



Appendix A

Records of Title & Associated Interests



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




R. W. Muir
Registrar-General
of Land

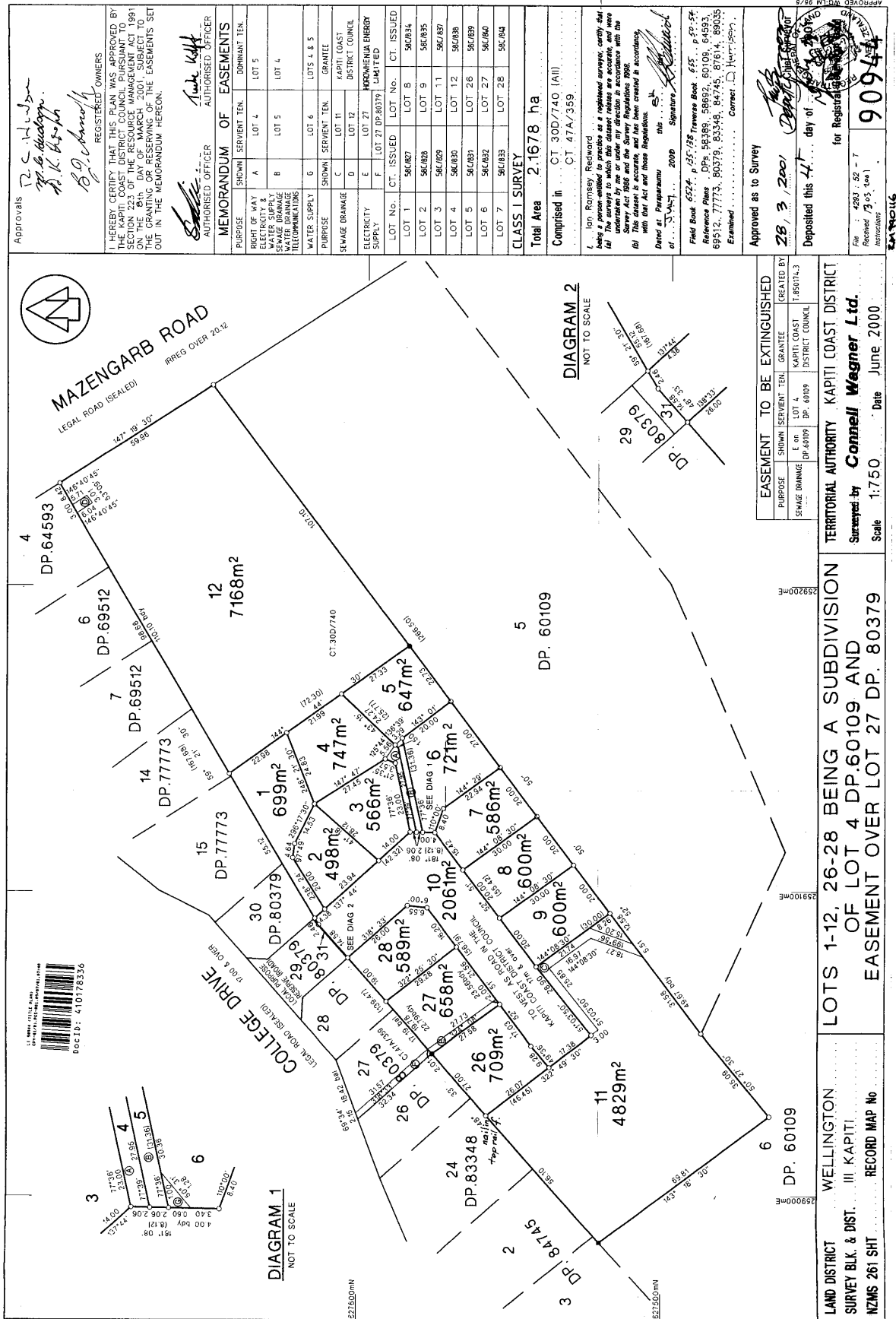
Identifier **WN58C/838**
Land Registration District **Wellington**
Date Issued 04 July 2001

Prior References
WN30D/740

Estate Fee Simple
Area 7168 square metres more or less
Legal Description Lot 12 Deposited Plan 90944
Registered Owners
Barbara Joan Arnopp

Interests

Subject to a sewage drainage easement in gross over part marked D on DP 90944 in favour of The Kapiti Coast District Council created by Transfer 5055244.11 - 4.7.2001 at 3:47 pm
The easement created by Transfer 5055244.11 is 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 **1030162**
Land Registration District **Wellington**
Date Issued 15 November 2021

Prior References
1025191

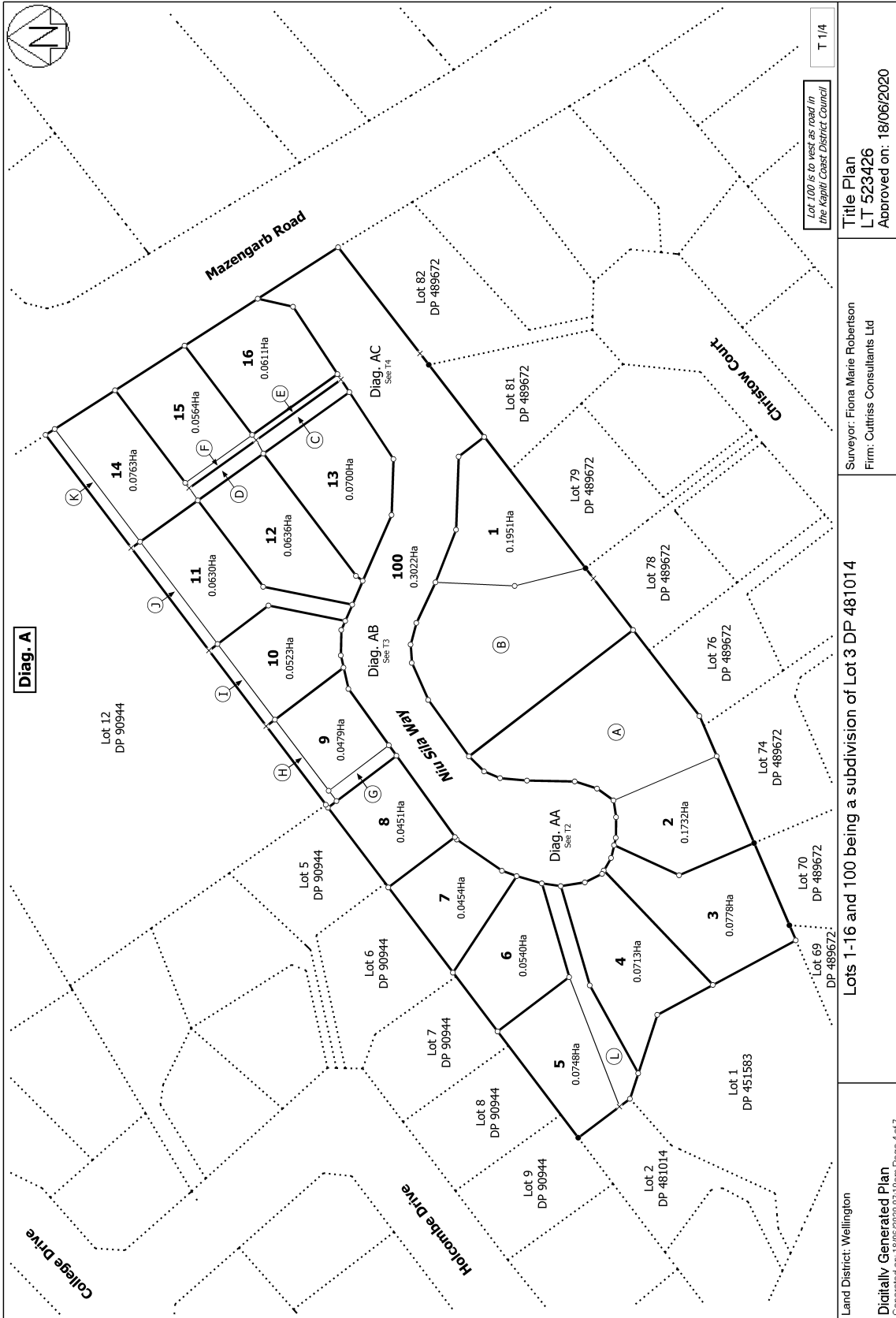
Estate Fee Simple
Area 763 square metres more or less
Legal Description Lot 14 Deposited Plan 523426

Registered Owners

Joseph Heath Nock and Lucy Rose Nock

Interests

10090724.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.2.2016 at 4:59 pm
11543115.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.6.2020 at 11:37 am
Subject to a right to convey water (in gross) over part marked C & D, a right to drain water (in gross) over part marked K and a right to drain sewage (in gross) over part marked C & D on DP 523426 in favour of the Kapiti Coast District Council created by Easement Instrument 11543115.7 - 12.6.2020 at 11:37 am
The easements created by Easement Instrument 11543115.7 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey electricity (in gross) over part marked C & D on DP 523426 in favour of Electra Limited created by Easement Instrument 11543115.8 - 12.6.2020 at 11:37 am
The easements created by Easement Instrument 11543115.8 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey telecommunications (in gross) over part marked C & D on DP 523426 in favour of Chorus New Zealand Limited created by Easement Instrument 11543115.9 - 12.6.2020 at 11:37 am
The easements created by Easement Instrument 11543115.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey gas (in gross) over part marked C & D on DP 523426 in favour of First Gas Limited created by Easement Instrument 11543115.10 - 12.6.2020 at 11:37 am
The easements created by Easement Instrument 11543115.10 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way and a right to convey water, electricity, gas and telecommunications and a right to drain water and sewage over part marked C & D on DP 523426 created by Easement Instrument 11543115.11 - 12.6.2020 at 11:37 am
Appurtenant hereto is a right of way and a right to convey water, electricity, gas and telecommunications and a right to drain water and sewage created by Easement Instrument 11543115.11 - 12.6.2020 at 11:37 am
The easements created by Easement Instrument 11543115.11 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 11543115.12 - 12.6.2020 at 11:37 am
12416299.4 Mortgage to Bank of New Zealand - 28.4.2022 at 3:24 pm





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1146900**
Land Registration District **Wellington**
Date Issued 07 August 2023

Prior References
1030163

Estate Fee Simple
Area 9635 square metres more or less
Legal Description Lot 1-12 Deposited Plan 523426
Registered Owners
SM Property Development Limited

Interests

Appurtenant to Lot 5 DP 523426 is a right to convey water, electricity, gas, telecommunications and computer media created by Easement Instrument 9263498.8 - 10.12.2012 at 9:03 am

The easements created by Easement Instrument 9263498.8 are subject to Section 243 (a) Resource Management Act 1991 10090724.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.2.2016 at 4:59 pm

11543115.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.6.2020 at 11:37 am

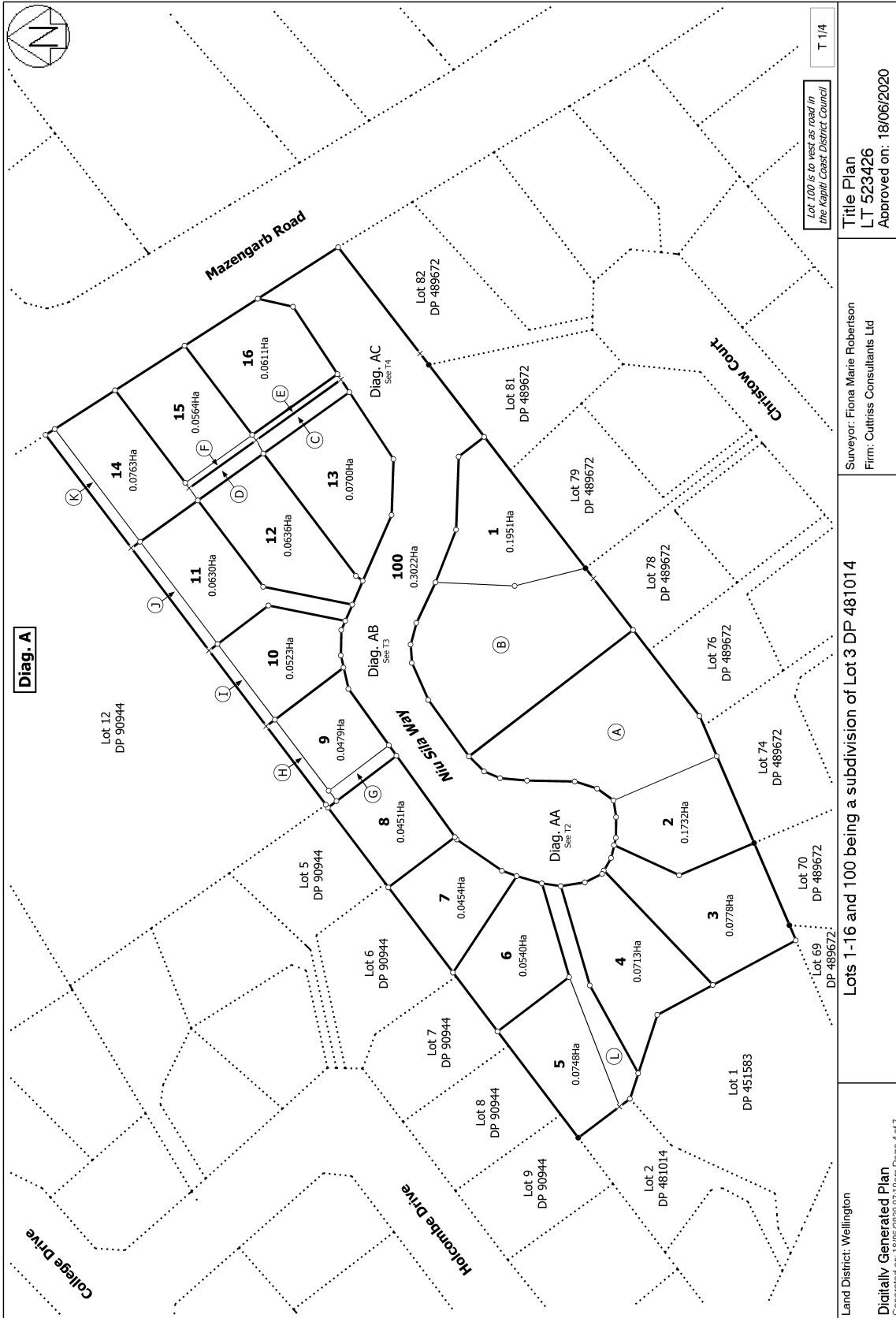
Subject to a right to drain water (in gross) over part Lot 1 DP 523426 marked B and part Lot 2 DP 523426 marked A and part Lot 9 DP 523426 marked G & H and part Lot 10 DP 523426 marked I and part Lot 11 DP 523426 marked J and a right to drain sewage (in gross) over part Lot 5 DP 523426 marked L on DP 523426 in favour of the Kapiti Coast District Council created by Easement Instrument 11543115.7 - 12.6.2020 at 11:37 am

The easements created by Easement Instrument 11543115.7 are subject to Section 243 (a) Resource Management Act 1991 Subject to a right to convey electricity (in gross) over part Lot 5 DP 523426 marked L on DP 523426 in favour of Electra Limited created by Easement Instrument 11543115.8 - 12.6.2020 at 11:37 am

The easements created by Easement Instrument 11543115.8 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Covenant Instrument 11543115.12 - 12.6.2020 at 11:37 am

11543115.13 Mortgage to Murial Cynthia Hudson and Robert Charles Hudson - 12.6.2020 at 11:37 am

11543115.14 Mortgage to R.C. & M.C. Hudson Limited - 12.6.2020 at 11:37 am



Surveyor: Fiona Marie Robertson
 Firm: Cultriss Consultants Ltd

Lots 1 - 16 and 100 being a subdivision of Lot 3 DP 481014

Land District: Wellington
 Digitally Generated Plan
 Generated on: 18/06/2020 07:10am Page 4 of 7

Title Plan
 LT 523426
 Approved on: 18/06/2020

View Instrument Details



Instrument No 11543115.6
Status Registered
Date & Time Lodged 12 June 2020 11:37
Lodged By Curtis, Michelle
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
908790	Wellington

Annexure Schedule Contains 2 Pages.

Signature

Signed by Graham John Mowbray as Territorial Authority Representative on 10/06/2020 09:41 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 523426
AND RESOURCE CONSENT NO. RM150177**

(being the subdivision of Lot 3 DP 481014)
At 170 Mazengarb Road, Paraparaumu
For Hudson Developments Ltd

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 in respect to **Lots 1-16** the following conditions are to be complied with on a continuing basis:

- 1. With respect to Lots 14, 15 and 16:** Direct vehicle access from Mazengarb Road is prohibited.
Vehicle access to Lots 14 and 15 shall be from the right of way. Vehicle access to Lot 16 shall be from the right of way or Niu Sila Way but shall be at least 15m from the intersection with Mazengarb Road.
- 2. With respect to Lots 1-16:** Garages whether attached to a dwelling or not and accessory buildings of any type shall be setback from the road boundary by a minimum of 4.5m.
- 3. With respect to Lots 1-4, 6-10 and 13-16:** Dwellings may be setback from the road boundary by 3m.
- 4. With respect to Lots 1-16:** 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 Miyamoto *Geotechnical Completion Report* dated 21 November 2019 and submitted to Council in relation to application no. RM150177.
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 reference no. 6368516.

Issued in respect of application no. RM150177 on this 22nd day of May 2020.



Marnie Shayne Rydon
AUTHORISED OFFICER



Amy Maree Camilleri
AUTHORISED OFFICER

View Instrument Details



Instrument No 10090724.5
Status Registered
Date & Time Lodged 15 February 2016 16:59
Lodged By Coulston, Nicola Terese
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
676054	Wellington
676055	Wellington
676056	Wellington

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Nicola Terese Coulston as Territorial Authority Representative on 15/02/2016 04:55 PM

***** 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 481014
AND RESOURCE CONSENT NO. RM 140125**

**(BEING THE SUBDIVISION OF LOT 2 DP 451583),
AT 3A TRUSHAM COURT AND 170 MAZENGARB ROAD, PARAPARAUMU
FOR S M PROPERTIES LIMITED**

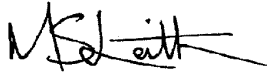
The Regional Regulatory Titles Officer at Wellington

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 the following conditions are to be complied with on a continuing basis:

- 1 With respect to Lots 1, 2 and 3: Foundation design and construction for any new building or additions or alterations to a building shall take into account the findings and recommendations within the Cuttriss Consultants Ltd document entitled 'Soil Test Report – Proposed Lots 1-3 being a subdivision of Lot 2 DP 451583, 170 Mazengarb Road, Paraparaumu', dated December 2014 and which was submitted to Council in relation to resource consent application RM140125. 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 #537751.**
- 2 With respect to Lot 3 only: Lot 3 is within the Q₁₀₀ flood extent on Council's latest flood map. The following restrictions shall apply in the flood hazard area within Lot 3:
 - Any habitable building or habitable building extensions to be constructed or erected within the flood hazard area shall have a minimum floor level to the underside of the floor joist or underside of the floor slab, no lower than the Q₁₀₀ recommended building level on the Council's most up to date flood modelling. The recommended building level on the Council's latest flood map is 5.1m RL amsl.
 - No fill earthworks shall be undertaken within the flood hazard area without the specific written consent of the Kapiti Coast District Council.**
- 3 With respect to Lots 1, 2 and 3: As a secondary overflow path is not available, or passes through private property, on-site stormwater disposal needs to be designed to cater for a 100-year return period flood event. The land owner(s) shall be responsible for the monitoring and maintenance of any on-site stormwater disposal system on a continuing basis.**

Constructing the indicative on-site stormwater disposal system set out within the document 'Stormwater Disposal Report – Lot 2 DP 451583, 170 Mazengarb Road Paraparaumu' prepared by Nicola Todd of Cuttriss Consultants Ltd, dated December 2014, and submitted in relation to resource consent application RM140125 is a means of achieving compliance with the above performance standard. A copy of this 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 #537749.

Issued in respect of application No. RM 140125 on this 19th day of February 2015.



Monique Sarah Leith
AUTHORISED OFFICER



Jill Burke
AUTHORISED OFFICER