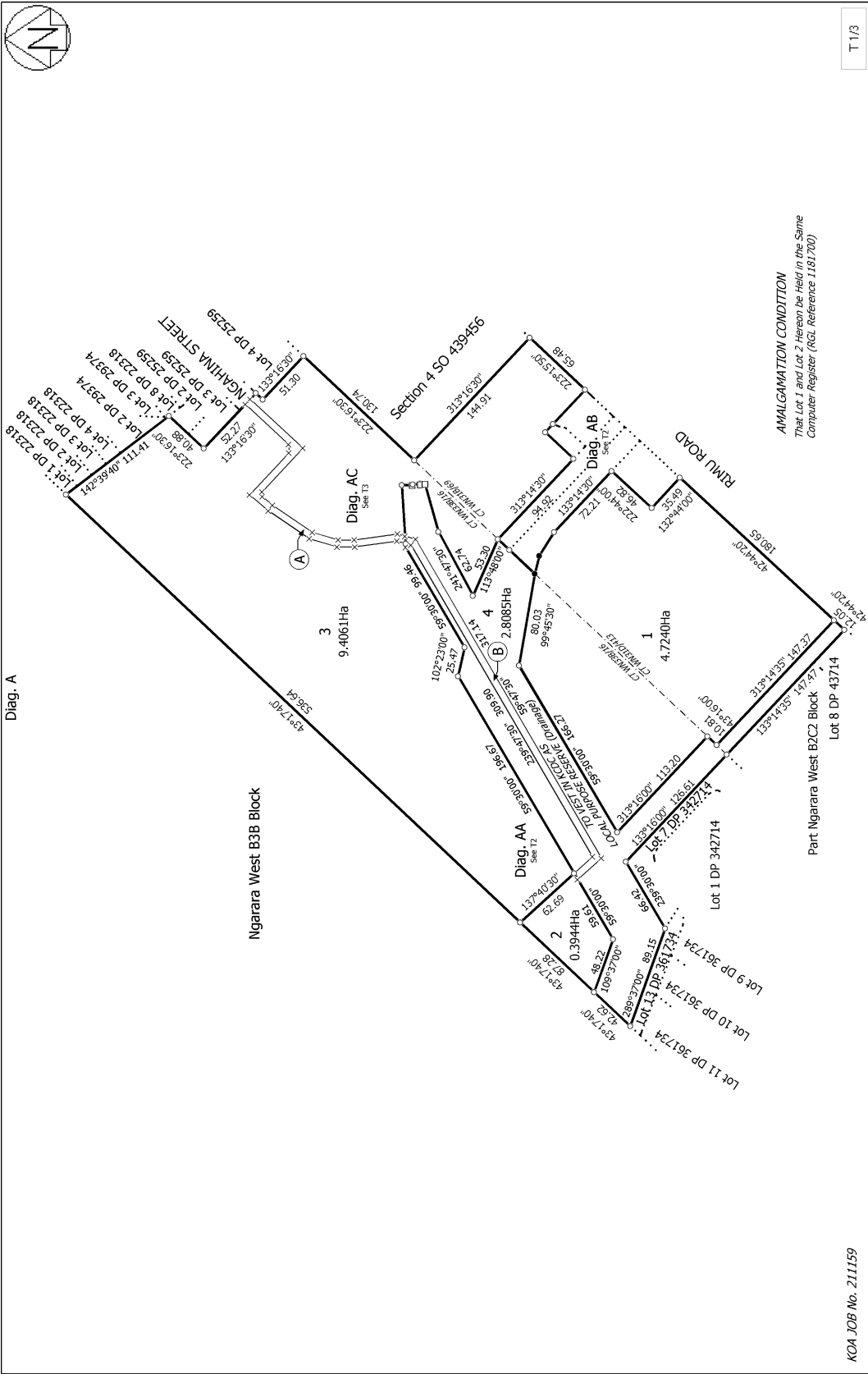
| | | | |
|---------------|------------------------------|-------------------|---|
| Estate | Leasehold | Instrument | L 9862048.5 |
| Area | 5.1184 hectares more or less | Term | 20 years commencing 28.10.2014 (right of renewal) |

Legal Description Lot 1-2 Deposited Plan 470759

Registered Owners
Sheffield Properties Limited

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 470759)
12375846.1 Variation of the within Lease - 15.2.2022 at 5:06 pm



KOA JOB No. 211159

Land District: Wellington

Digitally Generated Plan
Generated on: 15/05/2014 3:24pm Page 3 of 5

LOTS 1 - 4 BEING A SUBDIVISION OF PART LOT 1 DP 58906, LOT 2 DP 64653
& LOT 2 DP 62046

Surveyor: Colin John Fink
Firm: Kevin O'Connor & Associates Ltd

Title Plan
LT 470759
Approved on: 15/05/2014

T 1/3

Approved: **David Redward** (Surveyor)
M. Wagner (Owner)
 REGISTERED OWNERS

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE KAPITI COAST DISTRICT COUNCIL PURSUANT TO SECTION 224 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 22ND DAY OF OCTOBER 2004, SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON.

APPROVED OFFICER: **[Signature]**
 AUTHORIZED OFFICER: **[Signature]**

| MEMORANDUM OF EASEMENTS | | | |
|-------------------------|-------|---------------|-------------------------------|
| PURPOSE | SHOWN | SERVIENT TEN. | GRANTEE |
| SEWAGE DRAINAGE | A | LOT 4 | KAPITI COAST DISTRICT COUNCIL |
| SEWAGE & WATER DRAINAGE | B | LOT 3 | |
| | C | LOT 1 | |

| LOT No. | C.T. ISSUED |
|---------|-------------|
| LOT 1 | 175330 |
| LOT 2 | 175331 |
| LOT 3 | 175332 |
| LOT 4 | 175333 |
| LOT 6 | 175334 |
| LOT 7 | 175335 |
| LOT 8 | 175336 |

LOTS 6 & 7 TO VEST AS LOCAL PURPOSE RESERVE (WATER DRAINAGE) IN KAPITI COAST DISTRICT COUNCIL

CLASS I SURVEY

Total Area: 4,4466ha

Comprised in: WN33B/15 (ALL)

I, Ian Ramsey Redward, being a person entitled to practise as a licensed cadastral surveyor, certify that:
 (a) The surveys to which this plan relates are accurate, and
 (b) This plan is a copy of the original plan as registered in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002.
 Signature: **[Signature]**
 Date: 6/10/04

Field Book: **[Blank]**
 Reference Plans: DP's 45874, 44653, 503, 34583
 Examined: **[Blank]**
 Correct: **[Blank]**

Approved as to Survey by Land Information NZ on 24 / 11 / 2004

Deposited by Land Information NZ on 5 / 1 / 2005

File: WMLC0400041616-FILE
 Received: 29/10/2004
 Instructions: 342714

RM: C40005

LT 342714 (Title Plan)
 Gw - 1001.70 - 101.2818004, 18.54
 IMAGE 8.11.2004

NGARARA WEST B3B

NGARARA WEST B2C2

HAHAKARA STREET (LEGAL ROAD 2012 AND 01658)

LOT 1 DP 64653

LOT 2 DP 64653

LOT 3 DP 42949

LOT 4 DP 42949

LOT 5 DP 42949

LOT 6 DP 42949

LOT 7 DP 42949

LOT 8 DP 42949

LOT 9 DP 42949

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LOT 624 DP 42949

LOT 625 DP 429

View Instrument Details



| | |
|-------------------------------|--|
| Instrument No | 9714653.4 |
| Status | Registered |
| Date & Time Lodged | 24 June 2014 12:01 |
| Lodged By | Carpenter, Brett Avon Leavett |
| Instrument Type | Consent Notice under s221(4)(a) Resource Management Act 1991 |



| Affected Computer Registers | Land District |
|-----------------------------|---------------|
|-----------------------------|---------------|

| | |
|--------|------------|
| 636808 | Wellington |
|--------|------------|

| | |
|--------|------------|
| 636809 | Wellington |
|--------|------------|

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Brett Avon Leavett Carpenter as Territorial Authority Representative on 24/06/2014 11:27 AM

*** End of Report ***



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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 470759
AND RESOURCE CONSENT NO. RM 130218**

(BEING THE SUBDIVISION OF PART LOT 1 DP 58906, LOT 2 DP 64653
AND LOT 2 DP 62046),
AT RIMU ROAD AND NGAHINA STREET, PARAPARAUMU
FOR KAPITI COAST DISTRICT COUNCIL

The Regional Regulatory Titles Officer at Wellington

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

1. **With respect to Lot 1:** Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the Soils Investigation Report prepared by Ivan Govender of Kevin O'Connor & Associates Ltd dated 14 January 2014 and submitted to Council in relation to application No. RM130218. A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under e-docs reference no. 463961.
2. **With respect to Lots 1 and 3:** Any dwelling or habitable building shall be constructed with a level to the underside of the floor joists or underside of the concrete floor slab no lower than the Q_{100} recommended building level as per Council's most up to date information.
3. **With respect to Lots 1 and 2:** No development of buildings or other structures or other hard surfaces may take place on Lot 1 and Lot 2 unless a quantity of physical attenuation is provided that is sufficient to offset any additional runoff generated by the development of those buildings or other structures or hard surfaces in the manner set out below:
 - a) a stormwater disposal design shall be submitted to Kapiti Coast District Council ("Council") with the engineering drawings and in accordance with the principles contained in Part 3 of Section E of the Council's Subdivision and Development Principles and Requirements 2012, and approved by the Council;

- b) on-site stormwater disposal shall be designed to cater for a 100 year return event (if a secondary overflow path is not available through privately owned property) or a 10 year return event (if a secondary overflow path is available and is protected in perpetuity through an easement or other suitable registered instrument);
- c) stormwater runoff calculations shall be submitted to the Council setting out the expected increase in runoff volume post-development in a 100 year rainfall event including predicted climate change impacts and certified by the Council; and
- d) the ground level of a portion of Lot 1 and/or Lot 2 shall be lowered to create stormwater storage of a volume equivalent to the expected increase in runoff volume certified under item 3(c) above.

Following completion of the works set out in item 3(d) above, the stormwater storage volume created on Lot 1 and/or Lot 2 may not be reduced below the volume certified under item 3(c) above. No buildings or other structures or hard surfaces may be constructed on the portion of Lot 1 and/or Lot 2 that is used for the creation of storage under item 3(d) above. For the avoidance of doubt, if Lot 1 and/or Lot 2 are developed in stages, the landowner must comply with all parts of item 3 in relation to each stage.

Note: As at March 2013, the increase in runoff volume in a 100 year event including climate change predictions, as a result of development of Lot 1 from its current state to 90% impervious is calculated to be 3,600m³, meaning that, as at that date, 3,600m³ of storage would need to be created and maintained to comply with all components of item 3 of this consent notice above if Lot 1 is developed to 90% impervious. The purpose of item 3(c) above is to ensure that no development occurs unless an updated assessment is carried out at the time of development and the developer creates an appropriate volume of storage at the time of the development.

Issued in respect of application No. RM 130218 on this 13th day of June 2014.



David Wayne Gair
AUTHORISED OFFICER



Matthew James Muspratt
AUTHORISED OFFICER



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




R.W. Muir
Registrar-General
of Land

Identifier **636810**
Land Registration District **Wellington**
Date Issued 24 June 2014

Prior References
WN31D/413 WN33B/16

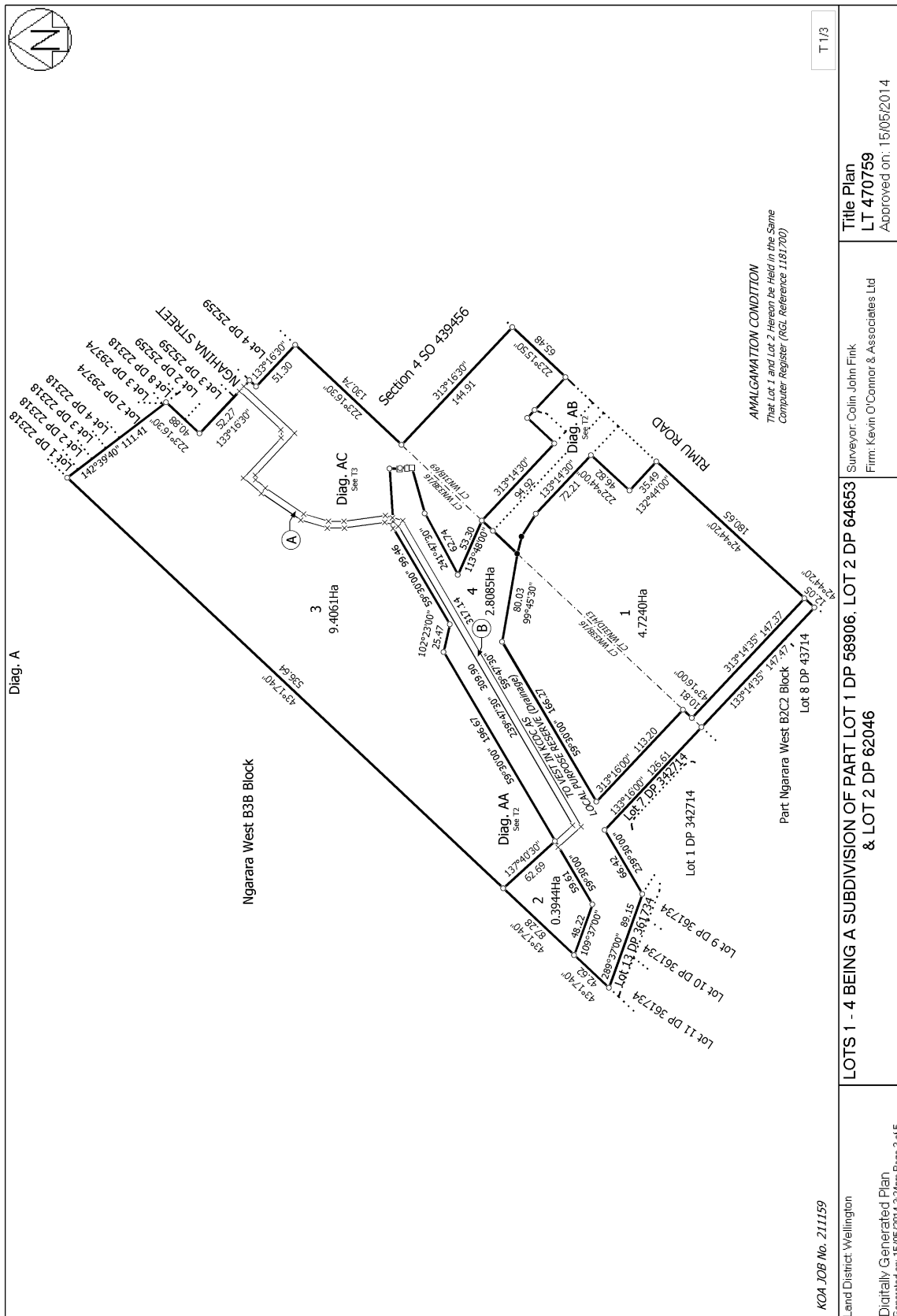
Estate Fee Simple
Area 2.8085 hectares more or less
Legal Description Lot 4 Deposited Plan 470759
Purpose Local Purpose Reserve (Drainage)
Registered Owners
Kapiti Coast District Council

Interests

Subject to the Reserves Act 1977

Subject to a right of way over part marked B on DP 470759 created by Easement Instrument 9714653.3 - 24.6.2014 at 12:01 pm

The easements created by Easement Instrument 9714653.3 are subject to Section 243 (a) Resource Management Act 1991





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

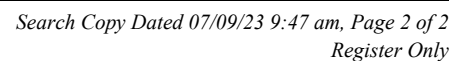
Identifier **822629**
Land Registration District **Wellington**
Date Issued 08 December 2017

Prior References
715698

Estate Fee Simple
Area 10.4344 hectares more or less
Legal Description Section 4 Survey Office Plan 501569
Registered Owners
New Central Park Limited

Interests

10266280.1 Notice pursuant to Section 18 Public Works Act 1981 - 17.12.2015 at 3:15 pm
10672202.1 Notice pursuant to Section 23 Public Works Act 1981 - 12.1.2017 at 10:50 am
12762844.3 Mortgage to Killarney Capital Limited - 30.6.2023 at 3:45 pm





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of Land

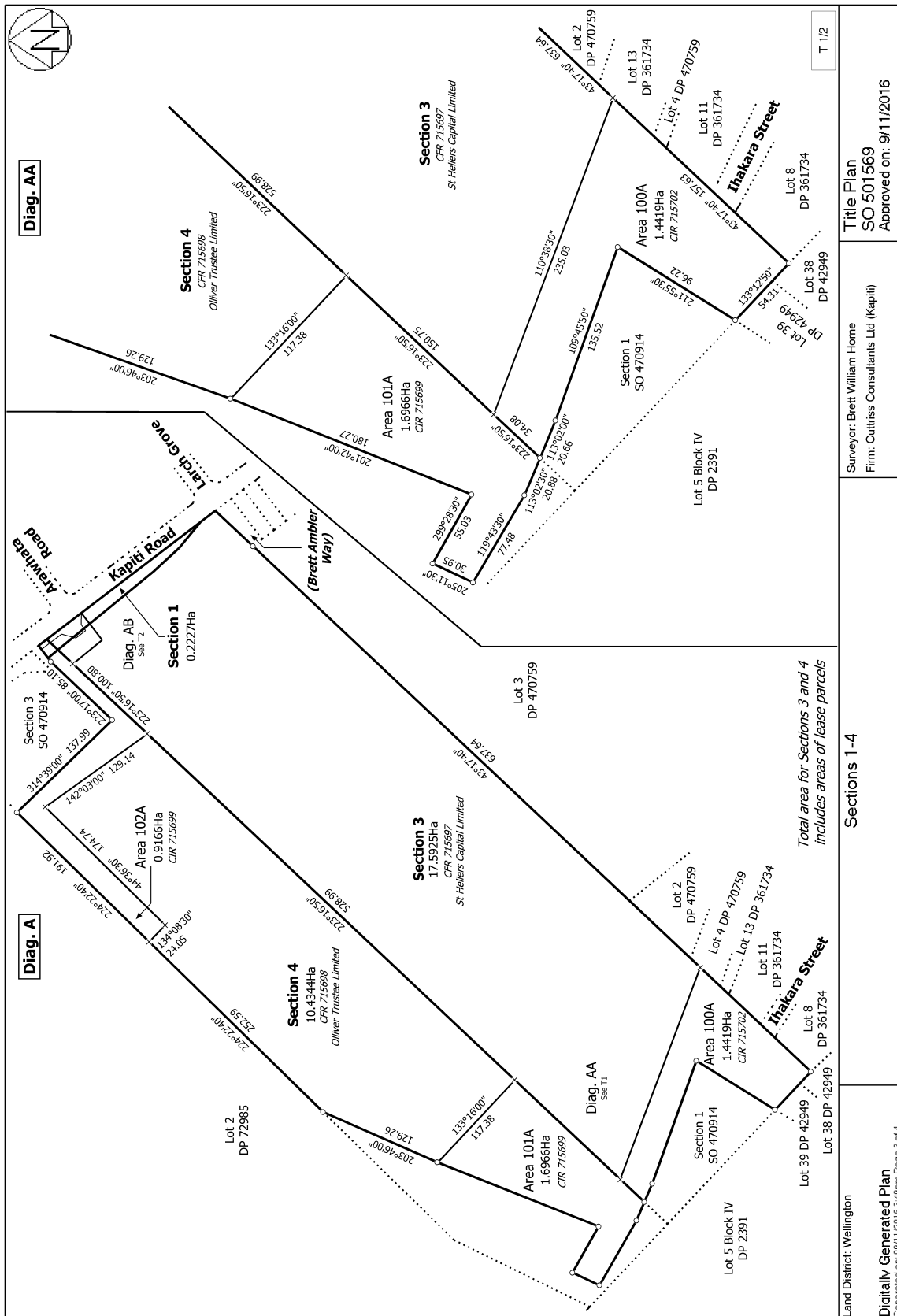
Identifier **822686**
Land Registration District **Wellington**
Date Issued 08 December 2017

Prior References
715697

Estate Fee Simple
Area 17.5925 hectares more or less
Legal Description Section 3 Survey Office Plan 501569
Registered Owners
New Central Park Limited

Interests

Subject to a right (in gross) to drain stormwater over part marked B on SO 501569 in favour of Her Majesty the Queen created by Proclamation 10183039.1 - 9.9.2015 at 9:59 am
10266280.2 Notice pursuant to Section 18 Public Works Act 1981 - 17.12.2015 at 3:15 pm
10672176.1 Notice pursuant to Section 23 Public Works Act 1981 - 12.1.2017 at 10:48 am
12762844.3 Mortgage to Killarney Capital Limited - 30.6.2023 at 3:45 pm





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **1068482**
Land Registration District **Wellington**
Date Issued 11 May 2022

Prior References
636809

Estate Fee Simple
Area 8.0079 hectares more or less
Legal Description Section 1-4 Survey Office Plan 570550
Registered Owners
Kapiti Coast District Council

Interests

876692 Certificate under Section 254 (D) Counties Act 1956 relating to a private drain passing through and serving the within land - 24.6.1971 at 11.32 am (Affects Section 1 SO 570550 part formerly Lot 2 DP 62046)

Subject to a right of way over part Section 2 marked A on SO 570550 created by Easement Instrument 9714653.3 - 24.6.2014 at 12:01 pm

The easements created by Easement Instrument 9714653.3 are subject to Section 243 (a) Resource Management Act 1991
9714653.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.6.2014 at 12:01 pm

