

2911

30 May 2025

Waikanae North Developments Ltd  
c/- Mitch Lewandowski  
**BY EMAIL**

## WAIKANAЕ NORTH DEVELOPMENTS LTD, TITLE SUMMARY REPORT FOR FAST TRACK APPLICATION

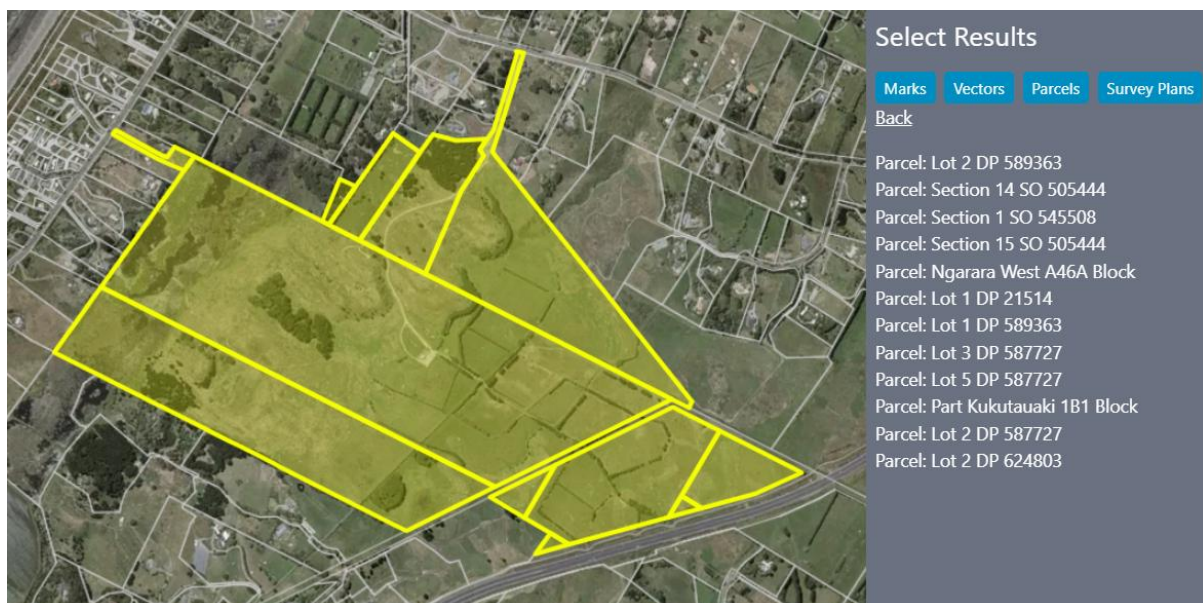
Thank you for your instruction to report on the Record of Title matters on the Waikanae North Developments Ltd Fast Track site.

### 1. SUMMARY

The purpose of this report is to assess the legal Record of Title aspects associated with an application for urban subdivision of the site for a mix of residential and commercial development and wetland restoration.. 'The site' is defined in section 2 of this report.

### 2. EXISTING TITLE AND ZONING INFORMATION

The property is a largely undeveloped parcel of rural land located to the south of Peka Peka Rd, west of the Kapiti Expressway, north of End Farm Road, and east of the lifestyle blocks along Paetawa Road. The general area is known as Peka Peka and Waikanae North. The property contains 6 separate records of title, made up of 12 individual parcels.



Site plan of relevant Records of Title under the ownership of Waikanae North Developments Ltd

The legal description for **the site** is as follows:

Address	Legal Description	Record of Title Number	Parcel Area (ha)	Area (ha)
171 Peka Peka Road	Lots 2, 3 and 5 DP 587727	1122125	10.4623	10.4623
169 Peka Peka Road	Lot 1 DP 589363	1123080	19.0866	22.9526
	Lot 2 DP 589363		3.8660	
	Lot 2 DP 624803 (107 Paetawa Road) and Part Kukutauaki 1B1 Block	1269459	64.6487	64.6787
	Section 15 SO 505444	925746	12.1870	12.6657
	Section 14 SO 505444		0.2464	
	Section 1 SO 545508		0.2323	
Ngarara West A46A Block	WN422/216	1.1129	1.1129	
Lot 1 DP 21514	WN910/65	27.4850	27.4850	
			<b>139.3572</b>	<b>139.3572</b>

Included in the development area is the land which is currently a legal (unformed) road, called Ngarara Road. This land is identified for completeness.

Address	Legal Description	Record of Title Number	Parcel Area (ha)	Area (ha)
Ngarara Road	Legal road		2.0500	2.0500
			<b>2.0500</b>	<b>2.0500</b>

The Total development land is therefore 141.4072 hectares, as shown below.

Development Land	Legal Description	Record of Title Number	Parcel Area (ha)	Area (ha)
The site	As above	Various	139.3572	139.3572
Ngarara Road	Legal road		2.0500	2.0500
			<b>141.4072</b>	<b>141.4072</b>

This area does not include the stormwater easement on adjoining land, not owned by WNDL.



Site plan of unformed Ngarara Road (2.05ha)

Adjoining land, as listed below, is affected by earthworks and stormwater management (to the south). This property is identified for completeness.

Address	Legal Description	Record of Title Number	Parcel Area (ha)	Area (ha)
55 End Farm Road	Lots 6 DP 87994 (Easement area is 3.3748ha)	WN55B/432	8.5590	8.5590
			<b>8.5590</b>	<b>8.5590</b>

The land is currently zoned mostly General Rural Zone with a small area adjoining Peka Peka Road being Rural Lifestyle. Various precinct overlays apply to the site. The zone extents do not align with the title extents.

Zone	Description	Precinct ID	Precinct name	Area (ha)
Rural Lifestyle Zone	Small area near Peka Peka Road	Prec51		0.2007
	Lot 2 DP 624803 (107 Paetawa Road)	Prec48		0.5790

General Rural Zone	Main Farm area and adjoining Crown land	Prec48	Rural Dunes	116.0841
	Southern title and adjoining easement area which is part of eco hamlet	Prec61	Waikanae North Eco Hamlet	22.1611
	Small area adjoining expressway	Prec19	Ngarara Eco Hamlet	0.2323
				<b>139.3572</b>

### 3. TITLE ENCUMBRANCES IN DETAIL AND LIKELY ACTIONS REQUIRED

It is generally desirable to examine current easements, covenants and Consent Notices to determine which of them are to be superseded.

The overall aim would be to 'declutter' the final titles from undesirable and unnecessary encumbrances.

To that end, we would expect that the following actions would be necessary (this is a summary table and will require specialist legal input to ensure that the Actions are appropriate);

Address	Legal Description	Record of Title Number	Current interests	Proposed Action
171 Peka Peka Road	Lot 2 DP 587727	1122125	Appurtenant to part Lot 5 DP 587727 formerly Lot 22 DP 25326 are drainage rights created by Transfer 79201	No action
171 Peka Peka Road	Lot 3 DP 587727	1122125		
171 Peka Peka Road	Lot 5 DP 587727	1122125		
			Appurtenant to part Lot 5 DP 587727 formerly Lot 22 DP 25326 are drainage rights created by Transfer 101234	No action
			Appurtenant to Lot 3 DP 587727 is a right of way and rights to power and telephone specified in Easement Certificate	To be relinquished

			833990.6	
			Subject to Part IVA Conservation Act 1987 (affects Lot 2 DP 587727)	No action
			The minerals contained in Section 11 of the Crown Minerals Act 1991 will remain in cancelled Certificate of Title C3/589 (affects Lot 2 DP 587727)	No action
			Appurtenant to Lot 5 DP 587727 is a right of way and a right to convey electricity and telecommunications created by Easement Instrument 7366830.5 -	To be relinquished
			7366830.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - (affects Lot 5 DP 587727)	Superseded by other CONO's
			Appurtenant to Lot 2 DP 587727 is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 8362008.6	To be relinquished
			8362008.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 (affects Lot 2 DP 587727)	Superseded by new CONOs
			Land Covenant in	No action

			<p>Covenant Instrument 12769945.4</p> <p>Land Covenant in Covenant Instrument 12769945.5</p> <p>12769945.3 Variation of Consent Notice 8362008.3 pursuant to Section 221(5) Resource Management Act 1991</p>	<p>No action</p> <p>Superseded by new CONOs</p>
169 Peka Peka Road	Lot 1 DP 589363	1123080	Appurtenant to Lot 1 DP 589363 are drainage rights created by Transfer 79201 (affects part formerly Lot 22 DP 25326)	No action
	Lot 2 DP 589363		TE 79201:Subject to drainage rights over Lot 1 DP 589363 created by Transfer 79201	No action
			TE 101234:Appurtenant to Lot 1 DP 589363 are drainage rights created by Transfer 101234 - (affects part formerly Lot 22 DP 25326)	No action
			TE 101234:Subject to drainage rights over Lot 1 DP 589363 created by Transfer 101234	No action
			EI 7366830.5:Subject to a right of way, electricity and telecommunications rights over part Lot 1 DP 589363 marked A and B on DP 589363 created by Easement Instrument 7366830.5	Likely superseded by other easements

			<p>EI 7366830.5: The easements created by Easement Instrument 7366830.5 are subject to Section 243 (a) Resource Management Act 1991</p> <p>7366830.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - (affects Lot 1 DP 589363)</p> <p>EI 10047107.1: Subject to a right of way (in gross) over part Lot 1 DP 589363 marked G on DP 589363 in favour of Kapiti Coast District Council created by Easement Instrument</p> <p>OCTN 12680870.2: Subject to Section 241(2) Resource Management Act 1991 (affects DP 589363 )</p> <p>CONO 12680870.3: 12680870.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.3.2023 at 3:30 pm</p>	<p>No action</p> <p>Superceded by new CONO's</p> <p>Likely superceded by other access</p> <p>No action</p> <p>Superceded by new CONO's</p>
	Lot 2 DP 624803, Part Kukutauaki 1B1 Block	1269459	<p>769646 Pipeline Certificate pursuant to Section 70 of the Petroleum Act 1937</p> <p>677120.1 Variation of Pipeline Easement Certificate 769646</p>	<p>No action</p> <p>No action</p>

			TE 943700.1:Subject to gas pipeline rights (in gross) over parts marked JJ on DP 61043 and KK on DP 61044 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer 943700.1	No action
			B048071.1 Variation of Pipeline Easement Certificate 769646 - 28.11.1989 at 10.00 am Consent Notice for subdivision RM 250217 (titles not yet issued) Easement for telecommunications and power in favour of Lot 1 DP 624503.	No action
	Section 15 SO 505444	925746	11507368.1 Encumbrance to New Zealand Transport Agency ( Affects Section 1 SO 545508)	No action
	Section 14 SO 505444			
	Section 1 SO 545508			
			T 12221426.2:Subject to Part IVA Conservation Act 1987 (affects Section 1 SO 505442 and Section 14 SO 505444)	No Action
			T 12221426.2:Subject to Section 11 Crown Minerals Act 1991 (affects Section 1 SO 505442 and Section 14 SO 505444)	No action
			T 12221426.2:Subject to Section 42(6) Public Works Act 1981	No action
	Ngarara West A46A Block	WN422/216	No interests	

	Lot 1 DP 21514	WN910/65	434869 Proclamation defining the middle line of a motorway	No action
			EC 906726:906726 Pipeline Certificate pursuant to Section 70 of the Petroleum Act 1937 relating to the pipeline for the passage of gas over the within land	No action
			TE 943700.1:Subject to gas pipeline rights (in gross) over parts marked II on DP 61043 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer 943700.1	No action
			B048096.1:B048096.1 Variation of Pipeline Certificate 906726 – 8706298.7 Notice pursuant to Section 195(2) Climate Change Response Act 2002	No action

Address	Legal Description	Record of Title Number	Current interests	Proposed Action
55 End Farm Road	Lots 6 DP 87994	WN55B/432	EC 769565:Appurtenant hereto are rights of way specified in Easement Certificate 769565 - (affects part formerly in CT WN33D/305)  TE789014.11:Appurtenant hereto is a right of way and electricity supply and telephone transmission	No action

			<p>rights created by Transfer B789014.11</p> <p>ECB789014.12:Appurtenant hereto is a right of way and electricity supply and telephone transmission rights specified in Easement Certificate B789014.12 -</p> <p>CONO B789014.7: Consent Notice pursuant to Section 221(1) Resource Management Act 1991 -</p> <p>T B789014.14:Land Covenant in Transfer B789014.14</p> <p>EC B789014.13:Subject to a right of way and electricity supply and telephone transmission rights over part marked D on DP 87994 specified in Easement Certificate B789014.13 –</p> <p>TE B789014.11:The easements created by Transfer B789014.11 are subject to Section 243 (a) Resource Management Act 1991</p> <p>EC B789014.12:The easements specified in Easement Certificate B789014.12 are subject to Section 243 (a) Resource Management Act 1991</p> <p>EC B789014.13:The easements specified in Easement Certificate B789014.13 are subject to Section 243 (a) Resource Management Act 1991</p> <p>M 11425865.3:11425865.3</p>	
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			Mortgage to ANZ Bank New Zealand Limited C7312424680.1:12424680.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies Inundation as a natural hazard	

Many of these actions will be undertaken contemporaneously with imposing updated encumbrances (in parallel so that when one encumbrance is removed, another is put in its place) or to be removed at the time of subdivision.

Consent Notices can be cancelled and reimposed so that the resulting titles are as tidy as possible.

#### 4. LIMITATIONS

This report is for the use of Waikanae North Developments Limited for a Fast-Track Approvals Act application and should not be used or relied upon by any other person or entity or for any other purpose.

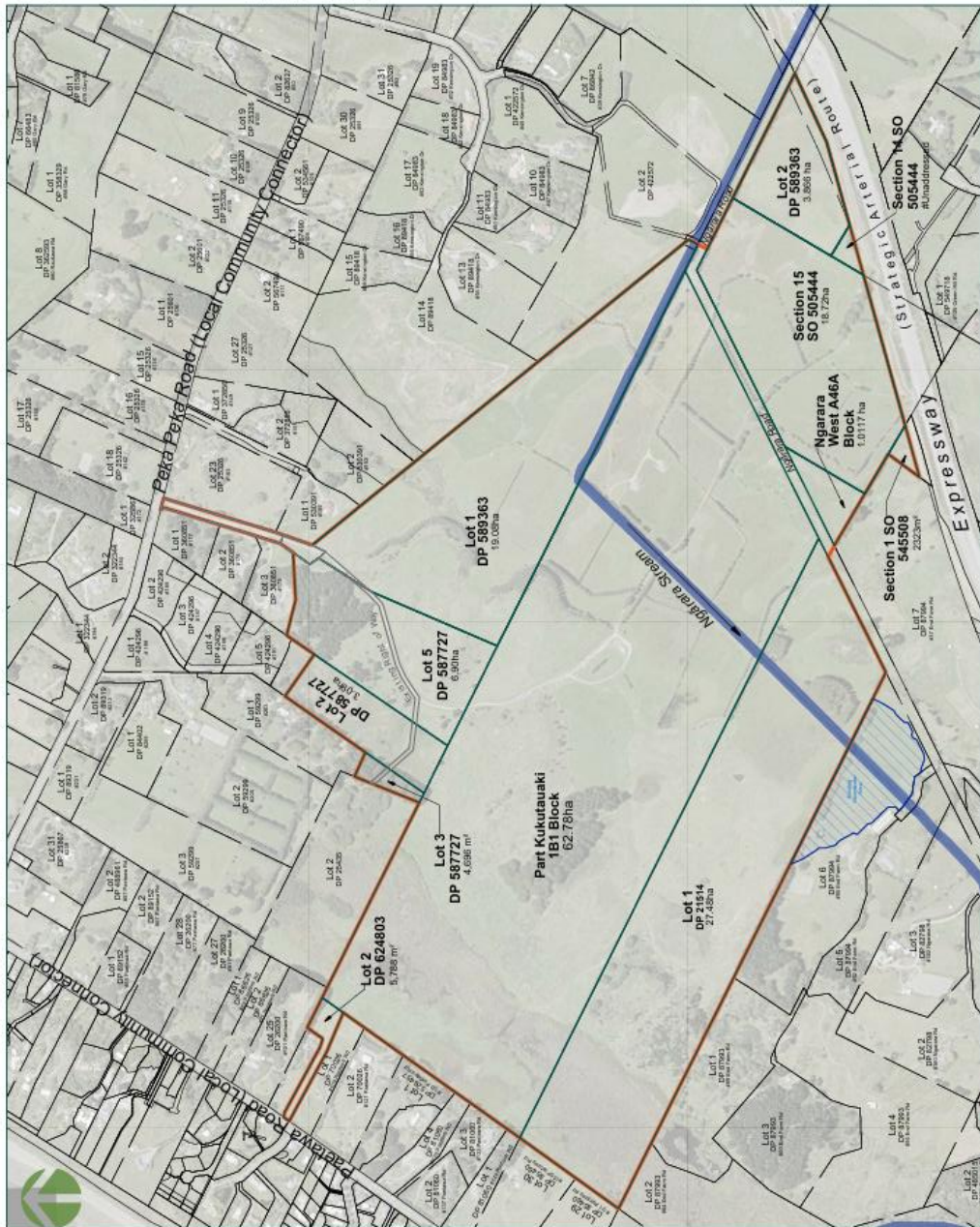
The report has been based on the information made available to Landlink Ltd from the client or public sources at the time of performing the assessment. Should further information become available regarding the site and the area around the site, Landlink Ltd reserves the right to review the report with respect to the additional information.

Yours sincerely  
**LANDLINK LTD**



Paul Turner  
**Principal**

Address	Lot/Description	Record of Title Number	Parcel Area (ha)
177 Peka Peka Road	Lot 2, 3, 4, 5	1121151	10.4623
	DP 587727	1121151	10.4623
	Lot 1	1121151	10.4623
	Lot 2	1121151	10.4623
	Lot 3	1121151	10.4623
	Lot 4	1121151	10.4623
	Lot 5	1121151	10.4623
	Lot 6	1121151	10.4623
	Lot 7	1121151	10.4623
	Lot 8	1121151	10.4623
	Lot 9	1121151	10.4623
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	Lot 12	1121151	10.4623
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	Lot 85	1121151	10.4623
	Lot 86	1121151	10.4623
	Lot 87	1121151	10.4623
	Lot 88	1121151	10.4623
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	Lot 91	1121151	10.4623
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	Lot 96	1121151	10.4623
	Lot 97	1121151	10.4623
	Lot 98	1121151	10.4623
	Lot 99	1121151	10.4623
	Lot 100	1121151	10.4623



**GENERAL NOTES**

1. Boundaries are from New Zealand Geographic Data 2000 (Whanganui Corridor).
2. Boundaries are from the Land Information New Zealand (LINZ) Digital Cadastral Database (DCDB).
3. Aerial photography is from the LINZ Data Service.

This drawing contains data from other sources and has been prepared for a specific site and event. Landlink Limited does not accept any liability for its accuracy, content or completeness.

**Waikanae North Developments Limited**

**Current Title Configuration**

**Peka Peka Road,**  
Peka Peka

DATE	24/03/2026
SCALE	1:750
<b>2911-P-ALL-P-18</b>	

STAGE	ALL	DESIGNED BY	JH
REVISION	C	DRAWN BY	JH
REVISION DETAILS	Issued For Consent	APPROVED BY	PT

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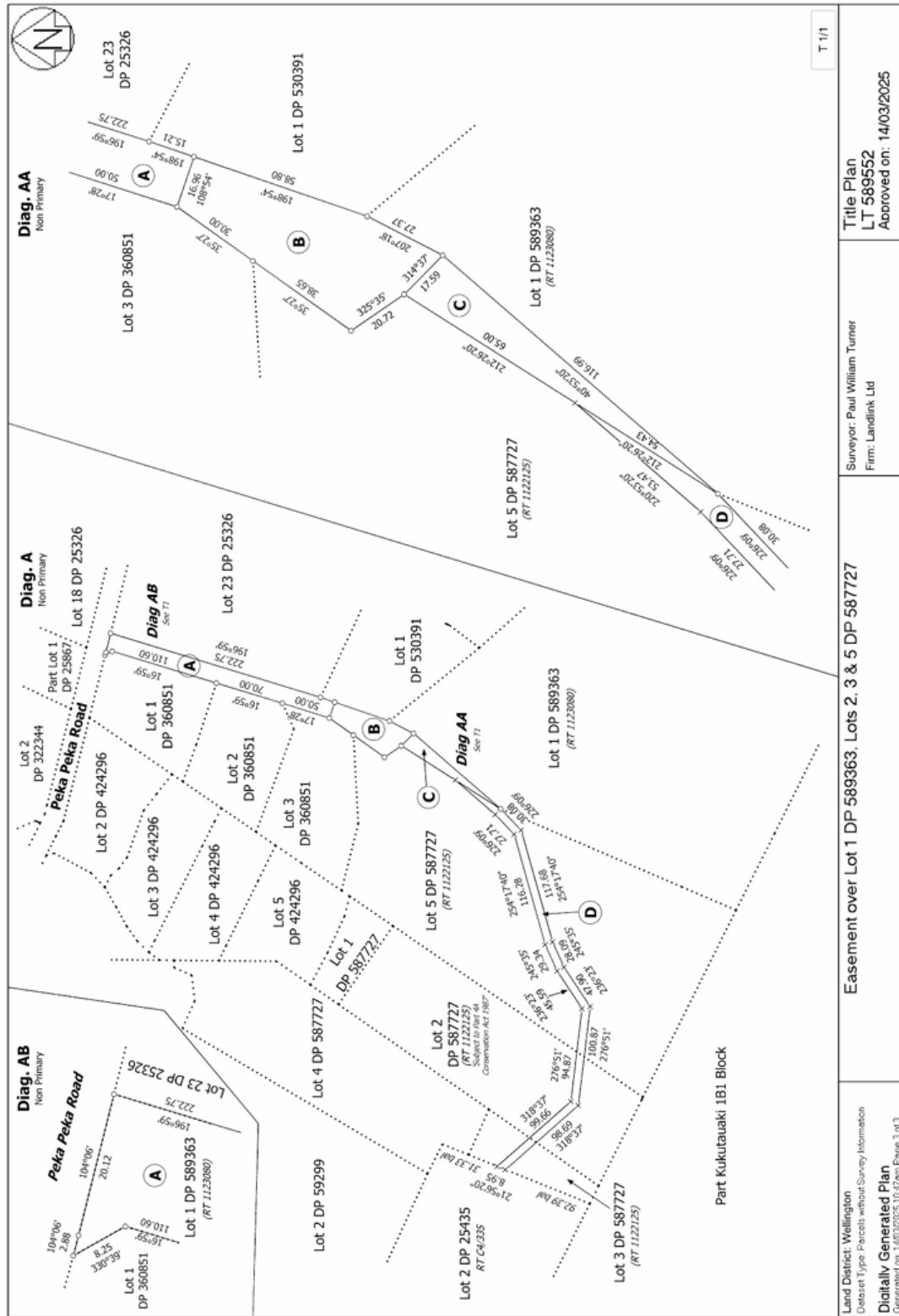


1 Ngarara Road, Waikanae 5038 • contact@landlink.co.nz

Plan showing extent of the property (Land Ownership and Occupation Plan Drawing No. 2911-P-ALL-117 Rev C)



Plan showing extent of stormwater easement over Lot 6 DP 87994 (south end of the project), DP 622382 AATS



Plan showing extent of right of way easement (north west end of the project), DP 589552 AATS

T 1/1	Title Plan LT 589552 Approved on: 14/03/2025
Surveyor: Paul William Turner Firm: Landlink Ltd	Easement over Lot 1 DP 589363, Lots 2, 3 & 5 DP 587727
Land District: Wellington Dataset Type: Parcels without Survey Information Digitally Generated Plan Generated on: 14/03/2025 10:47 am Page 3 of 3	