RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
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

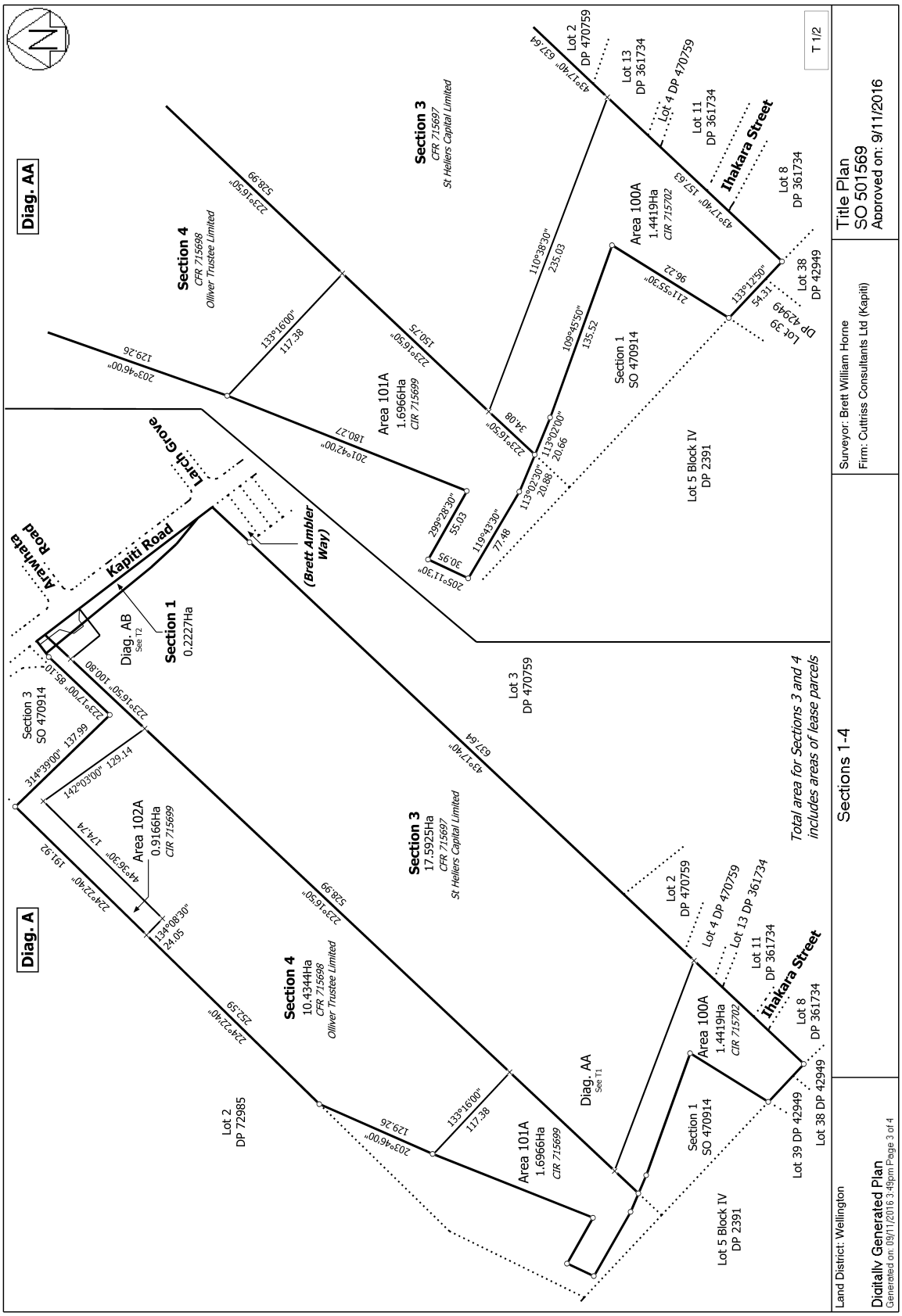
10672176.1 Notice pursuant to Section 23 Public Works Act 1981 - 12.1.2017 at 10:48 am

13029105.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Kapiti Coast District Council - 13.6.2024 at 5:16 pm

13029105.2 CAVEAT BY KAPITI COAST DISTRICT COUNCIL - 13.6.2024 at 5:16 pm

13076416.2 Mortgage to Pacific Dawn Limited - 29.8.2024 at 11:01 am

13650933.1 CAVEAT BY JOHN STUART ROSS AND JULIET VICTORIA JONES - 30.6.2026 at 5:28 pm


Diag. A
Diag. AA
Diag. AB
See T2
Diag. AA
See T1
Section 1
0.2227Ha
Section 3
CFR 715697
St Hellers Capital Limited
Section 4
CFR 715698
Olliver Trustee Limited
Area 101A
1.6966Ha
CIR 715699
Area 102A
0.9166Ha
CIR 715699
Area 100A
1.4419Ha
CIR 715702
Section 3
17.5925Ha
Section 4
10.4344Ha
Section 1
SO 470914
Lot 5 Block IV
DP 2391
Lot 3
DP 470759
Lot 2
DP 470759
Lot 4 DP 470759
Lot 13 DP 361734
Lot 11
DP 361734
Lot 8
DP 361734
Lot 38
DP 42949
Lot 39 DP 42949
Lot 2
DP 72985
Lot 38 DP 42949
Lot 39
DP 42949
Kapiti Road
Arawhata Road
Larch Grove
(Brett Ambler Way)
Ihakara Street
Total area for Sections 3 and 4 includes areas of lease parcels
Sections 1-4
T 1/2
Title Plan
SO 501569
Approved on: 9/11/2016
Surveyor: Brett William Horne
Firm: Cuttriss Consultants Ltd (Kapiti)
Land District: Wellington
Digitally Generated Plan
Generated on: 09/11/2016 3:49pm Page 3 of 4

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

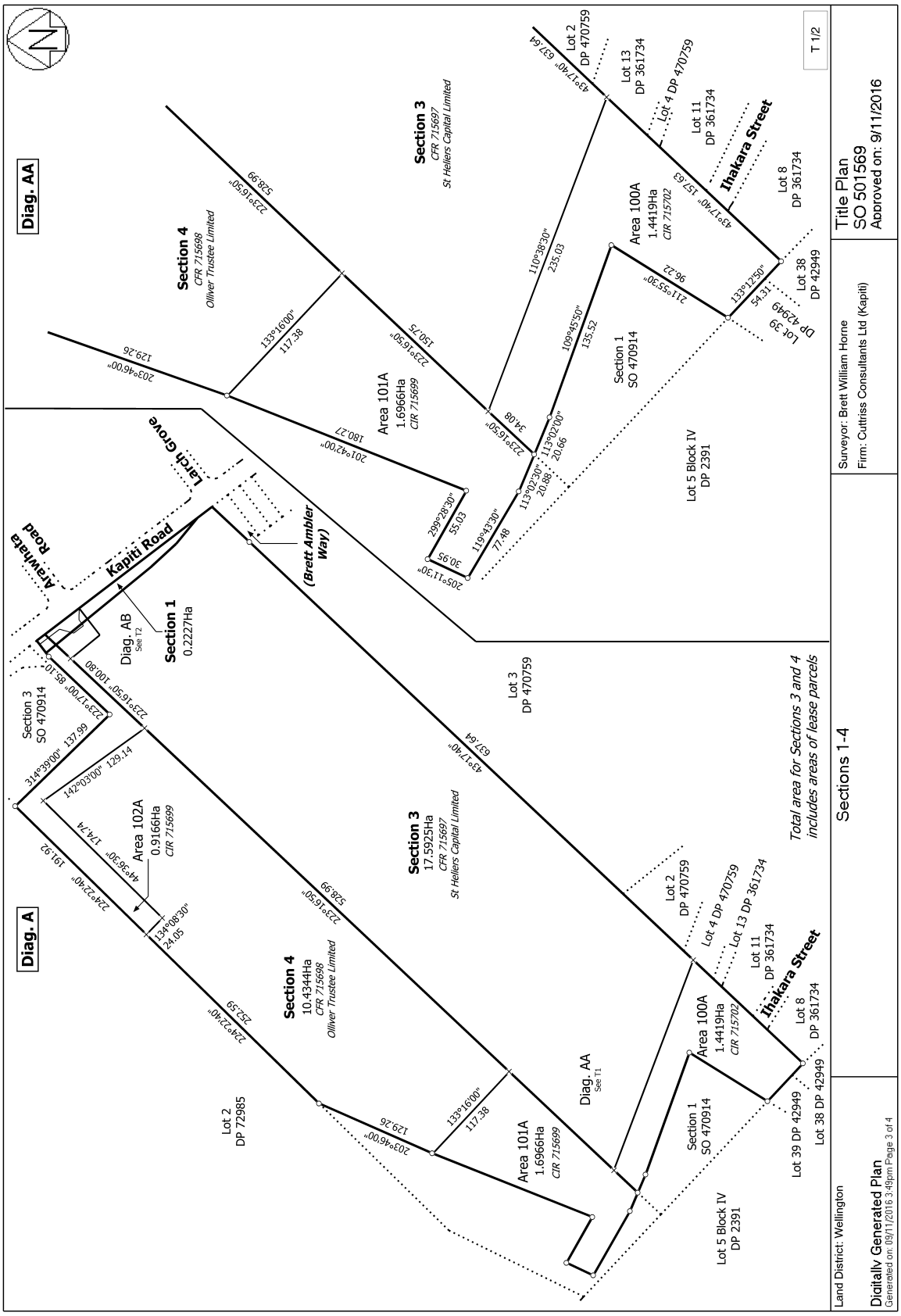
10266280.1 Notice pursuant to Section 18 Public Works Act 1981 - 17.12.2015 at 3:15 pm

10672202.1 Notice pursuant to Section 23 Public Works Act 1981 - 12.1.2017 at 10:50 am

13029105.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Kapiti Coast District Council - 13.6.2024 at 5:16 pm

13029105.2 CAVEAT BY KAPITI COAST DISTRICT COUNCIL - 13.6.2024 at 5:16 pm

13076416.2 Mortgage to Pacific Dawn Limited - 29.8.2024 at 11:01 am


Diag. A
Diag. AA
Sections 1-4
Title Plan
SO 501569
Approved on: 9/11/2016
Surveyor: Brett William Horne
Firm: Cuttriss Consultants Ltd (Kapiti)
Land District: Wellington
Digitally Generated Plan
Generated on: 09/11/2016 3:49pm Page 3 of 4
T 1/2
Total area for Sections 3 and 4 includes areas of lease parcels
Section 1
0.2227Ha
Diag. AB
See T2
Section 3
17.5925Ha
CFR 715697
St Hellers Capital Limited
Section 4
10.4344Ha
CFR 715698
Olliver Trustee Limited
Area 101A
1.6966Ha
CIR 715699
Area 102A
0.9166Ha
CIR 715699
Area 100A
1.4419Ha
CIR 715702
Section 1
SO 470914
Lot 5 Block IV
DP 2391
Lot 3
DP 470759
Lot 2
DP 72985
Lot 2
DP 470759
Lot 4 DP 470759
Lot 13 DP 361734
Lot 11
DP 361734
Lot 8
DP 361734
Lot 38
DP 42949
Lot 39 DP 42949
Lot 38 DP 42949
Lot 39
DP 42949
Diag. AA
See T1
Kapiti Road
Arawhata Road
Larch Grove
(Brett Ambler Way)
Ihakara Street
Section 3
SO 470914
137.99
314°39'00"
129.14
142°00'20"
174.74
44°36'30"
24.05
134°08'30"
191.92
224°22'40"
252.59
224°22'40"
528.99
223°16'50"
637.64
43°17'40"
100.80
223°16'50"
65.10
223°17'00"
180.27
201°42'00"
129.26
203°46'00"
117.38
133°16'00"
150.75
223°16'50"
528.99
223°16'50"
637.64
43°17'40"
34.08
223°16'50"
235.03
110°38'30"
157.63
43°17'40"
96.22
211°55'30"
54.31
133°12'50"
135.52
109°45'50"
20.66
113°02'00"
20.88
113°02'30"
77.48
119°43'30"
55.03
299°28'30"
30.91
205°11'30"

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

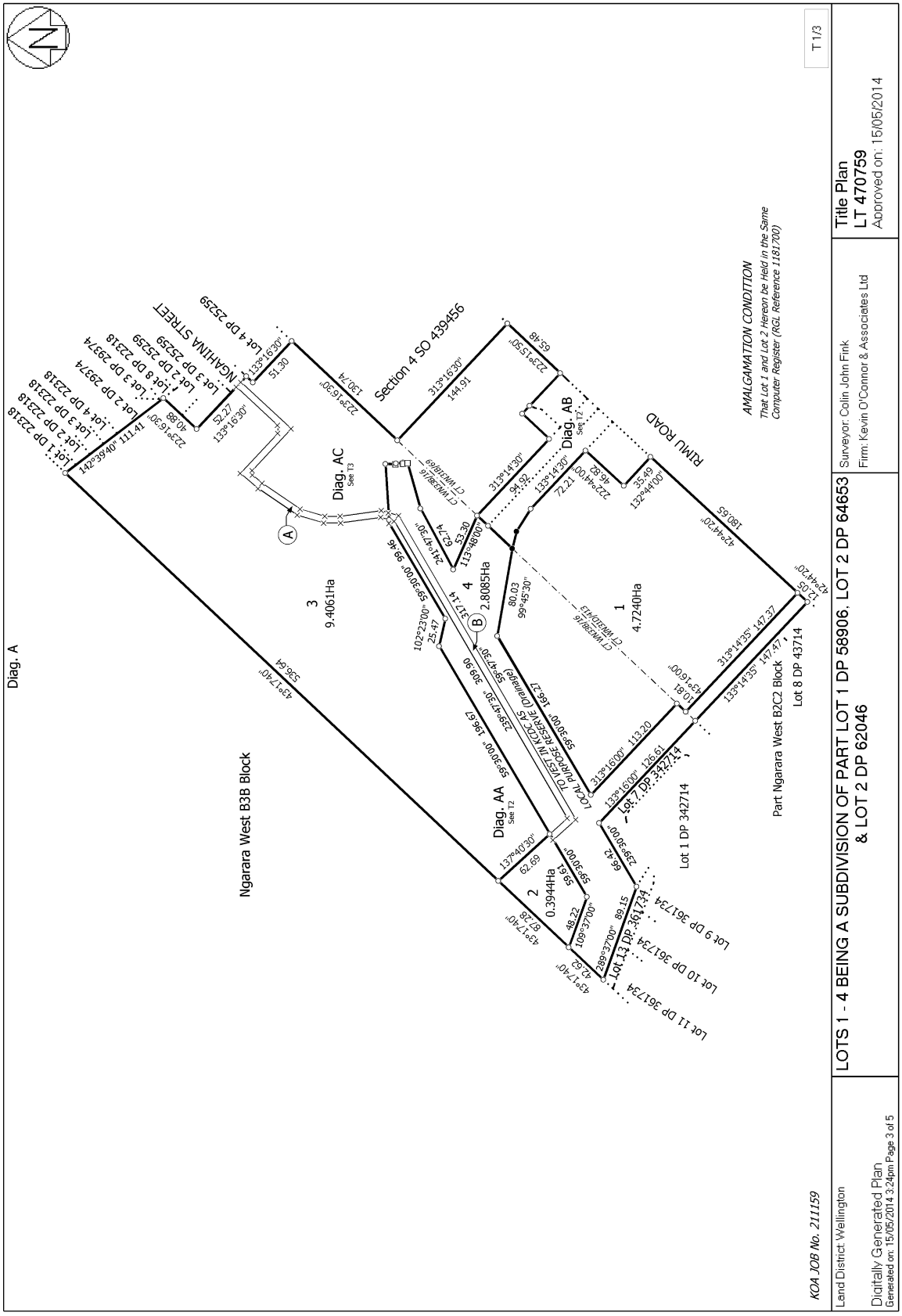
Kapiti Coast District Council

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


T 1/3
Title Plan
LT 470759
Approved on: 15/05/2014
Surveyor: Colin John Fink
Firm: Kevin O'Connor & Associates Ltd
LOTS 1 - 4 BEING A SUBDIVISION OF PART LOT 1 DP 58906, LOT 2 DP 64653 & LOT 2 DP 62046
Land District: Wellington
Digitally Generated Plan
Generated on: 15/05/2014 3:24pm Page 3 of 5
KOA JOB No. 211159
AMALGAMATION CONDITION
That Lot 1 and Lot 2 Hereon be Held in the Same Computer Register (RGL Reference 1181/700)
Section 4 SO 439456
Diag. A
Diag. AB
Diag. AC
Diag. AA
RIMU ROAD
NGAHINA STREET
Ngarara West B3B Block
Part Ngarara West B2C2 Block
Lot 8 DP 43714
Lot 1 DP 342714
Lot 7 DP 342714
Lot 9 DP 361734
Lot 10 DP 361734
Lot 11 DP 361734
Lot 13 DP 361734
Lot 1 DP 22318
Lot 2 DP 22318
Lot 3 DP 22318
Lot 4 DP 22318
Lot 2 DP 29374
Lot 3 DP 29374
Lot 8 DP 22318
Lot 2 DP 25259
Lot 3 DP 25259
Lot 4 DP 25259
1 4.7240Ha
2 0.3944Ha
3 9.4061Ha
4 2.8085Ha
A
B
LOCAL PURPOSE RESERVE (DRAINAGE) TO VEST IN KCDC AS
CT WN38/16
CT WN38/16
CT WN318/63
CT WN318/13

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**175334**
Land Registration District	**Wellington**
Date Issued	05 January 2005

Prior References
WN33B/15

Estate	Fee Simple
Area	2058 square metres more or less
Legal Description	Lot 6 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	**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

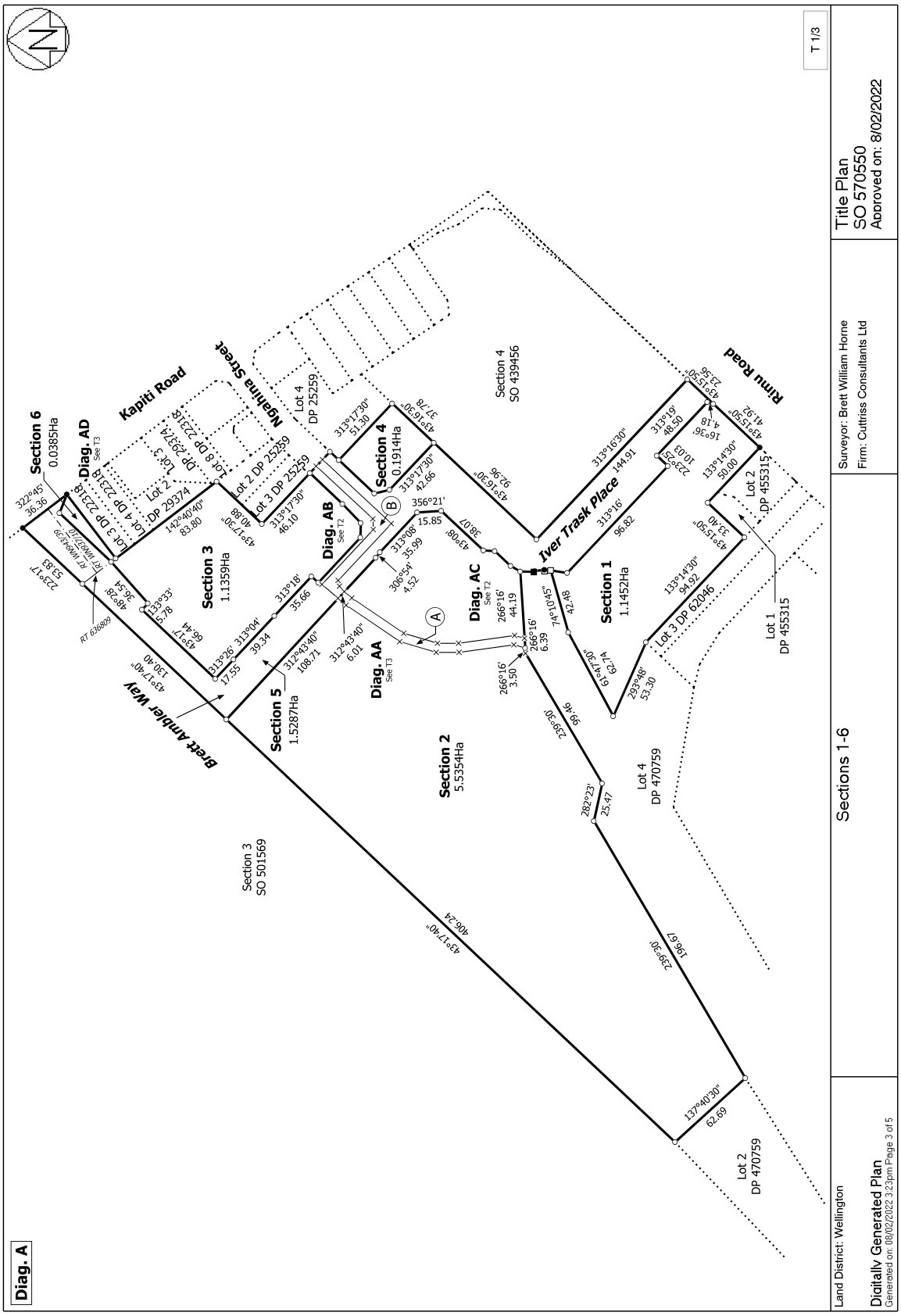
Interests

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


Title Plan
SO 570550
Approved on: 8/02/2022
Surveyor: Brett William Horne
Firm: Cuttriss Consultants Ltd
Sections 1-6
Land District: Wellington
Digitally Generated Plan
Generated on: 08/02/2022 3:23pm Page 3 of 5
T 1/3
Diag. A
Section 1
1.1452Ha
Section 2
5.5354Ha
Section 3
1.1359Ha
Section 4
0.1914Ha
Section 5
1.5287Ha
Section 6
0.0385Ha
Diag. AA
Diag. AB
Diag. AC
Diag. AD
Iver Trask Place
Brett Amber Way
Kapiti Road
Ngahina Street
Rimu Road
Lot 1 DP 455315
Lot 2 DP 455315
Lot 3 DP 62046
Lot 4 DP 470759
Lot 2 DP 470759
Section 3 SO 501569
Section 4 SO 439456
Lot 4 DP 25259
Lot 2 DP 25259
Lot 3 DP 25259
Lot 2 DP 29374
Lot 3 DP 29374
Lot 4 DP 29374
Lot 8 DP 29374
Lot 3 DP 22318
Lot 4 DP 22318
RT WN49/39
RT WN52/170
RT 626809

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

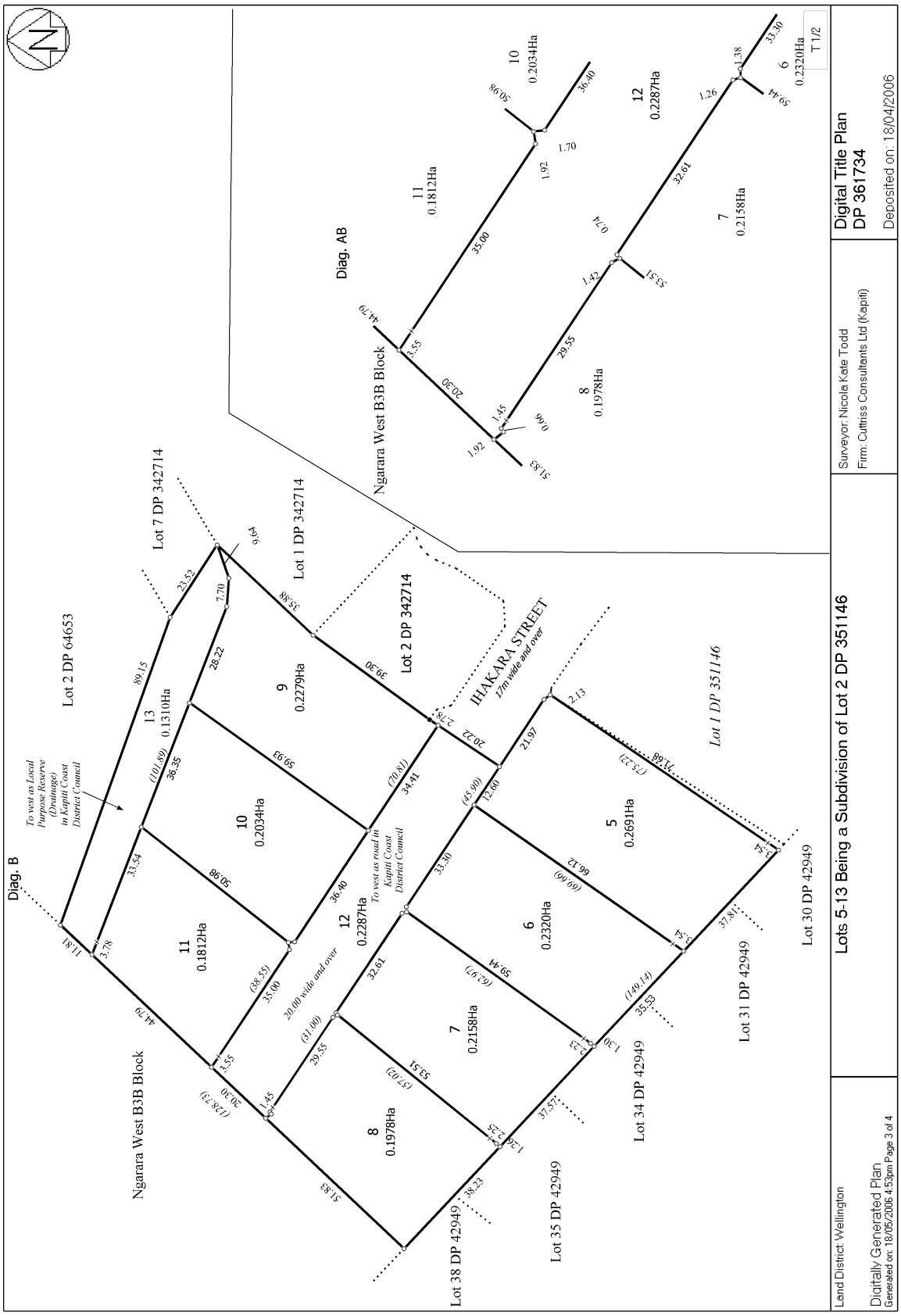
Prior References
209609

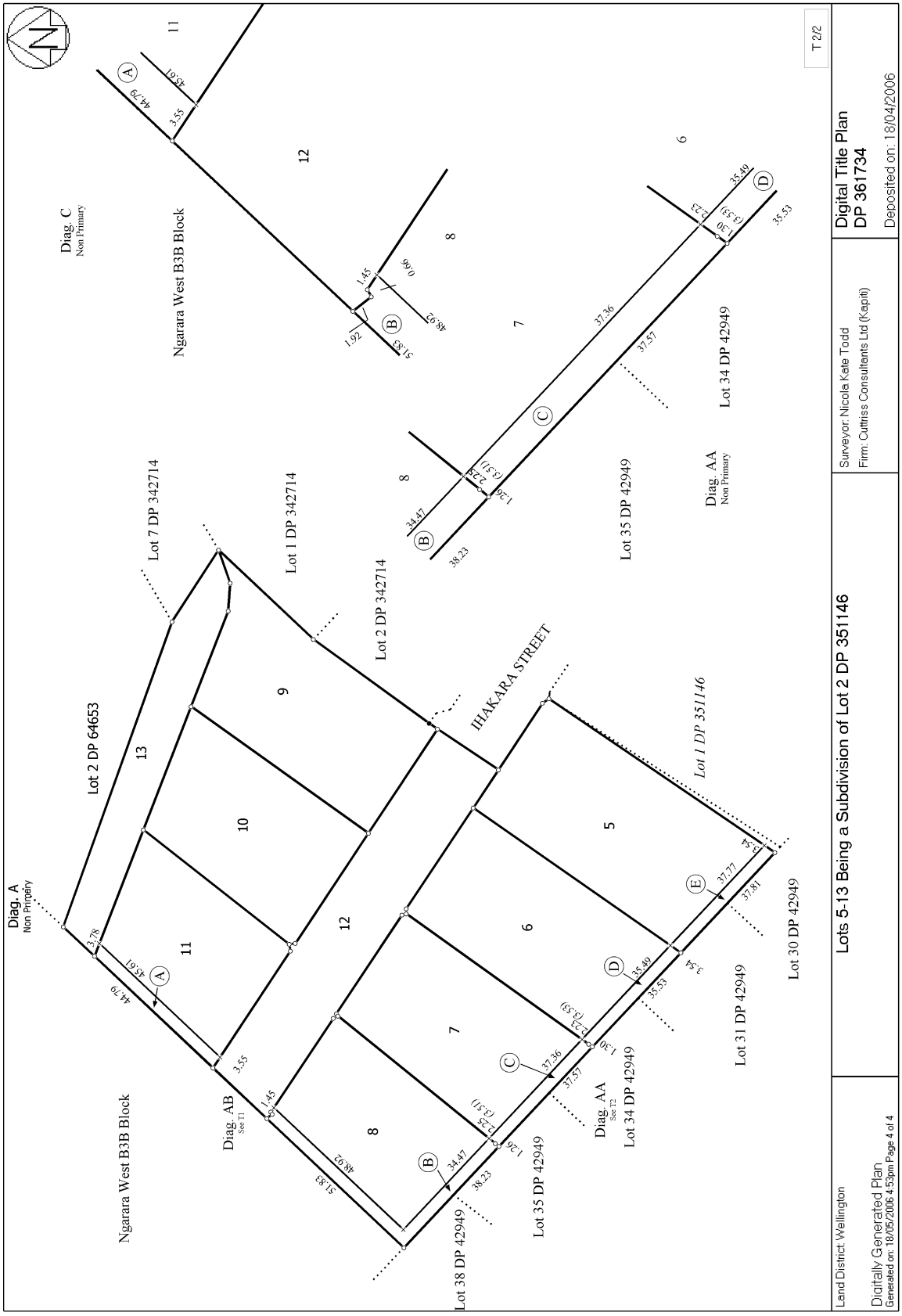
Estate	Fee Simple
Area	1310 square metres more or less
Legal Description	Lot 13 Deposited Plan 361734
Purpose	Local Purpose Reserve (Drainage)

Registered Owners
Kapiti Coast District Council

Interests

Subject to the Reserves Act 1977


Diag. B
Lots 5-13 Being a Subdivision of Lot 2 DP 351146
Digital Title Plan
DP 361734
Deposited on: 18/04/2006
Surveyor: Nicola Kate Todd
Firm: Cuttriss Consultants Ltd (Kapiti)
Land District: Wellington
Digitally Generated Plan
Generated on: 18/05/2006 4:53pm Page 3 of 4
Diag. AB
Ngarara West B3B Block
Lot 2 DP 64653
Lot 7 DP 342714
Lot 1 DP 342714
Lot 2 DP 342714
IHAKARA STREET
17m wide and over
Lot 1 DP 351146
Lot 30 DP 42949
Lot 31 DP 42949
Lot 34 DP 42949
Lot 35 DP 42949
Lot 38 DP 42949
To vest as Local Purpose Reserve (Drainage) in Kapiti Coast District Council
To vest as road in Kapiti Coast District Council
20.00 wide and over
5 0.2691Ha
6 0.2320Ha
7 0.2158Ha
8 0.1978Ha
9 0.2279Ha
10 0.2034Ha
11 0.1812Ha
12 0.2287Ha
13 0.1310Ha
T 1/2


Lots 5-13 Being a Subdivision of Lot 2 DP 351146
Digital Title Plan
DP 361734
Deposited on: 18/04/2006
Surveyor: Nicola Kate Todd
Firm: Cuttriss Consultants Ltd (Kapiti)
Land District: Wellington
Digitally Generated Plan
Generated on: 18/05/2006 4:53pm Page 4 of 4
T 2/2
Diag. A
Non Primary
Diag. AB
Sec 11
Diag. AA
Sec 12
Diag. C
Non Primary
Diag. AA
Non Primary
Ngarara West B3B Block
Ngarara West B3B Block
Lot 2 DP 64653
Lot 7 DP 342714
Lot 1 DP 342714
Lot 2 DP 342714
Lot 1 DP 351146
IHAKARA STREET
Lot 38 DP 42949
Lot 35 DP 42949
Lot 34 DP 42949
Lot 31 DP 42949
Lot 30 DP 42949
Lot 35 DP 42949
Lot 34 DP 42949
44.79
45.61
3.55
48.92
51.83
1.45
0.66
1.92
38.23
34.47
1.36
2.25
(3.51)
37.36
37.57
1.30
2.23
(3.59)
35.49
35.53
3.54
37.77
37.81
5.34
3.78

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
GAZETTE NOTICE

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**822685**
Land Registration District	**Wellington**
Date Registered	08 December 2017 11:07 am

Prior References
715697

Type	Fee Simple	**Instrument**	GN 10981179.2
Area	2227 square metres more or less		
Legal Description	Section 1 Survey Office Plan 501569		
Purpose	Road widening		

Registered Owners
Kapiti Coast District Council

Interests

NEW ZEALAND GAZETTE

Land Taken for Road Widening—77 Kapiti Road, Paraparaumu, Kapiti Coast District

THE RT HON DAME PATSY REDDY, GNZM, QSO,
Governor-General

A Proclamation

Pursuant to section 26 of the Public Works Act 1981, I, The Right Honourable Dame Patsy Reddy, Governor-General of New Zealand, hereby declare the land described in the Schedule hereto to be taken for road widening and to vest in the Kapiti Coast District Council on the 14th day after the date of the publication of this Proclamation in the *New Zealand Gazette*.

Wellington Land District—Kapiti Coast District

Schedule

Area ha	Description
0.2227	Part section 5 SO 470914 (Computer Freehold Register 715697) shown as section 1 on SO 501569.

The land is located at 77 Kapiti Road, Paraparaumu.

Given under the hand of Her Excellency the Governor-General of New Zealand and issued under the Seal of New Zealand this 5th day of December 2017.

HON EUGENIE SAGE, Minister for Land Information.

GOD SAVE THE QUEEN!

(LINZ CPC/2006/11176)

2017-ln6465 07-12-2017 10:44

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
GAZETTE NOTICE

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **822628**

Land Registration District **Wellington**

Date Registered 08 December 2017 11:07 am

Prior References
715698

Type	Fee Simple	**Instrument**	GN 10981179.1
Area	193 square metres more or less		
Legal Description	Section 2 Survey Office Plan 501569		
Purpose	Road widening		

Registered Owners
Kapiti Coast District Council

Interests

Annexure Schedule: Page:1 of 1

NEW ZEALAND GAZETTE

Land Taken for Road Widening—109 Kapiti Road, Paraparaumu, Kapiti Coast District

THE RT HON DAME PATSY REDDY, GNZM, QSO,
Governor-General

A Proclamation

Pursuant to section 26 of the Public Works Act 1981, I, The Right Honourable Dame Patsy Reddy, Governor-General of New Zealand, hereby declare the land described in the Schedule hereto to be taken for road widening and to vest in the Kapiti Coast District Council on the 14th day after the date of the publication of this Proclamation in the *New Zealand Gazette*.

Wellington Land District—Kapiti Coast District

Schedule

Area ha	Description
0.0193	Part section 4 SO 470914 (Computer Freehold Register 715698) shown as section 2 on SO 501569.

The land is located at 109 Kapiti Road, Paraparaumu.

Given under the hand of Her Excellency the Governor-General of New Zealand and issued under the Seal of New Zealand this 5th day of December 2017.

HON EUGENIE SAGE, Minister for Land Information.

GOD SAVE THE QUEEN!

(LINZ CPC/2006/11176)

2017-ln6464 06-12-2017 16:37

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
PROCLAMATION

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **715702**

Land Registration District **Wellington**

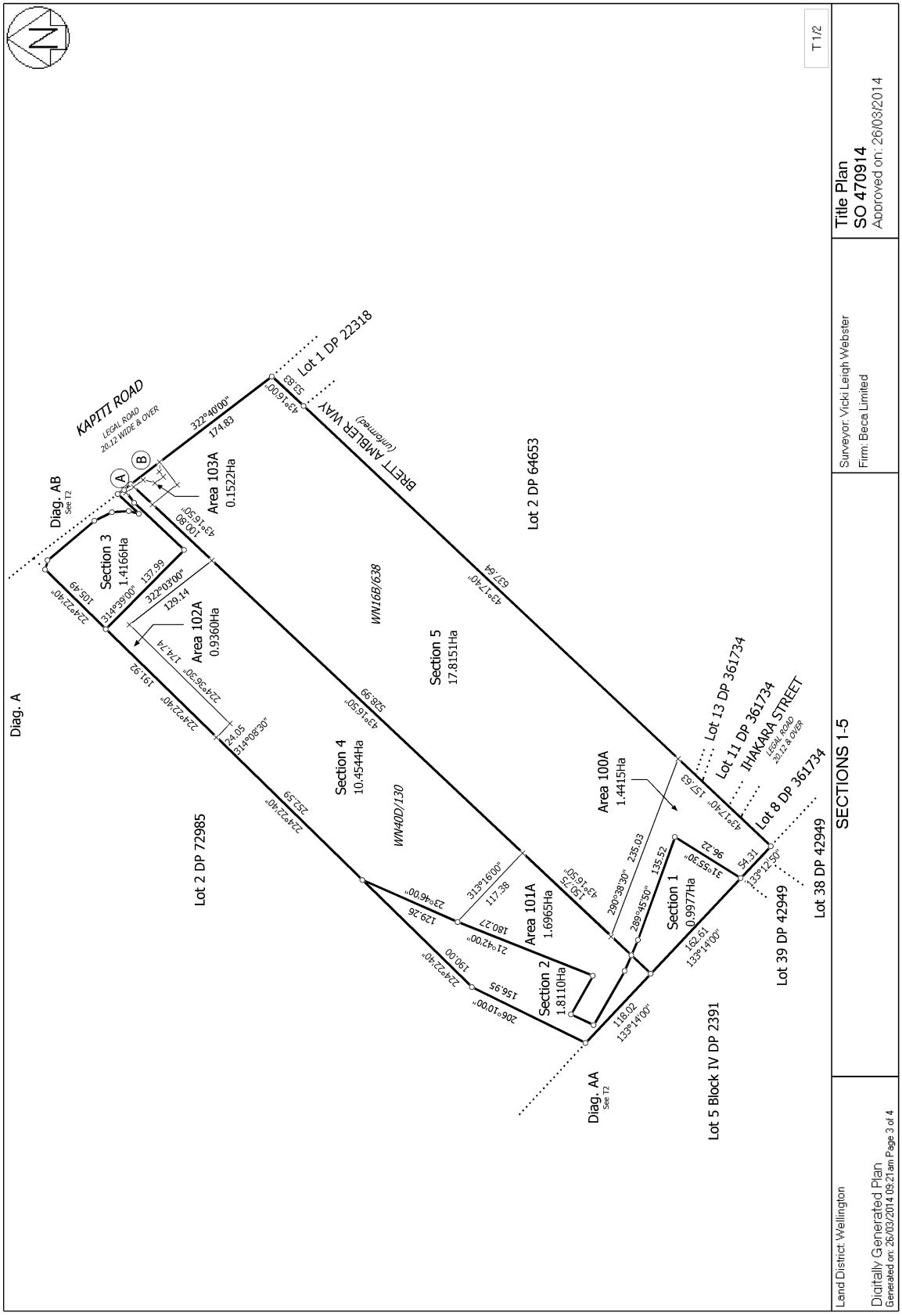
Date Registered 09 September 2015 09:59 am

Prior References
WN16B/638

Type	Fee Simple	**Instrument**	PROC 10183039.1
Area	9977 square metres more or less		
Legal Description	Section 1 Survey Office Plan 470914		
Purpose	Functioning indirectly of a road		

Registered Owners
Her Majesty the Queen

Interests


T 1/2
Title Plan
SO 470914
Approved on: 26/03/2014
Surveyor: Vicki Leigh Webster
Firm: Beca Limited
SECTIONS 1-5
Land District: Wellington
Digitally Generated Plan
Generated on: 26/03/2014 09:21am Page 3 of 4
KAPITI ROAD
LEGAL ROAD
20.12 WIDE & OVER
BRETT AMBLER WAY
(unformed)
Lot 1 DP 22318
Lot 2 DP 64653
Lot 2 DP 72985
Lot 5 Block IV DP 2391
Lot 38 DP 42949
Lot 39 DP 42949
Lot 8 DP 361734
Lot 11 DP 361734
Lot 13 DP 361734
IHAKARA STREET
LEGAL ROAD
20.12 & OVER
Diag. A
Diag. AB
See T2
Diag. AA
See T2
Section 1
0.9977Ha
Section 2
1.8110Ha
Section 3
1.4166Ha
Section 4
10.4544Ha
Section 5
17.8151Ha
Area 100A
1.4415Ha
Area 101A
1.6965Ha
Area 102A
0.9360Ha
Area 103A
0.1522Ha
WN16B/638
WN40D/130
322°40'00"
174.83
53.83
43°16'00"
322°03'00"
129.14
314°39'00"
137.99
105.49
224°22'40"
100.80
43°16'50"
174.74
224°36'30"
191.92
224°22'40"
224.05
314°08'30"
528.99
43°16'50"
252.59
224°22'40"
637.64
43°17'40"
157.63
43°17'40"
96.22
314°55'30"
54.31
133°12'50"
135.52
289°45'50"
235.03
290°38'30"
150.79
43°16'50"
313°16'00"
117.38
180.27
214°42'00"
129.36
234°46'00"
190.00
224°22'40"
156.95
206°10'00"
118.02
133°14'00"
152.51
133°14'00"

Title Diagram 715702
Cpy – 01/01, Pgs – 003, 09/10/15, 13:38
DocID: 214217177

Land Taken for Road, Interest in Land and Leasehold Estate Taken for the Functioning Indirectly of a Road—Wellington Northern Corridor (MacKays to Peka Peka Expressway), 77 Kapiti Road, Paraparaumu, Kapiti Coast District

Lt Gen The Rt Hon Sir JERRY MATEPARAE,
Governor-General

A Proclamation

Pursuant to the Public Works Act 1981, I, Lieutenant General The Right Honourable Sir Jerry Mateparae, Governor-General of New Zealand, hereby declare:

a. The land described in the First Schedule to be taken for the functioning indirectly of a road;
b. The interest in land described in the Second Schedule to be taken for the functioning indirectly of a road on the terms contained in the Fourth Schedule; and
c. The leasehold estate ("lease") in the land described in the Third Schedule ("lease land") (on the terms and conditions set out in the Fifth Schedule) to be taken for the functioning indirectly of a road

and vested in the Crown on the 14th day after the date of the publication of this Proclamation in the *New Zealand Gazette*.

Wellington Land District—Kapiti Coast District

First Schedule

Area ha	Description
0.9977	Part Ngarara West B 3B Block (Computer Freehold Register WN16B/638); shown as Section 1 SO 470914.

Second Schedule

Easement in favour of the Crown for the functioning indirectly of a road (stormwater easement) shown as "B" on SO 470914.

Third Schedule

Land Required for Leasehold Estate

Area ha	Description
1.4415	Part Ngarara West B 3B Block (Computer Freehold Register WN16B/638); shown as Area 100A on SO 470914.
0.1522	Part Ngarara West B 3B Block (Computer Freehold Register WN16B/638); shown as Area 103A on SO 470914.

Fourth Schedule

Interpretation

1. The provisions of clauses 1, 2 and 10–14 of the Fourth Schedule of the Land Transfer Regulations 2002 are implied into this Easement Instrument except to the extent expressly provided for the contrary in this Easement Instrument.
2. In this Easement Instrument:
   a. "Easement Facility" means the Stormwater manholes and Stormwater culvert.
   b. "Servient Land" means Section 5 on SO 470914 (Computer Freehold Register WN16B/638).
   c. "Stipulated Area" means that part of the Servient Land shown as "B" on SO 470914.
   d. "Stormwater corridor" means the land under which the Easement Facility is to be constructed by the Grantee.
   e. "Stormwater culvert" means the underground pipeline to be constructed by the Grantee within the

Stipulated Area.

f. "Stormwater manholes" means the circular underground concrete structures to be constructed by the Grantee within the Stipulated Area. Each such manhole will be fitted with a solid cover and collects stormwater runoff and routes it through underground pipes. It is an access point for underground pipes maintenance.

3. The NZ Transport Agency may exercise any of the rights and powers of the Grantee under this Easement Instrument.

Purpose

4. The purpose of the Easement Facility is to drain the stormwater runoff from the road (Wellington Northern Corridor - MacKays to Peka Peka Expressway), following works carried out by the Grantee, in the immediate vicinity of the Servient Land.
5. The Grantee needs to ensure the unimpeded performance of the Easement Facility in perpetuity, and therefore needs to reserve certain rights in relation to the Easement Facility and impose certain obligations on the Grantor in relation to the Servient Land.
6. The Stormwater Corridor, the Stormwater manholes and the Stormwater culvert are integral parts of the Easement Facility.

Grantor's Obligations

7. The Grantor may have access to and over the Stipulated Area subject to:
   a. compliance with this Easement Instrument; and
   b. any direction to the contrary from the Grantee.
8. The Grantor must not (nor allow any other person to do so):
   a. modify the shape or height of the Stormwater corridor;
   b. dig, cut, excavate or undermine the Stormwater corridor;
   c. fill in the Stormwater manhole and Stormwater culvert or otherwise hinder, obstruct or impede the flow of water in the Stormwater culvert;
   d. construct, lay, or erect anything on, through, under or over the Stipulated Area except as permitted in clause 9 of this Easement Instrument;
   e. discharge any liquid into the Stormwater culvert or do anything (including, without limitation, new drainage from existing buildings, new impermeable areas, developments and subdivision on the Servient Land) which might create any new source of drainage which might discharge into the Stormwater culvert;
   f. plant any vegetation, except grass and shrubs, on the Stipulated Area;
   g. any other thing;

   which, or to the extent that, in the Grantee's reasonable opinion would endanger the Easement Facility, or impede, frustrate or hinder the Easement Facility achieving the purpose in clause 4, or the Grantee exercising any rights under this Easement Instrument.
9. The Grantor may construct or permit to be constructed on the Stipulated Area any improvement, including a vehicle crossing, that is not a building or structure of any kind or any improvement that would prevent access for repair and/or maintenance of the Easement Facility.

Fifth Schedule

Purpose for Which Leasehold Estate is Required

The lease is required to allow the Crown to occupy the lease land during the construction of the project. The lease land will be used for access to the bridge, construction of swale and sediment pond, access to construction sites and such other purpose or purposes reasonably required for construction of the project.

Terms of the Leasehold Estate

1. The definitions detailed in the Fourth Schedule of this document shall apply to the terms of this Fifth

Schedule.

2. For the purpose of the lease, any reference to the Crown includes its employees, engineers, assistants, consultants, contractors and authorised invitees.
3. The lease term shall commence on the day after the conclusion of court Proceedings ENV-2014-WLG-000043/44 and shall terminate two years after that date ("term").
4. The registered proprietor shall be entitled to receive a current market rent for the term, such rate to be determined by a registered valuer and agreed between the parties or otherwise in accordance with the Public Works Act 1981 at the commencement of the lease.
5. Notwithstanding the term created, the Crown may terminate the lease at any time by giving the registered proprietor one month's notice in writing.
6. The Crown shall have the right to occupy the lease land for the term and for the avoidance of doubt such right shall include the right to enter and re-enter the lease land at all times, with or without such vehicles, machinery or materials for the purpose set out in the notice.
7. Prior to commencement of the project, the Crown shall erect a temporary fence for the period of construction of the project to provide adequate security to the balance of the property if required by the lessor.
8. The Crown shall take all reasonable steps to minimise damage to the lease land arising from the Crown's occupation under the lease and/or the execution of construction of the project.
9. The Crown shall, at the expiration of the term, remove all debris arising from the Crown's occupation under the lease together with any temporary fences, construction machinery, construction buildings, sheds, hardstands, and other improvements required to be erected by the Crown during the lease. The Crown shall otherwise restore the lease land to a condition generally in keeping with the character of the lease land prior to entry. The Crown shall complete such work in a good and workmanlike manner.
10. The Crown acknowledges that the registered proprietor intends to carry out its own development on the land ("Development") during the term, and that the Development requires continuity of access to the lease land and the balance of the land. Accordingly the Crown and the registered proprietor agree to co-operate with each other and co-ordinate their respective activities so that any disruption or inconvenience is minimised for both parties, and agree to keep each other informed of significant activities so that appropriate forward planning and mitigation can take place.
11. The Crown agrees to exercise its rights under this lease so that the registered proprietor is not prevented from accessing the lease land except over that part of the lease land required for installation of the Easement Facility while the Easement Facility is being installed which will occur as soon as practicable after the commencement of the term, and the balance of the land for the Development throughout the term. The registered proprietor may install traffic signals to regulate access to and from the land and construct a vehicle access to provide access to and from the land.

Given under the hand of His Excellency the Governor-General of New Zealand and issued under the Seal of New Zealand this 19th day of August 2015.

[l.s.]

Hon LOUISE UPSTON, Minister for Land Information.

God Save The Queen!

(LINZ CPC/2012/16494)

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