HAIL Environmental
THE CONTAMINATED SITE CONSULTANCY

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Preliminary site investigation

77 and 109 Kāpiti Road, and 1 Brett Ambler Way,

Paraparaumu

New Central Park Limited

THE CONTAMINATED SITE CONSULTANCY

RECORD OF REVIEW

Roles	***Person responsible***	***Position***	***Relevant experience***	***Signature***
Author	Karen Toulmin	Site Contamination Consultant	10 years	
Reviewer	Sarah Newall CEnvP-SC	Site Contamination Specialist	20 years	
Version	1		***Date***	30 September 2026

This preliminary site investigation meets the requirements of the Resource Management (National Environmental Standard for assessing and managing contaminants in soil to protect human health) Regulations 2011 because it has been:

a. done by a suitably qualified and experienced practitioner, and

b. reported on in accordance with the current edition of Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand, and

c. certified by a suitably qualified and experienced practitioner.

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SUMMARY

New Central Park Limited (NCPL) is proposing to develop land at 77 and 109 Kāpiti Road, and 1 Brett Ambler Way, Paraparaumu ('the site'). The project involves a mixed commercial and residential development, with reserve areas, public roads and open-spaces. The site's location and current layout is shown on Figures 1 and 2.

The site is largely undeveloped land, which has predominantly been used for pastoral grazing. The central area of the site was used for rural residential purposes from around the 1980s to early 2020s, a farm education training facility in the 1980s and 1990s and a firewood storage yard from the late 1980s until 2015.

The site is not listed on the Greater Wellington Regional Council's (GWRC) Selected Land Use Register (SLUR) as having had uses that feature on the Ministry for the Environment's Hazardous Activities and Industries List (HAIL, Ref: MfE1). However, NCPL commissioned HAIL Environmental Limited (HAIL Environmental) to prepare a preliminary site investigation (PSI) for the site, as part of the suite of technical assessments to support the resource consent application for the proposed development.

Based on information presented, HAIL Environmental considers that the former dwelling and hydroponic building area at 77 Kāpiti Road may have a history of HAIL use including categories E1 '*Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition'* and I *'Any other land that has been subject to the accidental or intentional release of a hazardous substance in sufficient quantity that it may pose a risk to human health or the environment'*. This discrete area, as opposed to the whole site, is considered a 'piece of land' with regard to the NES-CS.

However, as the removal of the surface material for geotechnical purposes during development will likely remove the residual lead and/or asbestos (if present), in an end-use scenario, there will be no complete contaminant linkages.

Accordingly, we consider that the proposed change of use is highly unlikely to pose a risk to human health and therefore meets the permitted activity standards set out in Regulation 8(4).

It is unlikely that disturbance and/or removal of soil within the piece of land will meet the permitted activity thresholds per Regulation 8(3) and 8(3)d). As no DSI has been completed, consent under the NES-CS will be required as a discretionary activity per Regulation 11.

To determine the appropriate re-use or offsite disposal location options for the material within the 'piece of land', soil sampling should be completed. HAIL Environmental recommends including this as a condition of consent.

1. INTRODUCTION

New Central Park Limited (NCPL) is proposing to develop land at 77 and 109 Kāpiti Road, and 1 Brett Ambler Way, Paraparaumu ('the site'). The project involves a mixed commercial and residential development, with reserve areas, public roads and open-spaces. The site's location and current layout is shown on Figures 1 and 2.

The site is largely undeveloped land, which has predominantly been used for pastoral grazing. The central area of the site was used for rural residential purposes from around the 1980s to early 2020s, a farm education training facility in the 1980s and 1990s and a firewood storage yard from the late 1980s until 2015.

The site is not listed on the Greater Wellington Regional Council's (GWRC) Selected Land Use Register (SLUR) as having had uses that feature on the Ministry for the Environment's Hazardous Activities and Industries List (HAIL, Ref: MfE1). However, NCPL commissioned HAIL Environmental Limited (HAIL Environmental) to prepare a preliminary site investigation (PSI) for the site, as part of the suite of technical assessments to support the resource consent application for the proposed development. The objectives of the investigation were to:

- Determine if the site has, more likely than not, been used for hazardous activities or industries, and where these may have occurred.
- If so, determine if the proposed change in land use and associated soil disturbance could pose a risk to human health and/or the environment, and
- If there is an unacceptable risk, identify potential consenting requirements under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('the NES-CS') and contaminated land rules of the GWRC Natural Resources Plan (NRP).

HAIL Environmental's work comprised:

- Reviewing GWRC and Kāpiti Coast District Council (KCDC) information relating to the site, including district plans, regional plans, land information memoranda (LIM), resource consents, and technical reports associated with the development.
- Reviewing readily available historic aerial photographs, certificates of title, national soil and geological maps, SLUR registers, and other available online information.
- A site walkover inspection.
- A discussion with Kāpiti Firewood owners Maurice Bly and Bruce Saunders.
- Preparing this report.

1.1. Site identification

The site is an irregular shaped area of approximately 33 ha within central Paraparaumu, centred on or about 5469137 N 1768768 E (NZTM). The legal details for the site are shown in Table 1. The site is predominantly zoned 'metropolitan centre,' although a small portion in the north of 1 Brett Ambler Way is zoned 'open space'. The current certificates of title are presented in Appendix A.

Table 1: Legal details

Address	Legal Description	Area (ha)
77 Kāpiti Road	SEC 3 SO 501569	17.593
109 Kāpiti Road	SEC 4 SO 501569	10.434
1 Brett Ambler Way	PT SECS 1 – 4 SO 570550	5.379

The site is bound by Kāpiti Road to the north, the Kāpiti Expressway to the west, the Wharemauku Stream and vacant undeveloped land to the south and east, and Brett Ambler Way, the Kāpiti Aquatic Centre and the Kāpiti Bridge Club to the northeast.

The site topography is undulating and comprises a mix of sand dunes and low-lying peat swamp.

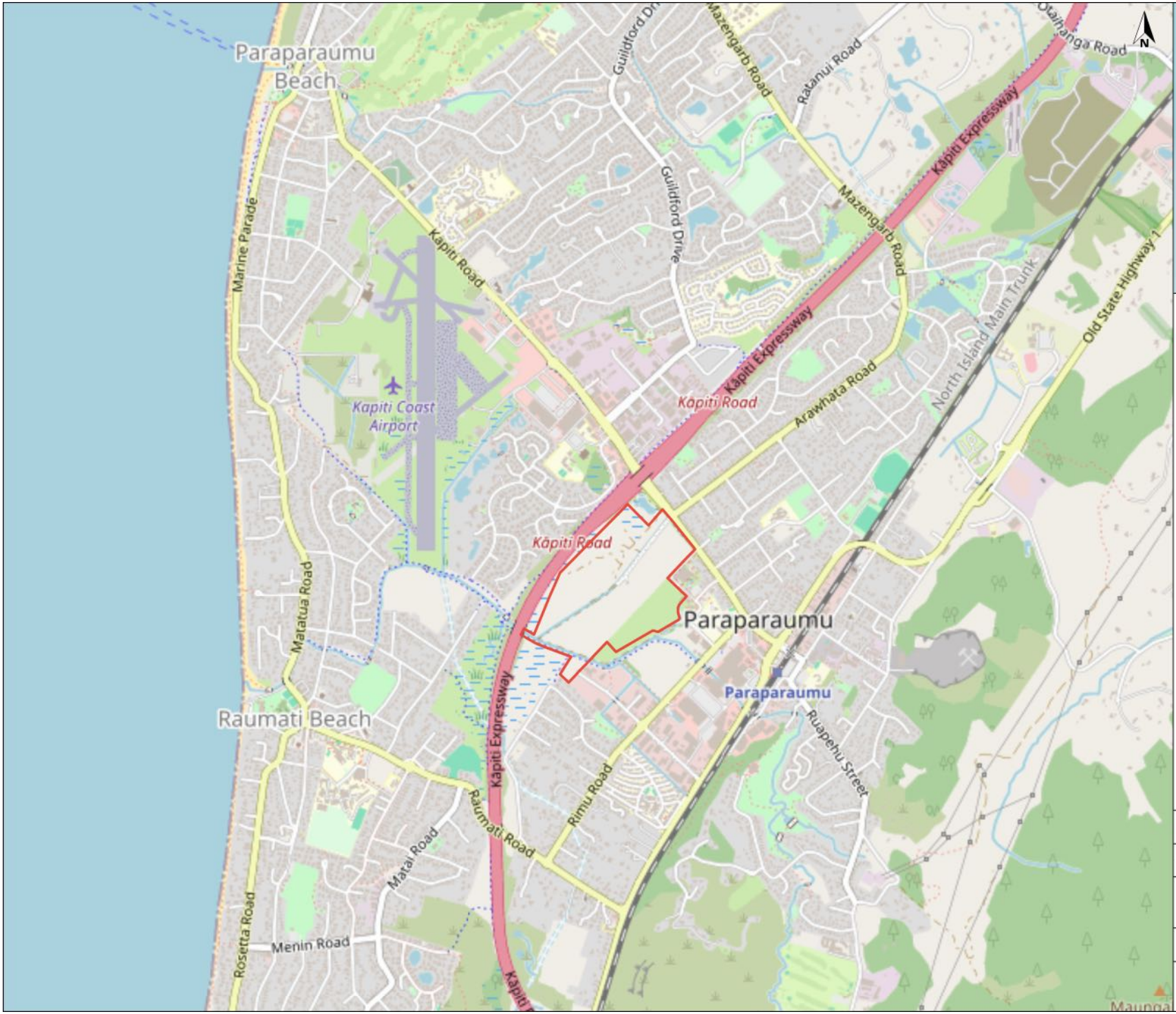
The site location and general layout of the site is shown in Figures 1 and 2.

1.2. Proposed development

HAIL Environmental understands the development proposes to extend the Paraparaumu Town Centre with a mix of commercial, mixed-use residential and reserve areas. The project will include the construction of approximately 604 residential units, comprising a mixture of terraced housing, duplexes, standalone dwellings and apartments, and a series of large and small format commercial and retail stores. The development will include a large reserve for wetland offset and flood detention, roading and road reserves, public and private open spaces, and infrastructure servicing.

Earthworks are proposed to be undertaken across the whole site. A recent geotechnical report (Ref: ENGEO) confirms much of the site is underlain by up to 1.7 m of peat. The report suggests that '*as much peat as possible will need to be removed and replaced with engineered sand fill.*' HAIL Environmental also understands that the site will be built up by approximately 1 m to manage flood risk. Site-won sand will be sourced from the existing dunes and used as engineered basement. Excavated peat is proposed to be retained on site.

The proposed development works are presented in Appendix B.





Legend

Site Boundary

0 250 m 500 m

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HAIL Environmental

Produced by **Datanest.earth**

Title: Site Location Plan		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure No.: 1
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:24070	Version: Final





Legend

- Site Boundary
- 'Piece of Land'
- 1 Brett Ambler Way
- 77 Kapiti Road
- 109 Kapiti Road

0 50 m 100 m

LINZ CC BY 4.0 © Imagery Basemap contributors

HAIL Environmental

Produced by **Datanest.earth**

Title: Site Layout Plan		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure No.: 2
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final

2. SITE DESCRIPTION

2.1. Environmental setting

Soils

The site is mapped on the national S-Map soils database as having two soil types: Windemere_12a.1, Mellow humic Organic soils (Ref: Landcare1), belonging to the Organic soil order, and Foxton_3a.1, Typic Sandy Recent soils (Ref: Landcare2) belonging to the Recent Soil order.

Organic soils are formed in the partly decomposed remains of wetland plants (peat) or forest litter. Some mineral material may be present, but the soil is dominated by organic matter. They are formed in peat overlying wind deposited sand, from hard sandstone parent material (Ref: Landcare1).

Recent soils are formed in wind deposited sand, from hard sandstone parent material. They are weakly developed, with a stoneless loam texture. Generally, they are well drained with very low vulnerability to water logging in non-irrigated conditions and have a high soil water holding capacity (Ref: Landcare2).

Geology

The site is mapped as being underlain by Aeolian dune sands (Ref: GNS).

The site contains deposits or layers of peat which typically form around sand dunes. Deposits of peat are likely to be located at the base of hillslopes in the area (Ref: ENGEO).

Hydrogeology

The site is within the Raumati groundwater zone which extends from Paraparaumu Beach in the north to Paekakariki in the south. The primary geological units in the Raumati groundwater zone comprise locally derived alluvial fan materials along the base of the Tararua foothills, and medium to fine sand deposits forming the coastal plain (Ref: GWRC1).

Groundwater is typically within 4 meters of the ground surface, although it fluctuates with seasonal variations and rainfall. Fluctuations vary from 8 – 9 meters close to the Tararua foothills to less than 1 m in coastal areas (Ref: GNZ). No clear relationships are observed between reported bore depths and static water level (SWL) which together with the observed subsurface geology suggest the Raumati groundwater zone is characterised as a single, stratified, aquifer system with multiple sand, and gravel water bearing intervals, interspersed with silt and organic / peat layers (Ref: GWRC1).

The Raumati aquifer system is recharged by rainfall on the coastal plain and from infiltration of runoff from the Tararua foothills to the east. Groundwater discharges through baseflow into the main streams draining the coastal plain, and from evapotranspiration in wetlands where the water table intersects the land surface (Ref: GWRC1).

A review of available online information for nearby wells (Ref: GWRC) found:

- R26/6524, 570 m east of the site was drilled to 51.52 m bgl and screened between 48 – 51 m bgl. The aquifer condition is recorded as semi-confined, and the water level at the time of drilling was 5.79 m bgl.

- R26/6831, 140 m east of the site was installed in 2000 as a monitoring well for groundwater levels. Drilled to 9.5 m bgl, and screened from 3.5 – 9.5 m bgl, its aquifer condition is recorded as unconfined.
- R26/6832, approximately 350 m north of the site was drilled in 2000 for monitoring of ground water levels. Drilled to 9.5 m bgl and screened from 4.0 - 9.5 m bgl, the water level at the time of drilling was recorded as 2.7 m bgl.
- R26/7163, 187 m southwest of the site was drilled to 70 m bgl, for agricultural purposes.

In 2023, ENGEO completed geotechnical investigations at the site (Ref: ENGEO). Six test pits were excavated below the groundwater table, which immediately after excavation, was measured to be approximately 3 m bgl. After 1 hour, groundwater levels were recorded to range between 1.4 – 2.6 m bgl, dependent on ground surface elevation.

Hydrology

The nearest surface water body is the Wharemauku Stream which begins in the Maungakotukotuku Valley, approximately 6 km east of the site. The Wharemauku Stream flows west through Paraparaumu and Raumati Beach before reaching the Tasman Sea, approximately 1.5 km west of the site. It is fed by numerous natural and artificial drains and tributaries on the coastal plain.

Meteorology

According to regional meteorological mapping, average rainfall in the Kāpiti area is around 1000 mm, and annual sunshine hours average 1900. Temperatures are moderate, with a mean annual temperature of 7.6 °C recorded at Paraparaumu Airport, approximately 800 m northwest of the site.

The average annual windspeed at Paraparaumu Airport is documented as approximately 16 km/hr (Ref: NIWA).

2.2. Surrounding land uses

Land uses adjacent to the site are:

North	Kāpiti Road, residential.
East	Wharemauku Stream, Iver Trask Place, Coastlands Aquatic Centre, Kāpiti Bridge Club, residential.
South	Wharemauku Stream, undeveloped land, commercial business, residential.
West	Kāpiti Expressway, residential.

3. SITE HISTORY

3.1. Nga rā mua

Ngāti Toarangatira originally lived in the Kawhia area on the North Island's west coast. Conflicts with Waikato tribes forced them to move south in the early 1820s (Ref: Te Ara).

During the 1820s and 1840s, Ngāti Toarangatira were the dominant tribe on the Kāpiti Coast and when the Treaty of Waitangi was signed in 1840, Ngāti Toarangatira, with Te Rauparaha as chief, controlled extensive lands areas on both sides of the Cook Strait.

European settlers saw them as a threat, and after 1840 the government undermined the political and economic power of Ngāti Toarangatira, asserting its rights to the lands, harbours, and coastline of the Cook Strait region. While they made every attempt to protect their land, in 1846 Te Rauparaha was kidnapped by the government and his nephew Te Rangihaeata was forced into exile. While Ngāti Toarangatira's leaders were effectively held to ransom, the Crown forced the sale of most of the tribe's lands on both sides of Cook Strait (Ref: Te Ara).

3.2. European settlement of Paraparaumu

Paraparaumu township was established on the Wellington and Manawatū Railway line in 1886. In April 1905, Paraparaumu Beach Road was established, connecting the township with the beach (Dodd 2022).

In the early 1900s, the Kāpiti district developed as a series of seaside resorts. Paraparaumu airport opened in 1940, handling passengers and freight for Wellington and in the 1950s housing boomed. Secondary industry developed at Ōtaki and Paraparaumu (Ref: Te Ara2).

3.3. Pastoral land

The site was formerly part of Lot 3 of the Ngarara West B Block, which was subdivided into ten titles in 1901 (Ref: Dodd). The earliest available CT, WN173_140, dated 1908 shows the B3 block was awarded to Hemi Te Karoro. In 1912, the land was further divided into three small titles, and the site was included in part of the land that was allocated to Teira Te Ngarara, the son of Hemi Te Karoro. Over the ensuing decades, the land stood as Māori freehold land, held in shares by the family members and descendants of Teira Te Ngarara.

The earliest available aerial images dated 1942 and 1952 (Appendix C) show the site as vacant undeveloped land. The northern dunes were covered in lowland native scrub, and the flatter land in the south appear to be pastoral. An artificial, central drainage channel system spanned the length of the site, with a fork to the east, draining water to the southwest and into the Wharemauku Stream on the southern boundary.

CTs show that during the 1960s, the middle land parcel, 77 Kāpiti Road, was leased to John Whittaker for a period of 10 years, likely for pastoral grazing.

In the early 1980s, the land at 1 Brett Ambler Way and 109 Kāpiti Road was sold to Allan Gordon Hercus, a retired public servant, and Paul Windemere Wilson Brunton, a chartered accountant. The land was subsequently leased for pastoral grazing.

A 1985 aerial image shows two small buildings - a dwelling and a shed - in the approximate centre of 77 Kāpiti Road. No building specification documents were available for these buildings however HAIL Environmental was advised by Maurice Bly, who began operating his firewood business Kāpiti Firewood out of the site in or around the late 1980s, that the dwelling was relocated to the site and was clad in timber weatherboard. The shed was corrugated iron and used by 'Access Farm Training' as a training facility for farm education.

In 1989, KCDC purchased 1 Brett Ambler Way, establishing the Kāpiti Community Centre and Kāpiti Bridge Club in the northeast corner, outside the proposed development area.

Kāpiti Firewood operated out of the area directly north and northeast of the rural residence on 77 Kāpiti Road until 2012. Split firewood was trucked into the site and stored on the sand dunes, which according to Mr Bly provided good conditions for drying wood. No wood processing occurred on the site, only storage. As shown in the 1998 aerial image, to the immediate north of the firewood yard were pig pens and a garage, which Mr Bly advised were clad in corrugated iron and used by the farm training facility.

Mr Bly recalled that the dwelling and land was always well maintained and that there were no landfills, farm dumps, or offal holes. He advised that the landowner at the time, Mr Lake, did not allow dumping of waste on his land, and the north of the site which is currently thick with gorse growth, was regularly mowed for weed control. Mr Lake grew organic vegetables for personal use using a hydroponics system which was established sometime between 1985 and 1998, in a building approximately 60 m long, immediately north of the farm training building, refer Figure C6, Appendix C. Vegetables were grown in water, which was sourced from water tanks in the adjacent yard to the west. Mr Bly could not confidently recall the building construction, however had some recollection of corrugated iron and 'board-like materials,' with a gravel ground surface.

In 2007, 77 and 109 Kāpiti Road ceased being Māori freehold land and became general land.

Between 2007 and 2013 a number of changes occurred around the central area. The shed to the north of the dwelling and the hydroponics facility were removed, and an implement shed was erected to the immediate west of this area. The trees between the dwelling and the farm training facility were removed, with stock yards erected in their place. A small stockyard was present during the mid-2000s in the northern part of 109 Kāpiti Road, although it appears this was removed when the larger yards were erected near the dwelling.

In 2012, Kāpiti Firewood was sold to Bruce Saunders, who moved the firewood yard to the north of 109 Kāpiti Road, until its departure in 2015. A discussion with Mr Saunders confirmed that logs were imported to the site, split, and then moved further north, onto the neighbouring property (now the existing wetland). No fuel was stored on the yard but bought to the site in jerry cans for refuelling.

By 2025, all buildings except one implement shed on 77 Kāpiti Road, had been removed. The former dwelling is understood to have been destroyed by fire (Ref: ENGEO).

77 and 109 Kāpiti Road were purchased by New Central Park in 2017 and 2023, respectively.

4. CURRENT SITE CONDITIONS

HAIL Environmental completed a site inspection on 28 September 2026. Photographs taken during the inspection are included in Appendix D.

The majority of the site was heavily overgrown with gorse, blackberry, broom and a mixture of wetland and pastoral grasses. As a result, much of the land could not be easily navigated, and visual inspection of the ground surface was not possible. The ground surface in the south of the site was wet in places, with some shallow pooling of surface water.

A deep artificial drainage channel passed through the centre of the site in a northeast-southwest orientation. It joined the Wharemauku Stream in the southwest corner of the site.

The topography of the site was flat to slightly undulating in the north, east and south, with an elevated sand dune through the centre and west of the site.

The central area of the site was elevated and provided good views across much of the site. The implement shed was present in this area, comprising four bays constructed with timber framing, corrugated iron cladding and roof and concrete floor. It appeared disused and contained minor amounts of timber and other waste materials.

The area of the former hydroponics facility was heavily overgrown suggesting that the ground surface was not sealed when the facility existed. The ground surface could not be inspected due to overgrowth, however the vegetation appeared healthy.

The former rural residential section was on a small hill and contained an empty concrete water tank, which had been converted to a storage shed. The location of the dwelling was identified by its burnt remains, confirming it had been destroyed by fire. Remains included timber beams, corrugated iron and concrete foundations, and possible asbestos insulation.

North and northeast of the former dwelling, also on the dune system, was the location of the former Kāpiti Firewood storage yard. The ground had been disturbed in this area for geotechnical investigation and was observed to be very sandy. No firewood residue was observed, although this was difficult to confirm due to the overgrowth.

The location of the second firewood storage yard on 109 Kāpiti Road, was identified by a cleared area, with gravel surfacing.

Two driveways extended from the former dwelling and firewood storage area on 109 Kāpiti Road to locked gateways on Kāpiti Road.

5. RISK ASSESSMENT

5.1. Sources of Contamination

This investigation has confirmed the site has been used for pastoral grazing and farm training, a storage yard for a firewood company, and for rural residential land use. The firewood yards have simply been for storage of split firewood, with some splitting occurring onsite, later in the occupation. There was no storage of fuel onsite.

A number of buildings and structures were present on 77 Kāpiti Road. Anecdotal evidence, aerial photographs, and the site visit confirm that the former farm training shed, pig pens and implement sheds were constructed of corrugated iron.

The construction of the former hydroponics building is unknown, although anecdotal evidence suggests that some form of 'board-like' material was used. The former weatherboard dwelling, confirmed to have burned down, may have included asbestos containing materials (ACM), and based on its age, may have been painted in lead-based paint.

Based on this limited information, the area surrounding the former dwelling and hydroponics building may meet HAIL category E1 '*Asbestos products manufacture, or disposal including sites with buildings containing asbestos products known to be in deteriorated condition'* and/or category I ' *Any other land that has been subject to the accidental or intentional release of a hazardous substance in sufficient quantity that it may pose a risk to human health or the environment'*, and therefore this area has conservatively been considered a 'piece of land' with respect to the NES-CS, as shown on Figure 2.

No current or former HAIL uses were identified on the remainder of the site.

5.2. Transport and exposure pathways

Typical exposure pathways for asbestos and lead-based paint residues in soil include inhalation and ingestion of contaminant laden dusts, and runoff of sediment laden stormwater during site works.

5.3. Sensitive receptors

Sensitive receptors include future site users, however HAIL Environmental understands that the proposed development works will include the removal of all surface material, meaning residual contamination, if present, will be removed during development.

5.4. Conceptual site model

In contaminated land practice, a 'contaminant linkage' is said to be present if a sensitive receptor could be exposed to a contaminant discharged from a source. If there are no complete contaminant linkages, the site is highly unlikely to pose a threat to human health or the environment.

Within the 'piece of land', contaminants of concern may include lead from lead-based paint and asbestos from former asbestos building materials, which, at high enough concentrations may pose a risk to future users. However, as the removal of the surface material for geotechnical purposes during development will likely remove the residual lead and/or asbestos (if present), in an end-use scenario, there will be no complete contaminant linkages.

5.5. Planning implications

5.5.1. NES-CS – change of use

Based on information presented, HAIL Environmental considers that the former dwelling and hydroponic building area at 77 Kāpiti Road may have a history of HAIL use including categories E1 '*Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition'* and I *'Any other land that has been subject to the accidental or intentional release of a hazardous substance in sufficient quantity that it may pose a risk to human health or the environment'*. This discrete area, as opposed to the whole site, is considered a 'piece of land' with regard to the NES-CS.

Our conceptual site model indicates that there will be no potentially complete contaminant linkages between these former uses and the future users of the site. **Accordingly, we consider that the proposed change of use is highly unlikely to pose a risk to human health and therefore meets the permitted activity standards set out in Regulation 8(4).**

5.5.2. NES-CS – soil disturbance

Soil disturbance will be required within the 'piece of land' during site development. Soil disturbance activities for this purpose ***may*** be completed as a permitted activity in accordance with Regulation 8(3) provided the following requirements can be met.

a) controls to minimise the exposure of humans to mobilised contaminants must:

   (i) be in place when the activity begins,

   (ii) be effective while the activity is done,

   (iii) be effective until the soil is reinstated to an erosion-resistant state,

   The meaning of this standard is open to interpretation. HAIL Environmental considers that it means an adequate health, safety and environmental plan must be implemented during soil disturbance.

b) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done,

c) the volume of the disturbance of the soil of the piece of land must be no more than 25 m^3 per 500 m^2,

   The 'piece of land' is considered to incorporate the former residential section and former hydroponics building, which is approximately 4,600 m^2. Therefore, the permitted activity threshold for soil disturbance is 230 m^3 in this area.

d) soil must not be taken away in the course of the activity, except that,

   (i) for the purpose of laboratory analysis, any amount of soil may be taken away as samples,

(ii) for all other purposes combined, a maximum of 5 m^3 per 500 m^2 of soil may be taken away per year,

The piece of land is considered to incorporate the former residential section and former hydroponics building, which is approximately 4,600 m^2. Therefore, the permitted activity threshold for soil removal from this area is 46 m^3.

e) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind,

f) the duration of the activity must be no longer than 2 months,

g) the integrity of a structure designed to contain contaminated soil, or other contaminated materials must not be compromised.

If the requirements of Regulation 8(3) cannot be met, which is likely, and as no detailed site investigation (DSI) has been completed, **consent under the NES-CS will be required as a discretionary activity per Regulation 11, although for the 'piece of land' only.**

5.6. Soil management

To determine the appropriate re-use or offsite disposal location options for the material within the 'piece of land', soil sampling should be completed. HAIL Environmental recommends including this as a condition of consent.

6. CONCLUSIONS

Based on information presented, HAIL Environmental considers that the former dwelling and hydroponic building area at 77 Kāpiti Road may have a history of HAIL use including categories E1 '*Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition'* and I *'Any other land that has been subject to the accidental or intentional release of a hazardous substance in sufficient quantity that it may pose a risk to human health or the environment'*. This discrete area, as opposed to the whole site, is considered a 'piece of land' with regard to the NES-CS.

However, as the removal of the surface material for geotechnical purposes during development will likely remove the residual lead and/or asbestos (if present), in an end-use scenario, there will be no complete contaminant linkages.

Accordingly, we consider that the proposed change of use is highly unlikely to pose a risk to human health and therefore meets the permitted activity standards set out in Regulation 8(4).

It is unlikely that disturbance and/or removal of soil within the piece of land will meet the permitted activity thresholds per Regulation 8(3) and 8(3)d). As no DSI has been completed, consent under the NES-CS will be required as a discretionary activity per Regulation 11.

To determine the appropriate re-use or offsite disposal location options for the material within the 'piece of land', soil sampling should be completed. HAIL Environmental recommends including this as a condition of consent.

7. LIMITATIONS

This PSI is the property of New Central Park Limited and HAIL Environmental. It was produced for the purpose stated above in accordance with the scope agreed between HAIL Environmental and New Central Park Limited. It does not purport to provide legal or financial advice. HAIL Environmental accepts no liability to any other party or for any other purpose.

HAIL Environmental cannot reach unqualified conclusions about soil contamination at the site because we have only reviewed readily available information. This information may contain errors and omissions, for which we cannot be responsible: we have not validated any information unless specifically stated.

This report is current as of 28 March 2026. Site conditions may change in future, as may regulations and guidance. Readers must make their own judgements as to whether this report remains current at the time of reading, and/or seek further advice from HAIL Environmental.

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Te Ara2: Story: Wellington places. Kāpiti Coast. https://teara.govt.nz/en/Wellington-places/Page15. Accessed 15 September 2026.

Appendix A: Certificates of Title

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

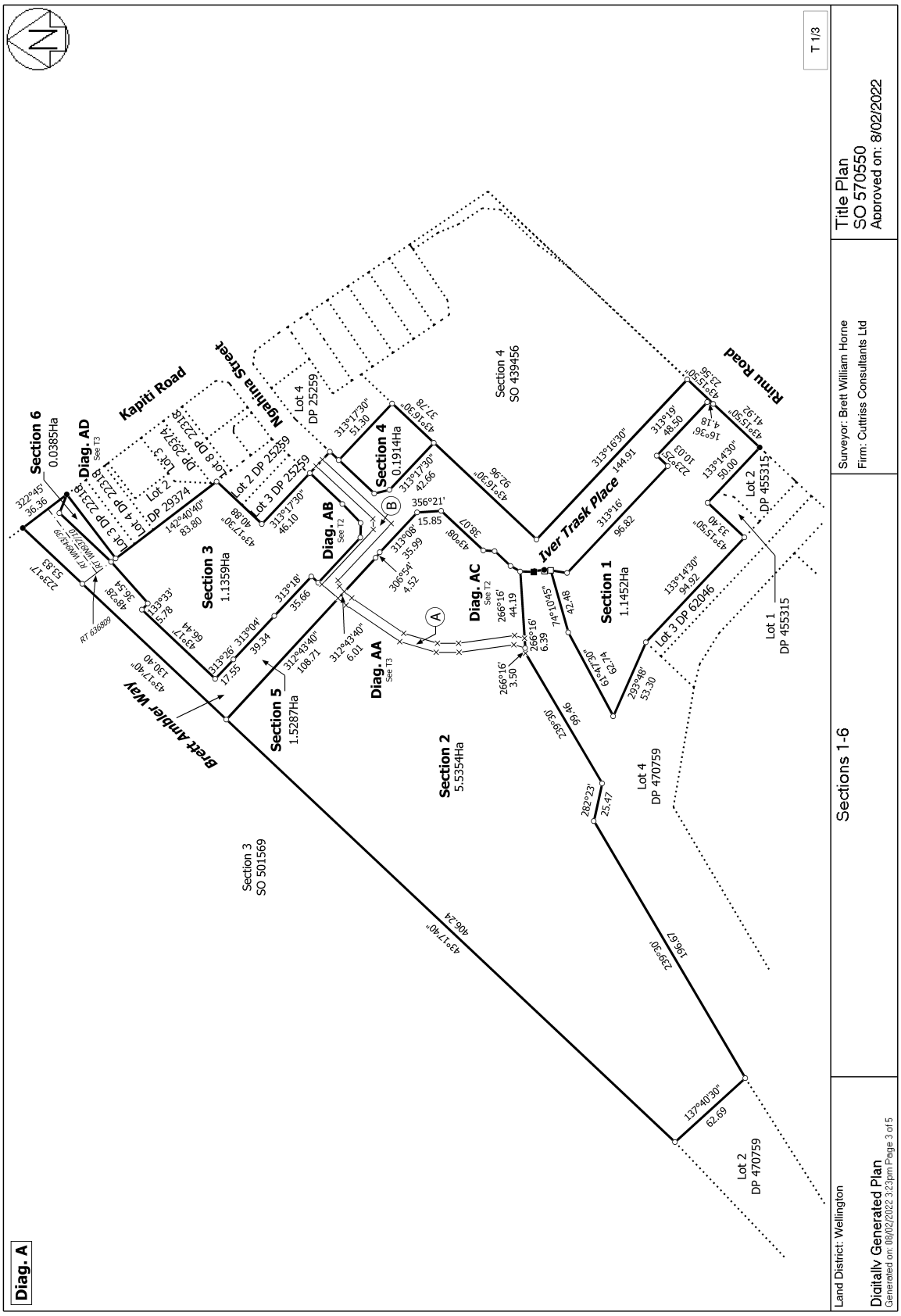
Interests

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 1 DP 29374
Lot 2 DP 29374
Lot 3 DP 29374
Lot 4 DP 29374
Lot 8 DP 22318
Lot 3 DP 22318
Lot 4 DP 22318
R7 626809
(R7 WN49/29)
(R7 WN49/30)

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

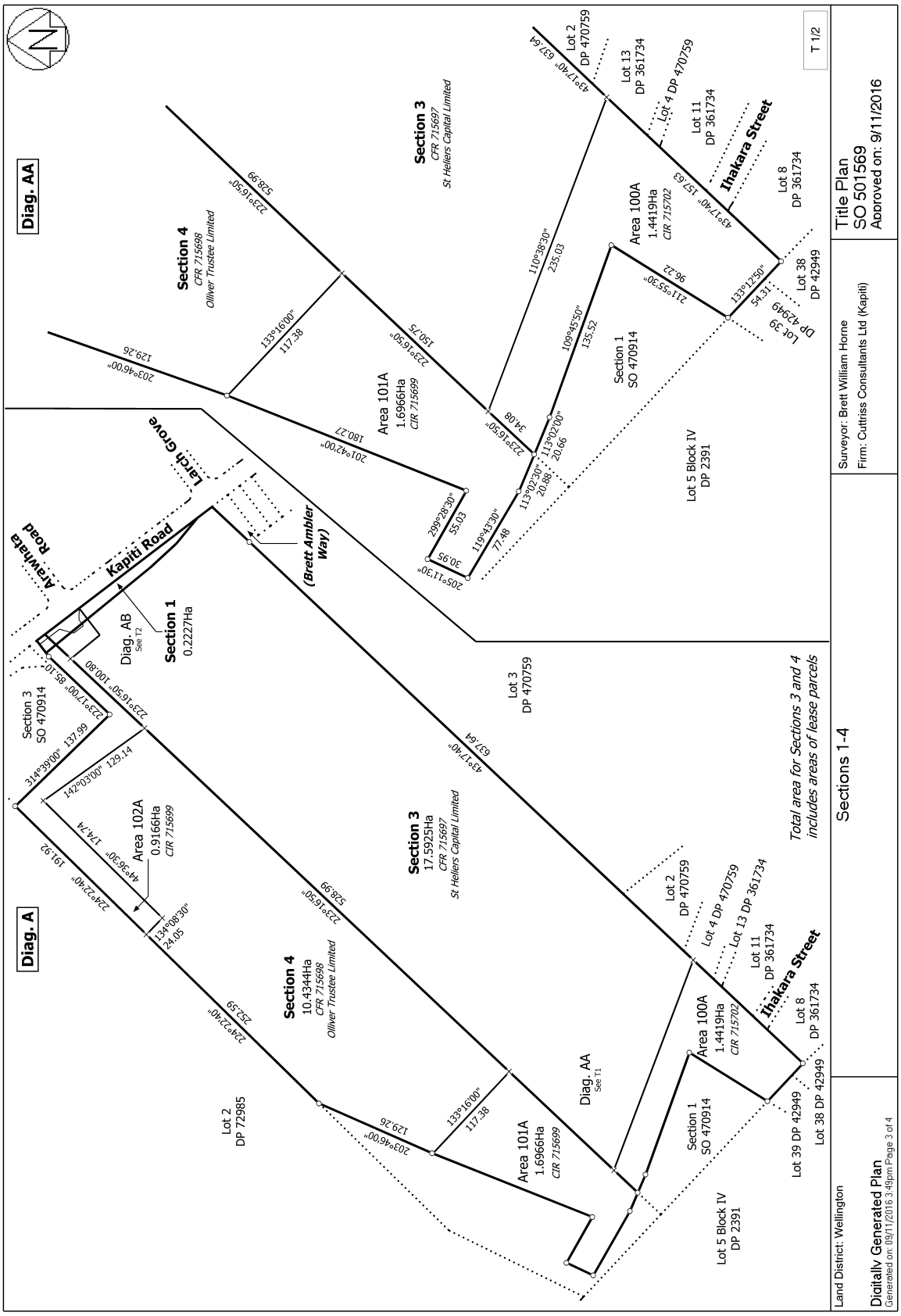
Estate Fee Simple
Area 10.4344 hectares more or less
Legal Description Section 4 Survey Office Plan 501569
Registered Owners
New Central Park Limited

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


Diag. AA
Diag. A
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 3 DP 42949
Kapiti Road
Larch Grove
Arawhata Road
(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 **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

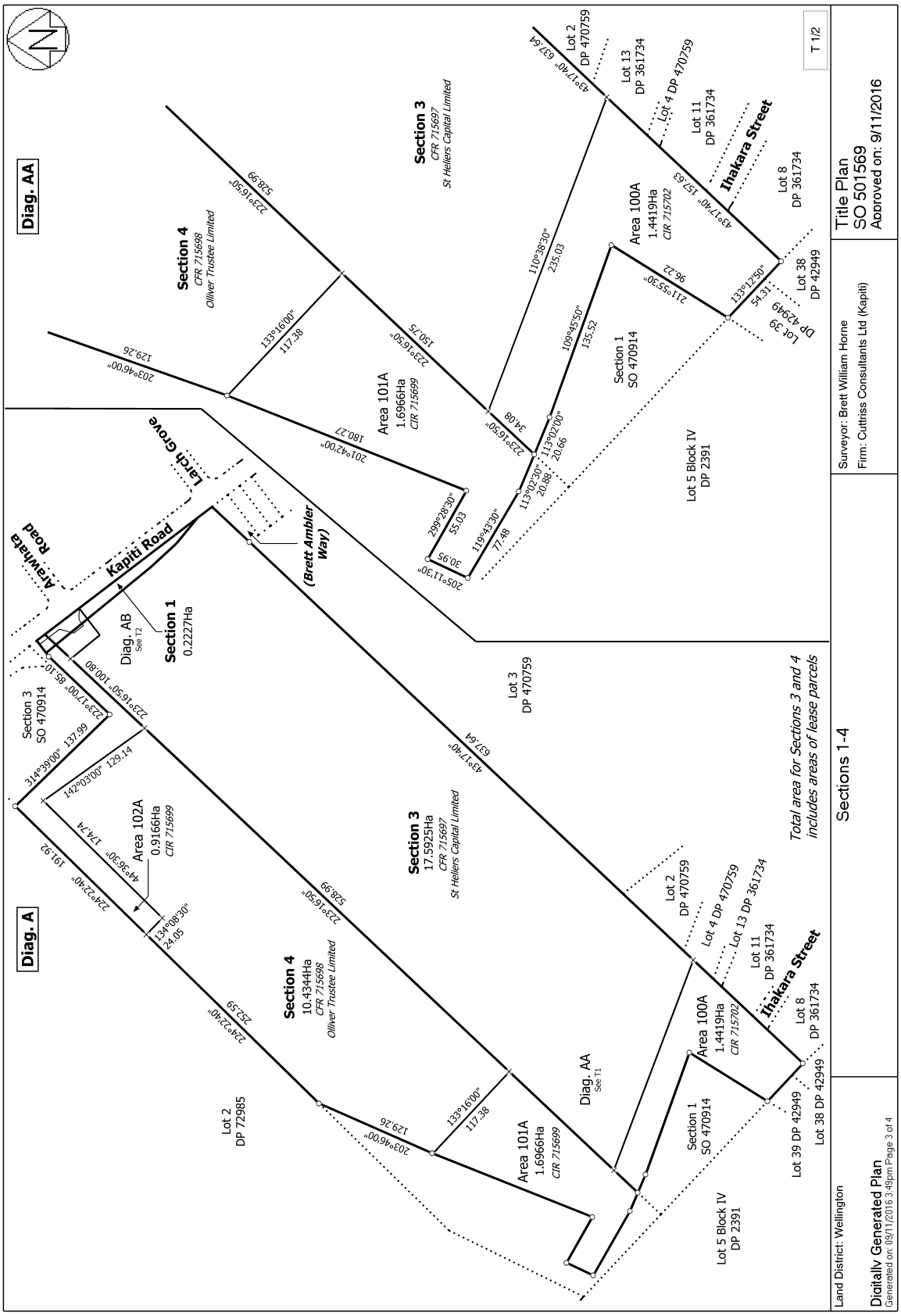
Interests

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


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 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
Diag. AA
See T1
Kapiti Road
Larch Grove
Arawhata Road
(Brett Ambler Way)
Ihakara Street
Section 3
SO 470914
Lot 39
DP 42949
637.64
528.99
150.75
117.38
129.26
180.27
137.99
129.14
100.80
65.10
191.92
174.74
24.05
252.59
235.03
157.63
96.22
54.31
135.52
34.08
55.03
30.91
77.48
20.88
20.66

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **636809**

Cancelled

Land Registration District **Wellington**

Date Issued 24 June 2014

Prior References

WN31B/69 WN33B/16

Estate Fee Simple

Area 9.4061 hectares more or less

Legal Description Lot 3 Deposited Plan 470759

Original 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 part formerly Lot 2 DP 62046)

Subject to a right of way over part marked A 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

9714653.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.6.2014 at 12:01 pm

12449496.1 Gazette Notice 2022 - ln1627 declares the within land shown as part Section 5 SO 570550 to be road and vested in the Kapiti Coast District Council. Record of Title 1068482 issued for the balance being Sections 1, 2 ,3 & 4 SO 570550 - 11.5.2022 at 11:21 am
CANCELLED

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN33B/16**

Cancelled

Land Registration District **Wellington**

Date Issued 14 October 1988

Prior References
WN24B/859

Estate Fee Simple

Area 12.7495 hectares more or less

Legal Description Lot 2 Deposited Plan 64653

Original Proprietors

The Kapiti Borough Council

Interests

9714653.1 Application pursuant to the Local Government Act 1974 vesting the within land in Kapiti Coast District Council - 24.6.2014 at 12:01 pm

Lot 4 DP 470759 is vested in Kapiti Coast District Council as Local Purpose Reserve (Drainage) pursuant to Section 239(1)(a) Resource Management Act 1991

9714653.2 CTs issued - 24.6.2014 at 12:01 pm

Legal Description	Title
Part Lot 1 and Lot 2 Deposited Plan 470759	636808
Part Lot 3 Deposited Plan 470759	636809
Part Lot 4 Deposited Plan 470759	636810

CANCELLED

References
Prior C/T 24B/859

Transfer No.
N/C. Order No. 956114.2

Land and Deeds 69

REGISTER

No. 33B / 16

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 14th day of October one thousand nine hundred and eighty-eight under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that **ALLAN GORDON HERCUS** of Wellington, Retired Public Servant, **PAUL WINDERMERE WILSON BRUNTON** of Lower Hutt, Chartered Accountant and **KURA MARIE TEIRA** of Mangere, Teacher are

~~is~~ seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing12.7495 hectares more or less situate in the Borough of Kapiti being Lot 2 on Deposited Plan 64653

DISTRICT LAND REGISTRAR N.Z.

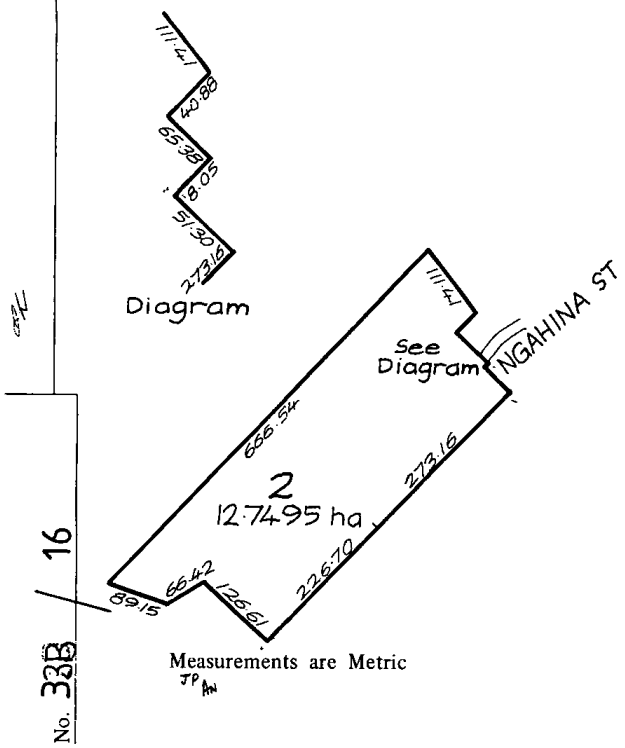
Assistant Land Registrar

The within land is ~~Maori Freehold Land~~

A.L.R.

989142.1 Transfer to The Kapiti Borough Council - 17.3.1989 at 2.45 p.m.

A.L.R.



References
Prior C/T 24B/270

Transfer No.
N/C. Order No. 561684.2

Land and Deeds 69

DUPLICATE DESTROYED

REGISTER

No. 24B/859

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of June one thousand nine hundred and eighty-three under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that ALLAN GORDON HERCUS of Wellington, Retired Public Servant and PAUL WINDERMERE WILSON BRUNTON of Lower Hutt, Chartered Accountant are pursuant to Section 438(1) of the Maori Affairs Act 1953

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 86.0871 hectares more or less situate in the Borough of Kapiti being Ngarara West E and part Ngarara West F

Assistant Land Registrar

The within land is Maori Freehold Land

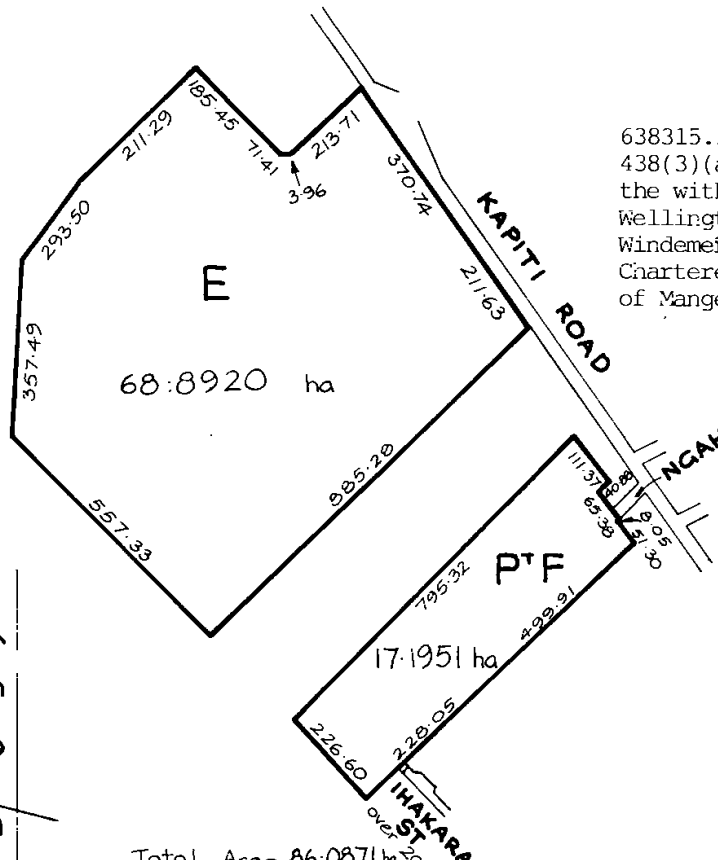
A.L.R.

6ß3328.1 Lease of Ngarara West E (part herein) to Colin Lionel Boyd. Term 10 years from 20.11.1983 produced 24.1.1984 at 2.41 p.m. (Fencing Covenant)

A.L.R.

638315.1 Vesting order pursuant to Section 438(3)(a) Maori Affairs Act 1958 vesting the within land in Allan Gordon Hercus of Wellington, Retired Public Servant, Paul Windemere Wilson Burton of Lower Hutt, Chartered Accountant and Kura Marie Teira of Mangere, Teacher - 6.8.1984 at 12.07pm

A.L.R.



644671.1 Order pursuant to Section 438 (3)(a) Maori Affairs Act 1953 vesting the within land in Allan Gordon Hercus of Wellington, Retired Public Servant, Paul Windermere Wilson Brunton of Lower Hutt, Chartered Accountant and Kura Marie Teira of Mangere, Teacher - 11.9.1984 at 12.02 p.m.

A.L.R.

Total Area 86.0871 ha
Measurements are Metric
ML 5434

Over

No. 24B/859

CERTIFICATE OF TITLE No. 24B/859

956114.1 Resolution by The Kapiti Borough Council that Section 321(1) Local Government Act 1974 shall not apply to Lot 1 DP 64653 - 14.10.1988 at 12.20 p.m.

A.L.R.

956114.2 OCT) Cancelled and the following
14.10.1988) CsT issued in terms of DP 64653

33B/15 - Lot 1
33B/16 - Lot 2
33B/17 - Balance

A.L.R.

DUPLICATE DESTROYED

DISTRICT LAND REGISTRAR
CANCELLED

59278C—50,000/1/81MK

References
Prior C/T 173/138, 562/269, 581/104 and 105

Transfer No.
N/C. Order No.
Order of Court 545047.2

Land and Deeds 69

No. 24B/270

CANCELLED

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 8th day of March one thousand nine hundred and eighty-three under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that ALLAN GORDON HERCUS of Wellington, Retired Public Servant and PAUL WINDERMERE WILSON BRUNTON of Lower Hutt, Chartered Accountant are pursuant to Section 438(1) of the Maori Affairs Act 1953.

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 97.8570 hectares more or less situate in the Borough of Kapiti being Ngarara West E and F

Assistant Land Registrar

The within land is Maori Freehold Land.

A.L.R.

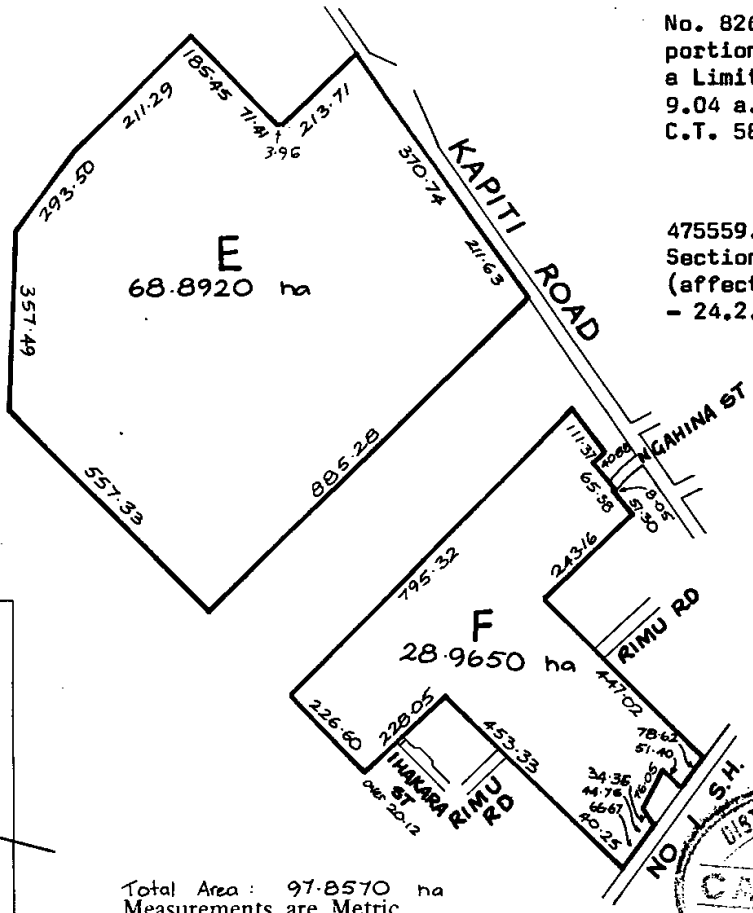
No. 826918 Gazette Notice declaring portion of State highway No. 1 to be a Limited access road - 21.5.1970 at 9.04 a.m. (affects the part formerly in C.T. 581/104)

A.L.R.

561684.1 CANCELLED
475559.1 Compensation Certificate under Section 19 Public Works Act 1981 (affects part formerly in C.T. 581/104) - 24.2.1982 at 10.55 a.m.

A.L.R.

A.L.R.



Pursuant to Section 306(3) Local Government Act 1974, Lot 3 D.P. 52906 is vested as road, and Lot 4 D.P. 52906 is vested as Local Purpose (Road) Reserve - 7.6.1983

A.L.R.

D.C.T. 561684.2) New C's.T.
7.6.1983) issued for part
) of the within
) land in terms
) of Plan 52906

C.T. 24A/729 for Lot 1,
C.T. 24A/730 for Lot 2
24B/859 for Balance

A.L.R.

DISTRICT LAND REGISTRAR WELLINGTON CANCELLED

Total Area: 97.8570 ha
Measurements are Metric
M.L. 5434

DUPLICATE DESTROYED

No. 24B/270

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **715698**

Cancelled

Land Registration District **Wellington**

Date Issued 09 September 2015

Prior References
WN40D/130

Estate Fee Simple

Area 10.4544 hectares more or less

Legal Description Section 4 Survey Office Plan 470914

Original Proprietors

Olliver Trustee Limited

Interests

Subject to a right (in gross) to Stormwater over part marked A on SO 470914 in favour of Her Majesty the Queen created by Proclamation 10183039.2 - 9.9.2015 at 9:59 am

9371558.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 17.4.2013 at 7:00 am

9443607.3 Mortgage to Bank of New Zealand - 18.7.2013 at 5:07 pm

9566940.1 Notice pursuant to Section 18 Public Works Act 1981.- 11.11.2013 at 7:00 am

9797439.2 Notice pursuant to Section 23 Public Works Act 1981 - 28.7.2014 at 2:38 pm

10134192.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS) ACT 1976 BY SARAH PATRICIA SPARKS - 23.7.2015 at 5:13 pm

10183039.2 Proclamation 2015-ln5028 declares a leasehold estate term the day after the conclusion of court Proceedings WNV-2014-WLG-000043/44 and shall terminate tow years after that date,over parts of the within land being Area 101A SO 470914 (1.6965 Ha) and Area 102A SO 470914 (0.9360 Ha) to be taken for functioning indirectly of a road and vest in Her Majesty the Queen CIR 715698 issued - 9.9.2015 at 9:59 am

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

10981179.1 Gazette Notice (2017-ln6464) declaring part herein (193m² Section 2 SO 501569) to be taken for road widening and vested in the Kapiti Coast District Council CIR 822628 issued and CFR 822629 issued for the balance land being Section 4 SO 501569 - 8.12.2017 at 11:07 am
CANCELLED

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN40D/130**

Cancelled

Land Registration District **Wellington**

Date Issued 21 November 1991

Prior References
WN33B/17

Estate Fee Simple

Area 13.6820 hectares more or less

Legal Description Lot 3 Deposited Plan 72985

Original Proprietors

Garton Holdings Limited

Interests

9356152.1 CAVEAT BY THE BANKHOUSE TRUST LIMITED - 28.3.2013 at 2:27 pm

9371558.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 17.4.2013 at 7:00 am

9443607.1 Withdrawal of Caveat 9356152.1 - 18.7.2013 at 5:07 pm

9443607.2 Transfer to Olliver Trustee Limited - 18.7.2013 at 5:07 pm

9443607.3 Mortgage to Bank of New Zealand - 18.7.2013 at 5:07 pm

9566940.1 Notice pursuant to Section 18 Public Works Act 1981.- 11.11.2013 at 7:00 am

9797439.2 Notice pursuant to Section 23 Public Works Act 1981 - 28.7.2014 at 2:38 pm

10134192.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS) ACT 1976 BY SARAH PATRICIA SPARKS - 23.7.2015 at 5:13 pm

10183039.2 Proclamation 2015-ln5028 deaclares part of the within land Section 2 SO 470914 (1.8110 Ha) road and Section 3 SO 470914 (1.4166 Ha) taken for functioning indirectly of a road and a leasehold estate for Area 101A SO 470914 (1.6965 Ha) and Area 102A SO 470914 (0.9360 Ha) term the day after the conclusion of court Proceedings ENV-2014-WLG-000043/44 and shall terminate two years after that date vested in Her Majesty the Queen CIR 715699 issued. Easement in favour of the crown for the functioning indirectly of a road (stormwater easement) shown as A on SO 470914. CFR 715698 issued for the balance being Section 4 SO 470914 (10.4544 Ha) - 9.9.2015 at 9:59 am CANCELLED

References
Prior C/T 33B/17

Transfer No.
N/C. Order No. B.205533.1

Land and Deeds 69

REGISTER

No. 40D/130

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 21st day of November one thousand nine hundred and ninety one under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that **ALLAN GORDON HERCUS,** of Wellington, Retired Public Servant, **PAUL WINDERMERE WILSON BRUNTON** of Lower Hutt, Chartered Accountant and **KURA MARIE TEIRA** of Manawatu, Teacher are

as seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 13.6820 hectares more or less situate in the District of Kapiti Coast being Lot 3 on Deposited Plan 72985

DISTRICT LAND REGISTRAR WELLINGTON, N.Z.

Assistant Land Registrar

The within land is Maori Freehold Land.

A.L.R.

603328.1 Lease to Colin Lionel Boyd. Term 10 years from 20.11.1983 - produced 24.1.1984 at 2.41 pm.
(Fencing Covenant)

A.L.R.

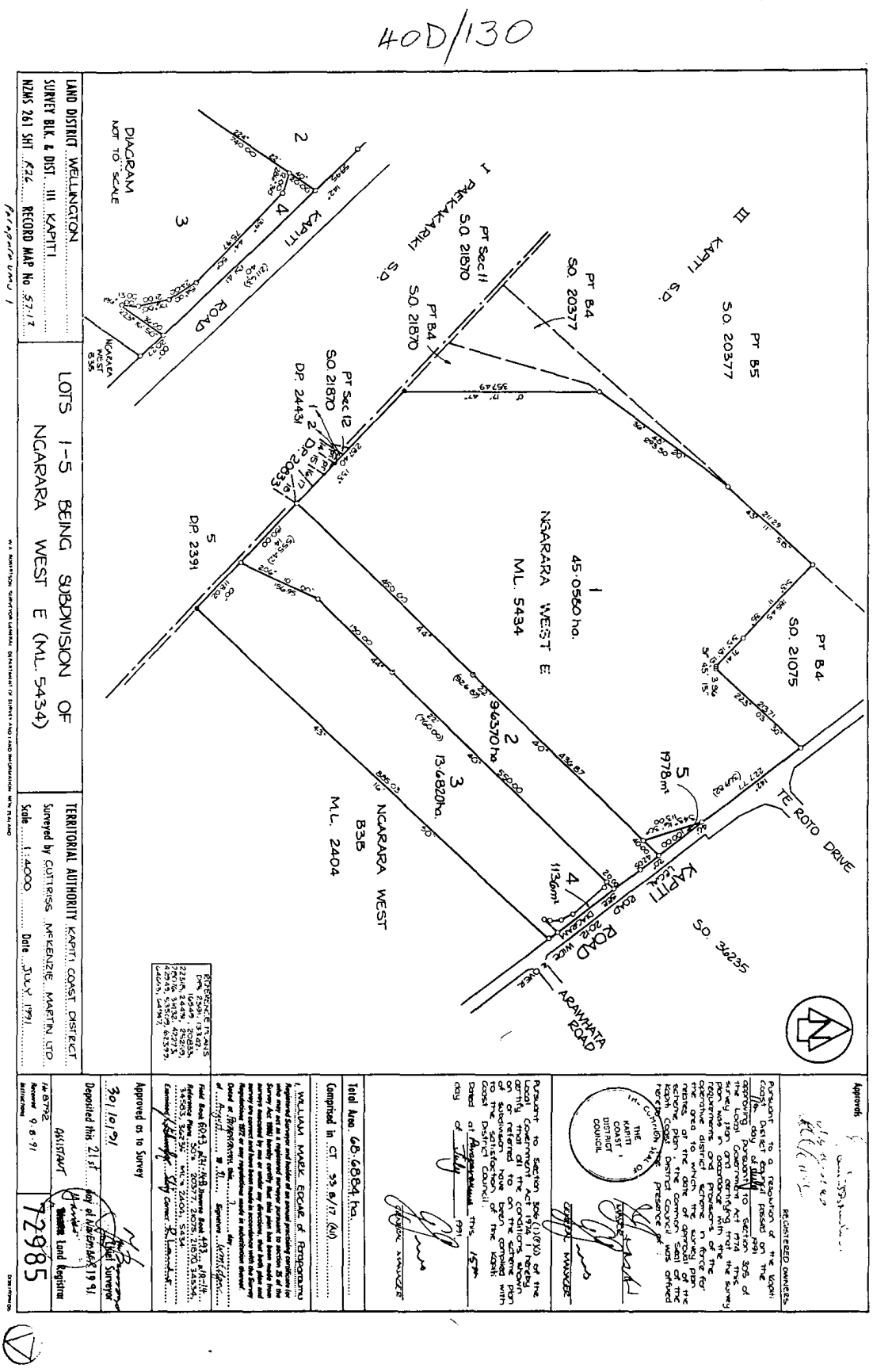
B.246015.1 Transfer to Garton Holdings Limited at Paraparaumu - 28.7.1992 at 2.38 p.m.

J.F.D. Patterson.

A.L.R.

No. 40D/130

Measurements are Metric


40D/130
LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. III KAPITI
NZMS 261 SHT K26 RECORD MAP No 57-17
LOTS 1-5 BEING SUBDIVISION OF NGARARA WEST E (ML. 5434)
TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by GUTHRIE, MCKENZIE, MARTIN LTD
Scale 1:4000 Date JULY 1991
DIAGRAM NOT TO SCALE
KAPITI ROAD
PAEKAKARIKI S.D.
KAPITI S.D.
PT Sec 11 S.O. 21870
PT B4 S.O. 20377
PT B5 S.O. 20377
PT B4 S.O. 21870
PT Sec 12 S.O. 21870
DP 24434
DP 20833
DP 2391
PT B4 S.O. 21075
1 45.0580 ha. NGARARA WEST E M.L. 5434
2 963.70 m² 560.00
3 13.6820 ha.
4 1136m²
5 1978m²
NGARARA WEST B3B M.L. 2404
TE ROTO DRIVE
KAPITI ROAD
ARAWHATA ROAD
S.O. 34235
REGISTERED OWNERS
Total Area 68.6884 ha
Computed in CT. 33 B/17 (Aut)
Approved
Deposited this 21st day of November 1991
Land Registrar
Assistant
72985

References
Prior C/T 24B/859

Transfer No.
N/C. Order No. 956114.2

Land and Deeds 69

CANCELLED

REGISTER

No. 33B / 17

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 14th day of October one thousand nine hundred and eighty-eight under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that **ALLAN GORDON HERCUS** of Wellington, Retired Public Servant, **PAUL WINDERMERE WILSON BRUNTON** of Lower Hutt, Chartered Accountant and **KURA MARIE TEIRA** of Mangere, Teacher are

IS seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 68.8920 hectares more or less situate in the Borough of Kapiti being Ngārara West E

DISTRICT LAND REGISTRAR WELLINGTON N.Z.

Assistant Land Registrar

The within land is Maori Freehold Land

A.L.R.

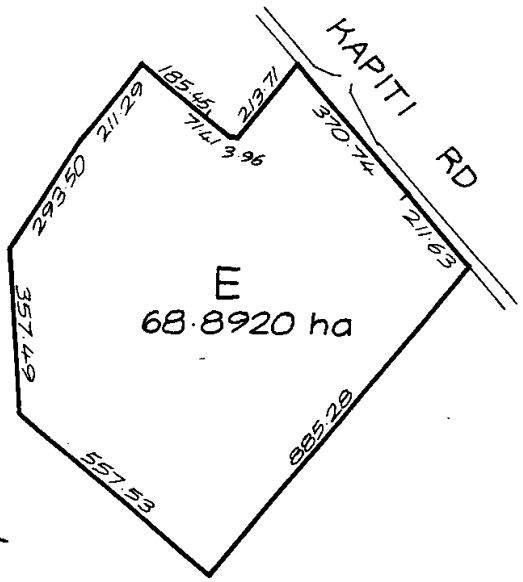
603328.1 Lease to Colin Lionel Boyd. Term 10 years from 20.11.1983 - produced 24.1.1984 at 2.41 p.m.
(Fencing Covenant)

A.L.R.

B205533.1 Oct 21.11.1991) cancelled and the following) C.S.T. issued in terms of) Plan 72985

40D/128 - issued for Lot 1
40D/129 - issued for Lot 2
40D/130 - issued for Lot 3
40D/131 - issued for Lot 4
40D/132 issued for Lot 5

A.L.R.



CANCELLED

DUPLICATE DESTROYED

Measurements are Metric

JP KW

No. 33B / 17

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **715697**

Cancelled

Land Registration District **Wellington**

Date Issued 09 September 2015

Prior References
WN16B/638

Estate Fee Simple

Area 17.8151 hectares more or less

Legal Description Section 5 Survey Office Plan 470914

Original Proprietors

St Heliers Capital Limited

Interests

8609244.4 Mortgage to Bank of New Zealand - 21.10.2010 at 4:40 pm

9152793.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 14.8.2012 at 7:00 am

9461771.1 Variation of Mortgage 8609244.4 - 18.7.2013 at 11:56 am

9566949.1 Notice pursuant to Section 18 Public Works Act 1981.- 11.11.2013 at 7:00 am

9797439.1 Notice pursuant to Section 23 Public Works Act 1981 - 28.7.2014 at 2:38 pm

9869267.1 Mortgage to CIT Holdings Limited and The Bankhouse Trust Limited - 15.10.2014 at 5:06 pm

10134192.2 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS) ACT 1976 BY SARAH PATRICIA SPARKS - 23.7.2015 at 5:13 pm

Subject to a right (in gross) to stormwater over part marked B on SO 470914 in favour of Her Majesty the Queen created by Proclamation 10183039.1 - 9.9.2015 at 9:59 am

10183039.1 Proclamation 2015-ln5026 declares a leasehold estate term the day after the conclusion of court Proceedings ENV-2014-WLG-000043/44 and shall terminate two years after that date, over parts of the within land being Area 100A SO 470914 (1.4415 Ha) and Area 103A SO 470914 (0.1522 Ha) to be taken for the functioning indirectly of a road and vested in Her Majesty the Queen CIR 715702 issued - 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

10981179.2 Gazette notice (2017-ln6465) declaring part herein (2,227m² Section 1 SO 501569) to be taken for road widening and vested in the Kapiti Coast District Council CIR 822685 issued and CFR 822686 issued for the balance land being Section 3 SO 501569 - 8.12.2017 at 11:07 am
CANCELLED

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN16B/638**

Cancelled

Land Registration District **Wellington**

Date Issued 31 January 1980

Prior References
WN227/257

Estate Fee Simple

Area 18.8128 hectares more or less

Legal Description Ngarara West B 3B Block

Original Proprietors

Ngatai Te Teira as to a 1/10 share

Titihuia Te Teira as to a 1/10 share

Heni Te Teira as to a 1/10 share

Huirangi Te Teira as to a 1/10 share

Moanarua Te Teira as to a 1/10 share

Kui Te Teira (also known as Kaipuke Te Teira) as to a 1/10 share

Doreen Martin as to a 1/10 share

Pari Te Teira as to a 1/10 share

Ihakera Te Teira as to a 1/10 share

Te Wharemaru Ihakara II as to a 1/10 share

Interests

THE WITHIN LAND IS MAORI FREEHOLD LAND

6072899.1 CAVEAT BY VERE RIDLER, COLLEEN AWHI KAURI, DENISE PARATA, NORA MAHORA PIDDUCK, JOSEPHINE ANNE BRAMLEY AND MURI AROHA VALERIE STEWART - 8.7.2004 at 9:00 am

6779541.1 LAPSE of Caveat 6072899.1 pursuant to Section 145A Land Transfer Act 1952 - produced 7.3.2006 at 9:00 am and entered 4.4.2006 at 9:00 am

7241491.1 CAVEAT BY PROPERTY VENTURES LIMITED - 20.2.2007 at 9:00 am

7669793.1 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - 24.12.2007 at 9:00 am

7677920.1 Withdrawal of Caveat 7241491.1 - 15.1.2008 at 9:00 am

7677920.2 Transfer to Property Ventures Limited - 15.1.2008 at 9:00 am

7677920.3 Transfer to Kapiti Ventures Limited - 15.1.2008 at 9:00 am

7677920.4 Mortgage to Bank of New Zealand - 15.1.2008 at 9:00 am

7677920.5 Mortgage to Graham Harper Takarangi - 15.1.2008 at 9:00 am

7719542.1 Mortgage to Dominion Finance Group Limited - 19.2.2008 at 3:02 pm

7722771.1 Mortgage Priority Instrument making Mortgages 7677920.4, 7719542.1 and 7677920.5 first, second and third mortgages respectively - 21.2.2008 at 9:00 am

7686224.1 Mortgage to Canterbury Finance Limited - 3.3.2008 at 9:05 am

8609244.1 Transfer of Mortgage 7677920.4 to Taurus Gold (2008) Limited - 21.10.2010 at 4:40 pm

8609244.2 Transfer in exercise of power of sale in Mortgage 7677920.4 to The Bankhouse Trust Limited - 21.10.2010 at 4:40 pm

Mortgage 7677920.5 is extinguished by virtue of Power of Sale being exercised under prior Mortgage see Transfer 8609244.2 - 21.10.2010 at 4:40 pm

Mortgage 7719542.1 is extinguished by virtue of Power of Sale being exercised under prior Mortgage see Transfer 8609244.2 - 21.10.2010 at 4:40 pm

Mortgage 7686224.1 is extinguished by virtue of Power of Sale being exercised under prior Mortgage see Transfer 8609244.2 - 21.10.2010 at 4:40 pm

8609244.3 Transfer to St Heliers Capital Limited - 21.10.2010 at 4:40 pm

8609244.4 Mortgage to Bank of New Zealand - 21.10.2010 at 4:40 pm

9152793.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 14.8.2012 at 7:00 am

9461771.1 Variation of Mortgage 8609244.4 - 18.7.2013 at 11:56 am

9566949.1 Notice pursuant to Section 18 Public Works Act 1981.- 11.11.2013 at 7:00 am

9797439.1 Notice pursuant to Section 23 Public Works Act 1981 - 28.7.2014 at 2:38 pm

9869267.1 Mortgage to CIT Holdings Limited and The Bankhouse Trust Limited - 15.10.2014 at 5:06 pm

10134192.2 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS) ACT 1976 BY SARAH PATRICIA SPARKS - 23.7.2015 at 5:13 pm

10183039.1 Proclamation 2015-ln5026 declares part of the within land being Section 1 SO 470914 (0.9977 Ha) taken for functioning indirectly of a road and a leasehold estate for Area 100A SO 470914 (1.4415 Ha) and Area 103A SO 470914 (0.1522 Ha) term the day after the conclusion of court Proceedins ENV-2014-WLG-000043/44 and shall terminate two years after that date vest in the Her Majesty the Queen, CIR 715702 issued. Easement in favour of Her Majesty the Queen for the functioning indirectly of a road (stormwater easement) shown as B on SO 470914. CFR 715697 issued for the balance being Section 5 SO 470914 (17.8151 Ha). - 9.9.2015 at 9:59 am
CANCELLED

References
Prior C/T 227/257

Transfer No.
N/C. Order No. 347186.3

Land and Deeds 69

No. 16B 638

REGISTERED

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the **31st** day of **January** one thousand nine hundred and **Eighty** under the seal of the District Land Registrar of the Land Registration District of **WELLINGTON**

WITNESSETH that **NGATAI TE TEIRA, IHAKARA TE TEIRA, TITIHUIA TE TEIRA, HENI TE TEIRA, HUIRANGI TE TEIRA, MOANARUA TE TEIRA, KUI TE TEIRA alias KAIPUKE TE TEIRA, DOREEN MARTIN, PARI TE TEIRA and TE WHAREMARU IHAKARA II as tenants in common in equal shares are**

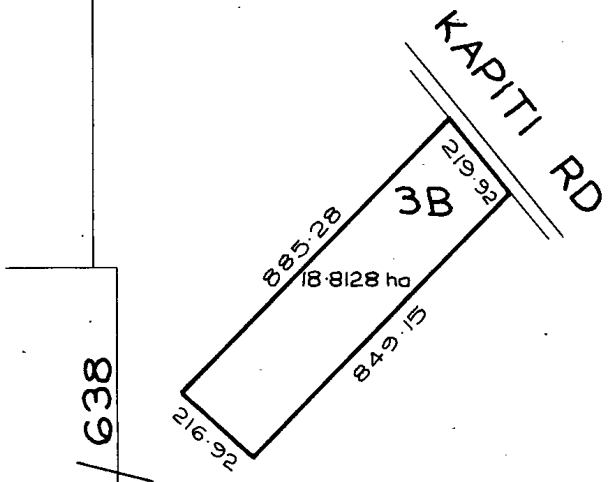
is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing **18.8128 Hectares more or less situate in Block III Kapiti Survey District being Ngarara West B No. 3B —**

DISTRICT LAND REGISTRAR WELLINGTON, N.Z.

Assistant Land Registrar

This is Maori Freehold Land

A.L.R.



Measurements are Metric
ML 2404

No. 16B 638

REGISTER

[FORM B.

NEW ZEALAND.

Reference: Vol. 173, Folio 140; Transfer No.; Application No. of Court Order for M/G No. 3441

Register-book, Vol. 227, folio 257

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty first day of July, one thousand nine hundred and fourteen under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, Witnesseth that

Whare Maru otherwise Te Whareraru Ihakara an Aboriginal Native of New Zealand

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered red, be the several admeasurements a little more or less, that is to say: All that parcel of land containing forty six acres one rood and thirty eight perches more or less situate in Block III Kapiti Survey District and known as Ngarara West B No 3B

DISTRICT LAND REGISTRAR • NEW ZEALAND •

J. D. Burke
by District Land Registrar.

~~Mortgage 97114 produced 21 July 1914 at 2.50 pm Te Whareraru Ihakara to The Public Trustee~~

Lease 7791 produced 10 June 1908 at 10 30 am Te Whareraru Ihakara & others to William James Hovell of Otaki Settler Term 42 years from 27 July 1907

J. D. Burke Deputy

Lease 8480 produced 11 September 1909 at 11 27 am William James Hovell to Augustus Philip Hyam of Post Otaki from 27 July 1909 to 26 July 1949 of Lease 7791

J. D. Burke Deputy

Transmission 8121 produced 13 February 1912 at 12 15 pm Evidence of Appointment of Public Trustee as Executor of Will of Augustus Philip Hyam who died 21 August 1910 affects Interest in Lease 8480

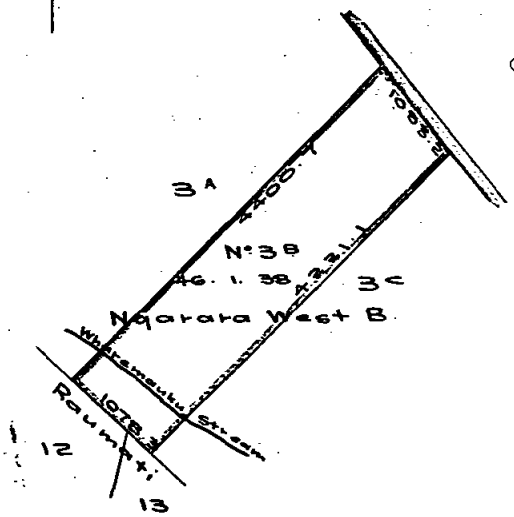
J. D. Burke Deputy

Mortgage 97114 produced 21 July 1914 at 2.50 p.m. Te Whareraru Ihakara to The Public Trustee DISCHARGE PRODUCED

J. D. Burke Deputy

Mortgage 141610 of Lease 7791 produced 29th September 1925 at 2.35 pm William James Hovell to Malcolm Macdean and Robert Scouller Macdean DISCHARGE PRODUCED 16-6-27

Fitzherbert & Richmond Agents for



EQUIVALENT METRIC AREA IS ....18.81280.

Scale 10 chains to an inch
Plan 1043/6 (S) W.D. 2404

over

CONTINUED

REGISTER

227/257

Transmission 18724 of Lease 7791 to Millicent Howell and Robert Jew Maclean as Executors. Entered 9th March 1925 at 2:45 p.m.
W.M. Laird. d/R

R10584 Order of Supreme Court vesting Lease 7791 in Millicent Howell, Robert Jow Maclean and Douglas Frank Howell produced 14th August 1931 at 12.22 p.m. H Hood

Transfer Lease Vol 449 Fol 66 made 3-3-36 for the interest of the Lessee in Lease 7791
W.M. Laird

Order of Court 7919 (Succession Order) vesting the within land in:-

Ngatai te Teira	1/20
Makara te Teira	1/20
Titahuia te Teira	1/20
Heni te Teira	1/20
Huirangi te Teira	1/20
Moanarua te Teira	1/20
Hui te Teira alias Kaipuke te Teira	1/20
Renata te Teira	1/20
Pari te Teira	1/20
Te Whaemaria Ihakara II aged 17 years	1/20

and Makora te Teira ½ for life with remainder to

Ngatai te Teira	1/20
Makara te Teira	1/20
Titahuia te Teira	1/20
Heni te Teira	1/20
Huirangi te Teira	1/20
Moanarua te Teira	1/20
Hui te Teira alias Kaipuke te Teira	1/20
Renata te Teira	1/20
Pari te Teira	1/20
Te Whaemaria Ihakara II aged 17 years	1/20

at 27/10/48
as tenants in common in the relative shares set out after their respective names as from 13th October 1945 produced 30th November 1950 at 11.46 a.m.
H Hood
D.L.R.

Lease 25555 of their shares Ngatai te Teira, Titihuia Te Teira, Heni Te Teira, Huirangi Te Teira, Moanarua Te Teira, Hui Te Teira alias Kaipuke Te Teira, Renata Te Teira, Pari Te Teira, Te Whaemaria Ihakara the second and Makora Te Teira to William Hake Term 10 years commencing on 1st March 1950 (Fencing Covenant) produced 25th March 1952 at 11.30 a.m.
H Hood D.L.R.

Transmission 542015 of the life interest of Makora Te Teira to the 10 above named remaindermen - 26.10.1962 at 2.34 p.m.
J Maclean A.L.R.

Lease 542016 to John Whitaker Chittick - Term 10 years from and including 1.7.1960 - 26.10.1962 at 2.35 p.m.
J Maclean A.L.R.

Variation of Lease 542016 - 8-7-1963 at 11.23 a.m.
J Maclean A.L.R.

THIS REPRODUCTION ON A REDUCED SCALE IS CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
D.L.R.

Transmission 347186.1 of the interest of Renata Te Teira (also known as Len Taylor) to Doreen Martin of Melbourne, Victoria, Australia, Widow as executrix - 31.1.1980 at 10.15 a.m.
J Maclean A.L.R.

Transfer 347186.2 of the interest acquired in Transmission 347186.1 to Doreen Martin abovenamed - 31.1.1980 at 10.15 a.m.
J Maclean A.L.R.

OCT 347186.3 - 31.1.1980 } Cancelled and CT 168/638 issued
J Maclean A.L.R

REGISTER

NEW ZEALAND.

[Form B.

Reference: Vol. 64, folio 25
Transfer No. [illegible]
Order of Court 1984

Register-book, Vol. 173, folio 138

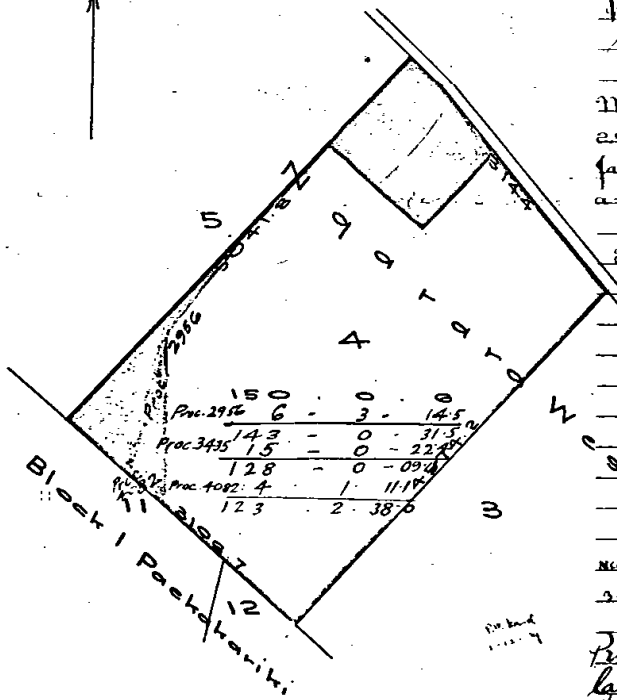
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the eighth day of June, one thousand nine hundred and eight, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, Witnesseth that

Heira te Ngarara an Aboriginal Native of New Zealand

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered red, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one hundred and fifty acres and six perches Being the Native Land Court Subdivision known as Ngahara West B No 4

M Nathan
District Land Registrar



Scale 10 chains to an inch

Lease 7784 produced 8 June 1908 at 2.30 p.m. Heira te Ngarara to William James Howell Term 42 years from 24 July 1907 M Nathan DR

Mortgage No 10 of Lease 7784 produced 29th September 1908 at 2.35 p.m. W. James Howell to Malcolm Mac Lean and Robert Gow Mac Lean
DISCHARGE PRODUCED 16-6-27
AS TO No 1 ONLY
A.S.C. F.W. Richmond

Transmission 18724 of Lease 7784 to Millicent Howell and Robert Gow Maclean as Executors Entered 9th March 1925 at 2.45 p.m.
W. M. Nairn ASR

K 10584 Order of the Supreme Court vesting Lease 7784 in Millicent Howell and Robert Gow Maclean abovenamed and Douglas Frank Howell of Paraparaumu. produced 12 August 1931 at 12.22 p.m. H Wood

NCC 10901 Sanctions Title Vol 409 Folio 66 issued 2-2-36 the interest of the Lessee in Lease 7784
W. M. Nairn DR

Proclamation 2956 taking part of within land for an aerodrome on and after 29 July 1940. produced 31st July 1940 at 3 p.m.

CONTINUED

EQUIVALENT METRIC AREA IS 60.0748 ha.

REGISTER

173/138

Proclamation 3435 taking part of Public Work to take effect on and after 25 November 1943 produced 20 December 1943 at 10 am

Memorial Made

L 25892 Notifying that the land in Proclamation 3435 was taken for Defence Purposes dated 10/1/1946 at 10 a.m.

A.L.R.

Proclamation 4082 taking part (A-B-C-D-E-F-A) on and after 19th September 1949 for an aerodrome produced 4 October 1949 at 1.30 pm

N. Swanson
A.L.R.

Order of Court 7874 (Succession Order) vesting balance of the within land in Te Awhanga Teira expd 22 December 1921 produced 7th July 1950 at 2.10 pm

R.W. Adams
D.L.R.

Order of Court 7847 (Succession Order) vesting balance of within land in:—
Mouti Eruti Mira Teira
Ngahina Metapere Teira aged 20 years
Ngapera Taupiri Teira aged 15 years and
Kaikara Karo Teira aged 7 years
all age being at 15th January 1929 equally as from 26th September 1928 produced 7th July 1950 at 2-11 pm

R.W. Adams
D.L.R.

Order of Court 7848 (Succession Order) vesting the share of Kaikara Karo Teira deceased in Kaikara Kararaina Teira aged 7 years at 21st July 1949 as from 12th July 1950 produced 7th July 1950 at 2-12 pm

R.W. Adams
D.L.R.

Order of Court 7849 (Trustee order) appointing Mira Teira trustee for Kaikara Kararaina Teira aged 7 years at 21st July 1949 from 21st July 1949 produced 7th July 1950 at 2-13 pm

R.W. Adams
D.L.R.

Lease 25559 of Balance of the registered proprietor to William Blake Term—10 years commencing on 1st March 1950 (Fencing Covenant) produced 26th March 1952 at 11.10 am and entered 29th April 1952 at 10.9 am

R.W. Adams
D.L.R.

Proclamation 5508 defining the middle line of portion of the Wellington-Foxton motorway produced 15th May 1956 at 9 am

A.L.R.

No. 820881 Status Declaration by the Registrar of the Maori Land Court — 3.4.1970 at 9 am

A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

D.L.R.

of balance

472983.1 Status Declaration by the Maori Land Court declaring the within land to be Maori Freehold Land — 10.2.1982 at 1.30 p.m.

A.L.R.

Order of Court 528296.2 under Section 435 Maori Affairs Act 1953 vesting the within land in the following persons

Name	Sex	Shares
1. Te Korenga O Te Tangata Tara Rangikauhata	Female	9.667
2. Kaikara Kararaina Teira	"	178.150
3. Mary Rangikauhata	"	9.667
4. Denis Eruati Taylor as Administrator de bonis non of the estate of Mouti Eruati Mira Teira deceased	"	192.650
5. Ngapera Taupiri Teira and Louis Augustine Bernard Kilkelly as Executors of the Estate of Ngahina Metapera Teira, deceased	"	178.150
6. Ngapera Taupiri Teira	"	178.150
CERTIFICATE OF TITLE *Vol.* , *folio*		
7. Public Trustee (Levin) as Executor of Estate of Bruce Weggery, deceased	"	9.666
8. Takira Akuhata Eruini (Love)	"	43.500
	Total shares	799.600

REJECTED

REJECTED

REJECTED

REJECTED

- 19.11.1982 at 11.55 a.m.

REJECTED
A.L.R.

Order of Court 528296.2 the within land is now known as Ngarara West E (part) Cancelled and CT 24A/593 issued

REJECTED
A.L.R.

See over

173/138

Order of Court 545047.2 under Section 435 Maori Affairs Act 1953 vesting the within land in the following persons

Name	Sex	Shares
1. Te Korenga O Te Tangata Tara Rangikauhata	Female	9.667
2. Kaikera Kararaina Teira	"	178.150
3. Mary Rangikauhata	"	9.667
4. Denis Erueti Taylor as Administrator de bonis non of the estate of Mouti Erueti Mira Teira deceased	"	192.650
5. Ngapera Taupiri Teira and Louis Augustine Bernard Kilkelly as Executors of the Estate of Ngahina Metapera Teira, deceased	"	178.150
6. Ngapera Taupiri Teira	"	178.150
7. Public Trustee (Levin) as Executor of Estate of Bruce Weggery, deceased	"	9.666
8. Takira Akuhata Eruini (Love)	"	43.500
- 8.3.1983 at 2.10 p.m.	Total shares	799.600

A.L.R.

Order of Court 545047.2 the within land is now known as Ngarara West E (part) - 8.3.1983 at 2.10 p.m.

A.L.R.

Order of Court 545047.3 Pursuant to Sec. 438(1) Maori Affairs Act 1953 vesting the within land in Allan Gordon Hercus of Wellington, Retired Public Servant and Paul Windermere Wilson Brunton of Lower Hutt, Chartered Accountant - 8.3.1983 at 2.10 p.m.

A.L.R.

Order of Court 545047.2) Cancelled and C.T.
8.3.1983) 24B/270 issued.

A.L.R.

DISTRICT LAND REGISTRAR
CANCELLED
NEW ZEALAND

DUPLICATE DESTROYED

6/2/19

Land and Deeds 4.

NEW ZEALAND

Form B.

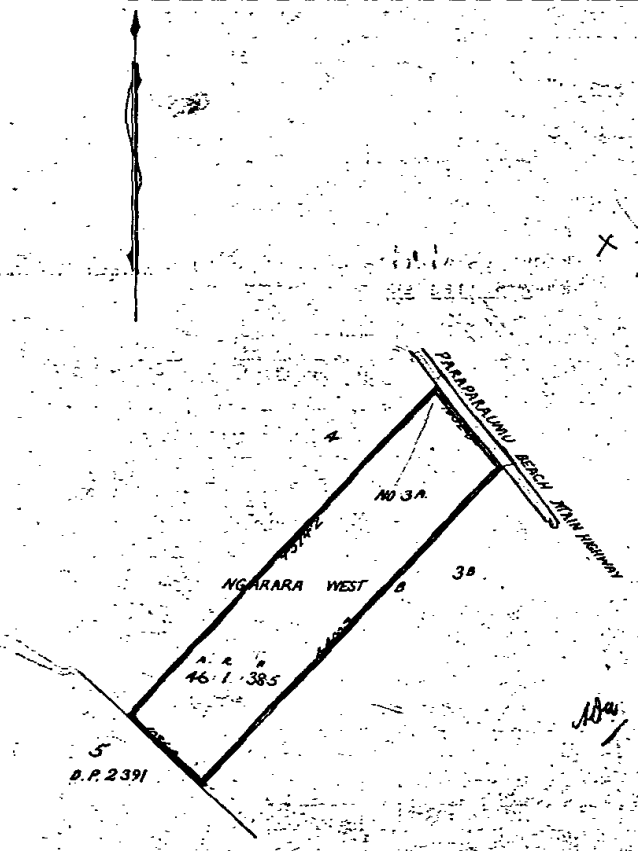
Register-book. Vol. 562, folio 269

Reference: Vol. 173, Folio 140.
Transfer No.
Application No.
Order for N/C No.
Order of Court No. 7856.

DISTRICT CANC

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twenty-seventh day of July, one thousand nine hundred and Fifty under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that IRIHAPETI RETIMANA PITIROI, PIRIHIRA TE URU and TAKIRI AKUHATA ERUINI Maoris within the meaning of the Maori Land Act 1931 are seised as tenants in common in equal shares of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing FORTY SIX ACRES ONE ROOD AND THIRTY EIGHT DECIMAL FIVE PERCHES (46a. 1r. 38.5p.) more or less situate in Block III of the Kapiti Survey District being the Maori Land Court Subdivision known as Ngarara West B No. 3A



Scale: 10 Chains to an Inch

EQUIVALENT METRIC AREA IS 18.8140 ha.

WELLINGTON DISTRICT LAND REGISTRAR NEW ZEALAND

District Land Registrar.

Order of Court No. 7857 (Succession Order) vesting the interest of Irihapeti Retimana Pitiroi in:-
Kino Tare Rangikauhata aged 11 years,
Te Korenga-o-te-Rangata Tare Rangikauhata aged 9 years,
Peti Tare Rangikauhata aged 3 years, and
Ropata Tare Rangikauhata aged 1 year,
all ages being at 14th January 1919, equally as from 20th November 1918 produced 27th July 1950 at 2.46 p.m.
D.L.R.

Order of Court No. 7858 (Succession Order) vesting the interest of Kino Tare Rangikauhata in:-
Te Korenga ote Tangata Tare Rangikauhata aged 16 years,
Peti Tare Rangikauhata aged 12 years, and
Ropata Tare Rangikauhata aged 10 years,
all aged being at 7th September 1927, equally as from 1st December 1926 produced 27th July 1950 at 2.47 p.m.
D.L.R.

Order of Court No. 7859 (Succession Order) vesting the interest of Pirihira te Uru in:-
Eruati Mouti Mira Teira and
Takiri Akuhata Love equally
as from 25th May 1943 produced 27th July 1950 at 2.48 p.m.
D.L.R.

Lease 25556 of their shares Takiri Akuhata Eruini alias Takiri Akuhata Love, Te Korenga-o-te-Tangata Tare Rangikauhata, Ropata Tare Rangikauhata and Eruati Mouti Mira Teira to William Lake Teira - 10 years commencing on 1st March 1950 (Finishing Covenant) produced 26/5/1952 at 11.31 a.m.
D.L.R.

Declaration 5509 defining the middle line of portion of the Wellington-Foxton motorway produced 15th May 1956 at 9 a.m.

CONTINUED

Lease 49/453 of the estate of Takiri Akuhata
now also Takiri Akuhata Eruini to
John Whitaker Whitehead Brown 15 years from
1.4.1960 produced 23.5.1961 at 11.4am

562/269

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

A.L.R.

~~No 528296.2 Order of Court cancelling the within title as the land before now being known as part Ngarara West E and vesting the same in the persons & shares set out after their respective names out of a total of 799.600 shares as follows~~

~~(1) Te Korenga O Te Rangata Tare Rangikauhata (Female 9.667 shares)~~
~~(2) Maikara Kararaina Teira (178.150 shares)~~
~~(3) Mary Rangikauhata (9.667 shares)~~
~~(4) Denis Erueti Taylor as administrator de bonis non of the estate of Mouti Erueti Mira Teira (192.650 shares)~~
~~(5) Ngapera Taupiri Teira and Louis Augustine Bernard Kilkelly as executors (178.150 shares)~~
~~(6) Ngapera Taupiri Teira (178.150 shares)~~
~~(7) Public Trustee as Executor of the estate of Bruce Weggery (9.666 shares)~~
~~(8) Takira Akuhata Eruini (Love) 43.600 shares)~~

~~19.11.1982 at 11.55 a.m.~~

~~CT 24A/593 issued~~

~~Order of Court 528296.2 under Section 435 Maori Affairs Act 1953 vesting the within land in the Following persons~~

NAME	SEX	SHARES
1. Te Korenga O Te Rangata Tare Rangikauhata	Female	9.667
2. Maikara Kararaina Teira	"	178.150
3. Mary Rangikauhata	"	9.667
4. Denis Erueti Taylor as Administrator de bonis non of the Estate of Mouti Erueti Mira Teira deceased	"	192.650
5. Ngapera Taupiri Teira and Louis Augustine Bernard Kilkelly as Executors of the Estate of Ngahina Metekere Teira, deceased	"	178.150
6. Ngapera Taupiri Teira	"	178.150
7. Public Trustee (Levin) as Executor of Estate of Bruce Weggery, deceased	"	9.666
8. Takira Akuhata Eruini (Love)	"	43.500
	Total Shares	799.600

REJECTED A.L.R.

REJECTED

REJECTED

REJECTED A.L.R.

~~Order of Court 528296.2 the within land is now known as Ngarara West E (part) Cancelled and CT 24A/593 issued~~

REJECTED A.L.R.

(SEE OVER)

Order of Court 545047.2 under Section 435 Maori Affairs Act 1953 vesting the within land in the following persons

Name	Sex	Shares
1. Te Korenga O Te Tangata Tara Rangikauhata	Female	9.667
2. Kaikara Keraraina Teira	"	178.150
3. Mary Rangikauhata	"	9.667
4. Denis Erueti Taylor as Administrator de bonis non of the estate of Mouti Erueti Mira Teira deceased	"	192.650
5. Ngapera Taupiri Teira and Louis Augustine Bernard Kilkelly as Executors of the Estate of Ngahina Metapera Teira, deceased	"	178.150
6. Ngapera Taupiri Teira		178.150
7. Public Trustee (Levin) as Executor of Estate of Bruce Weggery, deceased	"	9.666
8. Takira Akuhata Eruini (Love)	"	43.500
- 8.3.1983 at 2.10 p.m. Total shares		799.600

A.L.R.

Order of Court 545047.2 the within land is now known as Ngarara West E (part) - 8.3.1983 at 2.10 p.m.

A.L.R.

Order of Court 545047.3 Pursuant to Sec. 438(1) Maori Affairs Act 1953 vesting the within land in Allan Gordon Hercus of Wellington, Retired Public Servant and Paul Windermere Wilson Brunton of Lower Hutt, Chartered Accountant - 8.3.1983 at 2.10 p.m.

A.L.R.

Order of Court 545047.2) Cancelled and C.T.
8.3.1983) 24B/270 issued.

A.L.R.

DISTRICT LAND REGISTRAR
CANCELLED
WELLINGTON, NEW ZEALAND

DUPLICATE DESTROYED

[Land and Deeds 4

NEW ZEALAND

Form B.

CANCELLED

Register-book.
Vol. 581, folio 105

Reference: Vol. 229 folio 124.
Transfer No.
Application No.
Order for N/C No.
Declaration of Loss K. 31286.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

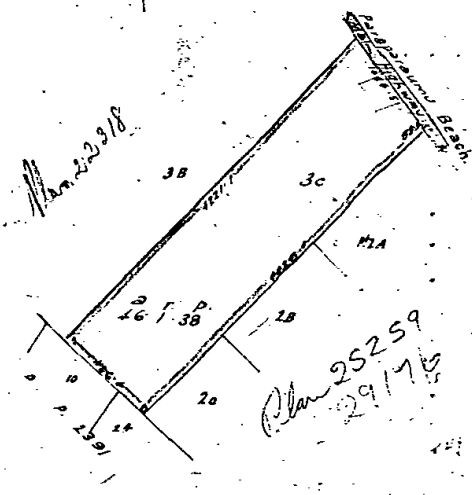
This Certificate, dated the Twenty-ninth day of April, one thousand nine hundred and fifty-two under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that Te NEWHANGA TEIRA a Maori within the meaning of the Maori Land Act, 1931,

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 46 ACRES 1 ROOD 38 PERCHES more or less situate in Block III of the Kapiti Survey District being the Maori Land Court Subdivision known as Ngarara West B. No. 3C.

District Land Registrar

Image Quality due to Condition of Original

C. T. FILE



EQUIVALENT METRIC AREA IS 18.8128 ha.

Order of Court 8133 Mouti Ernati Mira Teira
Ngahina Metepere Teira aged 20 years
Ngapera Taupiri Teira aged 15 years
Maikara Karo Teira aged 7 years
all ages being at 15th January, 1929, were declared entitled to succeed to the interest of Te Newhanga Teira deceased as tenants in common in equal shares as from 26th September, 1928, produced 26th March, 1952, at 11.5 a.m. and entered 29th April, 1952, at 10.6 a.m.

D.L.R.

Order of Court 8134 Maikara Kararaina Teira aged 7 years at 21st July, 1949, was declared entitled to succeed to the interest of Maikara Karo Teira deceased as from 12th July, 1945, produced 26th March, 1952, at 11.7 a.m. and entered 29th April, 1952, at 10.7 a.m.

D.L.R.

Order of Court 8135 (Trustee Order) appointing Mira Teira trustee for Maikara Kararaina Teira aged 7 years at 21st July, 1949, produced 26th March, 1952, at 11.9 a.m. and entered 29th April, 1952, at 10.8 a.m.

D.L.R.

Lease 25559 the registered proprietors to William Lake Term - 10 years commencing on 1st March, 1950. (Fencing Covenant) produced 26th March, 1952, at 11.10 a.m. and entered 29th April, 1952, at 10.9 a.m.

D.L.R.

470328 Notice that Lots 5 and 6 Scheme Plan 2513 are subject to the condition that no buildings or boardings shall be erected within 5 feet of the side lines of the proposed future accessway shown on the said scheme plan produced 19.8.60 at 9.30 am

— over —

CONTINUED

470329 Notice that the within land is subject to a condition that no buildings or hoardings shall be erected on the part coloured blue on the said scheme Plan produced 19.8.60 at 9.31 am.

Caveat 470330 by the Chief Surveyor against [illegible] Lots 1-10 and part Lot 11 [illegible] Scheme Plan D 2513) DISCHARGED PRODUCED 18-9-1960 at 9.55 AM.

Withdrawal of Caveat 470330 as to Lots 12 [illegible] D 2513 produced 7.12.1960 at 1.30 pm.

Withdrawal of Caveat 470330 as to Lots 2 & 3 D 2513 produced 10.1.1961 at 9.39 am.

Transfer 485495 of Lot 3 Plan 22318 the registered proprietors to Lumsden Homes Limited produced 6-2-1961 at 2-30 pm (Fencing Covenant) Vol 927 Folio 6.

Transfer 485496 of Lot 2 Plan 22318 the registered proprietors to Lumsden Homes Limited produced 6-2-1961 at 2-36 pm Vol 927 Folio 10 (Fencing Covenant)

Withdrawal of Caveat 470330 as to Lot 1 Scheme Plan D 2513 produced 15.2.1961 at 1.51 pm

Transfer 489138 of Lot 4 Plan 22318 the registered proprietors to Lumsden Homes Limited produced 15-3-1961 at 2-30 P.M. (Fencing covenant) Vol. 943 Fol. 38.

Transfer 489143 of Lot 1 Plan 22318 the registered proprietors to Lumsden Homes Limited produced 15-3-1961 at 2-35 P.M. (Fencing covenant) Vol. 943 Fol. 39.

* 489112 Notice pursuant to Section 5(4) of the Land Subdivision in Counties Act 1946 that Lots 36, 38 & 45 (inclusive), 62 and 71 on Deposited Plan D 2715 are subject to a Building Line Condition Extend 15/3/1961 at 1.33 pm

Order of Court 496606 Order of Court vesting the part lot 11 Plan 22318 herein in Te Oranga Rangibaakaha Chris Ana Jackson (1/2) and Emeti Santo Ana Tevita (1/2) as tenants in common in the relative shares set after their respective names produced 2/6/1961 at 10.9 am: Vol 931 Folio 95

Order of Court 496607 } cancelled as to the part
2/6/1961 } Lot 11 Plan 22318 herein
See now Vol 956 Folio 58.

Transfer 513194 of Lot 8 plan 22312 to Reid & Builders Limited - 12-12-1961 at 2-25 pm (Fencing Covenant) Vol 956 Folio 58

Transfer 518796 of Lot 10 DP 22318 to Lumsden Homes Limited - 7-2-1962 at 2.38 pm (Fencing Covenant) A1/696

Transfer 529628 Grant of Drainage Easement [illegible] Lot 9 coloured yellow on D.P. 22318 the registered proprietors to the Chairman Councillors and Inhabitants of the County of Hutt - 14.6.1962 at 11.10 a.m.

Pursuant to section 53 (3) of the Land Transfer Amendment Act 1952 Lot 1 Deposited Plan 25259 is vested in Her Majesty the Queen as road

Transfer 580176 of Lot 9 Plan 22318 to Teakorama Investments Limited - 18-12-1963 at 1-59 pm (Fencing Covenant) C.T. B4/340

Transfer 605310 of Lots 5, 6 and 7 Plan 22318 to Quality Builders Limited - 7.9.1964 at 2.35 pm (Fencing Covenant) C.T. C3/984

Transfer 607050 of Lot 4 Plan 25259 to Her Majesty the Queen for an Automatic Telephone Exchange 23.9.1964 at 12.21 PM (Fencing Covenant)

No 607861 Notice pursuant to section [illegible] Public Works Amendment Act 1963 Lot 1 Deposited Plan 25259 against Lot 1 Plan 25259 PRO 7.10.1964 at 10.35 a.m. Should now be discharged 670054

Transfer 633532 Grant of stormwater and surface water rights [illegible] over the part Lots 1, 2 and 3 shown coloured red, blue yellow and blue on Plan 25259 in favour of the Chairman Councillors and Inhabitants of the County of Hutt - 4.6.1965 at 10.35 a.m. (Subject to Section 3 (1) (c) Counties Amendment Act 1961)

Transfer 637574 of Lot 3 Plan 25259 to Her Majesty the Queen for Maori Housing Purposes - 12.7.1965 at 11.12 am (Fencing Covenant) C.T. D3/508

Gazette Notice 670084 taking Lot 1 Plan 25259 for Maori housing purposes from and after 17.1.1966 - 17.5.1966 at 9.5 a.m. C.T. E2/1185 cancelled

Transfer 744696 of Lot 2 Plan 25259 to Patricia Hanna Damazzaro and Peter Robinson J - 16.5.1968 at 10.30 am C.T. 6A/137

Transfer 746194 of the parts Lots 1 and 2 Plan 29374 herein to Quality Builders Limited - 29.5.1968 at 9.30 am

NEO 746515 - 31.5.1968 } cancelled as to the part transferred by 746194 (Lots 1 and 2 Plan 29374 and C.T. issued 6A/476 for Lot 1, 6A/534 for Lot 2)

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT
A.L.R.

See over

581-105

581/105

~~Order of Court 528256.2 under Section 435 Maori~~ Affairs Act 1953 vesting the within land in the following persons

Name	Sex	Shares
1. Te Korenga O Te Tangata Tara Rangikauhata	Female	9.667
2. Kaikara Kararaina Teira	"	178.150
3. Mary Rangikauhata	"	9.667
4. Denis Erueti Taylor as Administrator de bonis non of the estate of Mouti Erueti Mira Teira deceased	"	192.650
5. Ngapera Taupiri Teira and Louis Augustine Bernard Kilkelly as Executors of the Estate of Ngahina Metapera Teira, deceased	"	178.150
6. Ngapera Taupiri Teira	"	178.150
7. Public Trustee (Levin) as Executor of Estate of Bruce Weggery, deceased	"	9.666
8. Takira Akuhata Eruini (Love)	"	43.500
- 19.11.1982 at 11.55 .a.m.	Total shares	799.600

REJECTED
A.L.R.

REJECTED

REJECTED

REJECTED

Order of Court 528256.2 the within land is now known as Ngarara West F (part) Cancelled and CT 24A/593 issued

REJECTED
A.L.R.

Order of Court 545047.2 under Section 435 Maori Affairs Act 1953 vesting the within land in the following persons

Name	Sex	Shares
1. Te Korenga O Te Tangata Tara Rangikauhata	Female	9.667
2. Kaikara Kararaina Teira	"	178.150
3. Mary Rangikauhata	"	9.667
4. Denis Erueti Taylor as Administrator de bonis non of the estate of Mouti Erueti Mira Teira deceased	"	192.650
5. Ngapera Taupiri Teira and Louis Augustine Bernard Kilkelly as Executors of the Estate of Ngahina Metapera Teira, deceased	"	178.150
6. Ngapera Taupiri Teira		178.150
7. Public Trustee (Levin) as Executor of Estate of Bruce Weggery, deceased	"	9.666
8. Takira Akuhata Eruini (Love)	"	43.500
- 8.3.1983 at 2.10 p.m.	Total shares	799.600

A.L.R.

Order of Court 545047.2 the within land is now known as Ngarara West F (part) - 8.3.1983 at 2.10 p.m.

A.L.R.

Order of Court 545047.3 Pursuant to Sec. 438(1) Maori Affairs Act 1953 vesting the within land in Allan Gordon Hercus of Wellington, Retired Public Servant and Paul Windermere Wilson Brunton of Lower Hutt, Chartered Accountant - 8.3.1983 at 2.10 p.m.

A.L.R.

Order of Court 545047.2) Cancelled and 8.3.1983) C.T. 24B/270) issued.

A.L.R.

DISTRICT LAND REGISTRAR
CANCELLED
WELLINGTON, NEW ZEALAND

DUPLICATE DESTROYED

REGISTER

(Form B.

NEW ZEALAND.

Reference: Vol. 173, Folio 140 / Transfer No. / Application No. of Land Order for N/C No. 3165

Register-book, Vol. 220 folio 124

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

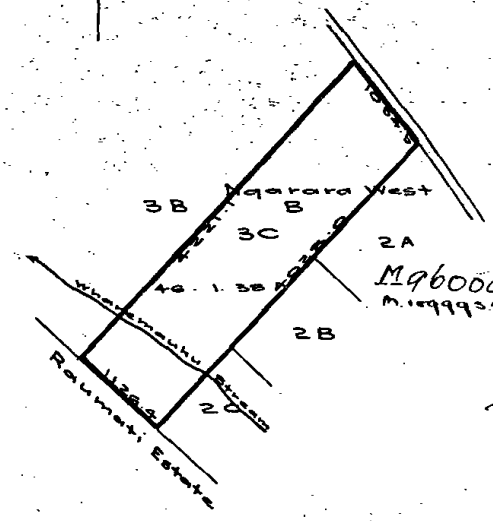
This Certificate, dated the sixteenth day of September, one thousand nine hundred and thirteen, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington Witnesseth that

Teira te Mgarara alias Teira Ihaka ra an Aboriginal Native of New Zealand

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered red, be the several admeasurements a little more or less, that is to say: All that parcel of land containing forty six acres one rood and thirty eight perches more or less situate in Block III Maraiti Survey District and known as Mgarara West B No. 3C

WELLINGTON DISTRICT LAND REGISTRAR • NEW ZEALAND •

District Land Registrar.



Scale 10 chains to an inch
Plan 1075/12 © W.D. 2402

Lease 7791 produced 10 June 1908 at 10.30 am Teira Ihakara (and others) to William James Howell Term 42 years from 24 July 1907 [illegible] DLR

Lease 8480 produced 11 December 1909 at 11.27 am William James Howell to Augustus Philip Mason of Portland in Lease 7791 Term from 24 July 1909 to 24 July 1949 [illegible] DLR

Transmission 8121 produced 13 February 1912 of the estate of Augustus Philip Mason to the Public Trustee affects Lease 8180 [illegible] DLR

Mortgage 96009 produced 9th May 1911 at 10.47 am [illegible] to The Public Trustee

DISCHARGED [illegible] DLR

Mortgage 109993 produced 16th October 1912 at [illegible] Ihakara to The Public Trustee

DISCHARGED [illegible] DLR

Mortgage 114610 of Lease 7791 produced 24th September 1923 at 2.35 pm. William James Howell to Malcolm [illegible] and Robert Gow Macfarlan.

DISCHARGE PRODUCED 16-6-27. [illegible] alR Richmond A.L.R.

CONTINUED

REGISTER 220/124

Transmission 16581 to Te Newhanga Trust
Entered 5th December 1922 at 12 noon
E.E.Bacon DLR

Mortgage 12750 produced 5th November 1922
DISCHARGE Te Newhanga Trust to The Public Trustee
PRODUCED 16-7-35 AR 10c AR E.E.Bacon DLR

Transmission 18724 of Lease 7791 to Millicent Howell and Robert Jon Maclean as Executors
Entered 9th March 1926 at 2:45 pm
W.M. Hart ADLR

Extension and Increase of Mortgage 12750 produced 24th November 1924 at 11:55 am
DISCHARGED.
H Morris
ADLR

K 10584 Order of Supreme Court vesting Lease 7791 in Millicent Howell, Robert Jon Maclean and Douglas Frank Howell produced 14th August 1931 at 12.22 pm
H Hood.
ADLR

Mtge 10901 Sundries File Vol 449 Fol 66 issued 2-3-36 for the withdrawal of this lease as security
W. M. Hart
DLR

K.31286 29/4/1952 } Cancelled and new Certificate of Title Vol 581 Fol 105 issued
Elwood DLR

PRODUCTION (ON A REDUCED SCALE)
FIED TO BE A TRUE COPY OF THE
GINAL REGISTER FOR THE PURPOSES OF
SECTION 115A LAND TRANSFER ACT 1952.
DLR.

REGISTER

[Form B.

NEW ZEALAND.

Order of Court [illegible]
Reference: Vol. 61, folio 25
Transfer No. [illegible]

Register-book, Vol. 113, folio 140.

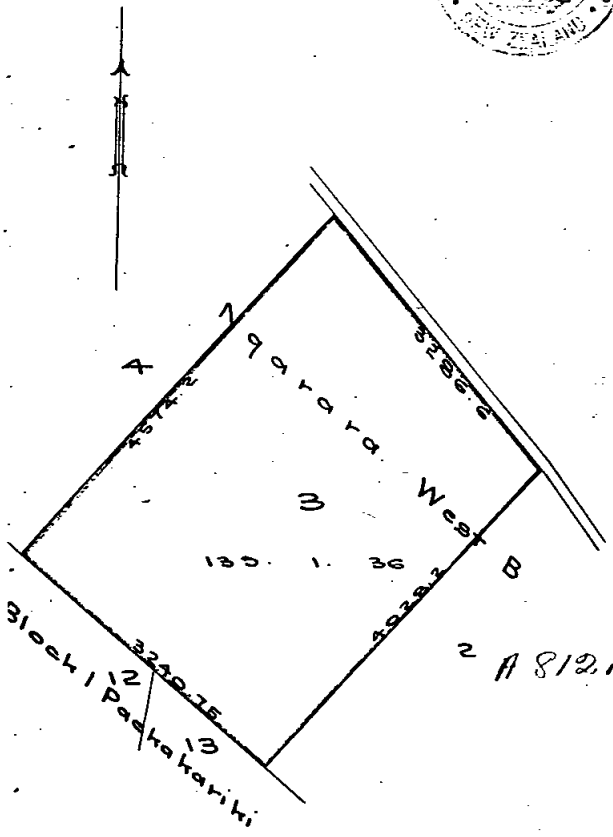
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourth day of June, one thousand nine hundred and eight, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, Witnesseth that

Hoiri te Kaore an aboriginal Native of New Zealand

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered red, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one hundred and thirty nine acres one rood and thirty six perches Being the Native Land Court Subdivision Known as Ngarara West B 10 3 Block III Kapiti Survey District

M M Rathbone
District Land Registrar



Scale 10 chains to an inch

Transmission 6142 produced 10 June 1908 at 10.30 am whereby Epiha Hakaraia, Teira Hakaraia and Te Wharemaru Hakaraia succeed to the interest of Hoiri te Kaore deceased.
M M Rathbone DLR

Transmission 6143 produced 10 June 1908 at 10.30 am whereby Peritira te Ua Tribapete Retimana Pitiroi and Rauira Akuhata Hemini (Mete) succeed to the interest of Epiha Hakaraia deceased
M M Rathbone DLR

Lease 7491 produced 10 June 1908 at 10.30 am Teira Hakaraia, Te Wharemaru Hakaraia Peritira te Ua and Tribapete Retimana Pitiroi to William James Howell of their interests term 12 years from 27 July 1907 M M Rathbone DLR

Lease 8450 produced 11th September 1907 at 11.27 am William James Howell to Augustus Philip Mason of Eastwithin Island Farmer from 27th July 1907 to 26th July 1919 of Lease 7491 Edwin Hunt Field DLR

CONTINUED

EQUIVALENT METRIC AREA IS

REGISTER

173/140

Transmission 8121 produced 13 February 1912 at 12:15 pm. Evidence of the appointment of the Public Trustee as executor of the Will of Augustus Philip Masson who died 21st August 1910 affects interests in Lease 8490.

Order Plan 2165
& of L 24405

Order of Court 3165 produced 16th September 1913 at 11am apportioning Ngarara West B No 3C to Jaird & Ngarara alias Jayia Shakara

CJ 220/174

Order of Court 3441 produced 21st July 1914 at 2.50 pm apportioning Ngarara West B No 3 B to Hare Ngaru (otherwise Te Hareruaru Shalfoon)

C 1227/252

Mortgage 141610 of Lease 7791 produced 29th September 1922 at 2.35 pm William James Howell to MacLean and Robert Gow MacLean

DISCHARGE
PRODUCED 16-7-27

Transmission 18724 of Lease 7791 to Millicent Howell nee and Robert Gow Maclean as Executors Entered 9th March 1925 at 2.45 pm

Caveat 11233 against Ngarara West B 3A by the Chief Surveyor. Entered 5th November 1930 at 2.30 pm

R 10584 Order of Supreme Court vesting Lease 7791 in Millicent Howell, Robert Gow Maclean and Douglas Frank Howell produced 14th August 1931 at 12.22 pm

Lease 10901 Leasehold Title Vol. 1149 Fol. 66. issued for 2-2-36 the interest of the lessee in Lease 7791

Order of Court 7856 apportioning Ngarara West B3A to Tikapoti Retimana Pitiroi, Akiri Akuhata Erini and Paikia to hold equally produced 27 July 1950 at 2.45 pm Vol. 582 folio 264

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

D.L.R.

CERTIFICATE OF TITLE,

Vol. , folio

Appendix B: Proposed development plan

*23.**03***

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

90% work in progress 07.09.2026



Drawing Register	
Sheet Number	**Drawing Name**
A0 - Site	
A0.00	Cover Sheet
A0.10	Existing Location Plan
A0.11	Proposed Location Plan
A1 - Plans (GAs, RCPs, Finishes etc)	
A1.00	Development Plan
A1.01	Typology Plan
A1.05	Hill Precinct
A1.06	Wetland Precinct
A1.07	North Large Format Retail Precinct
A1.08	Town Centre & Large Format Retail Precinct
A1.10	Hill Precinct - Part 1
A1.11	Hill Precinct - Part 2
A1.12	Hill Precinct - Part 3
A1.13	Hill Precinct - Part 4
A1.18	Wetland Precinct Plan - Part 3
A1.17	Wetland Precinct Plan - Part 2
A1.16	Wetland Precinct Plan - Part 1
A1.19	Town Centre Precinct Plan - Part 1
A1.20	Town Centre Precinct Plan - Part 2
A1.21	Town Centre Precinct Plan - Part 3
A1.22	Town Centre Precinct Plan - Part 4
A1.09	Ihakara St Precinct
A1.23	Ihakara St Precinct Plan

athfield architects limited
athfield architects limited
athfield

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 4544
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

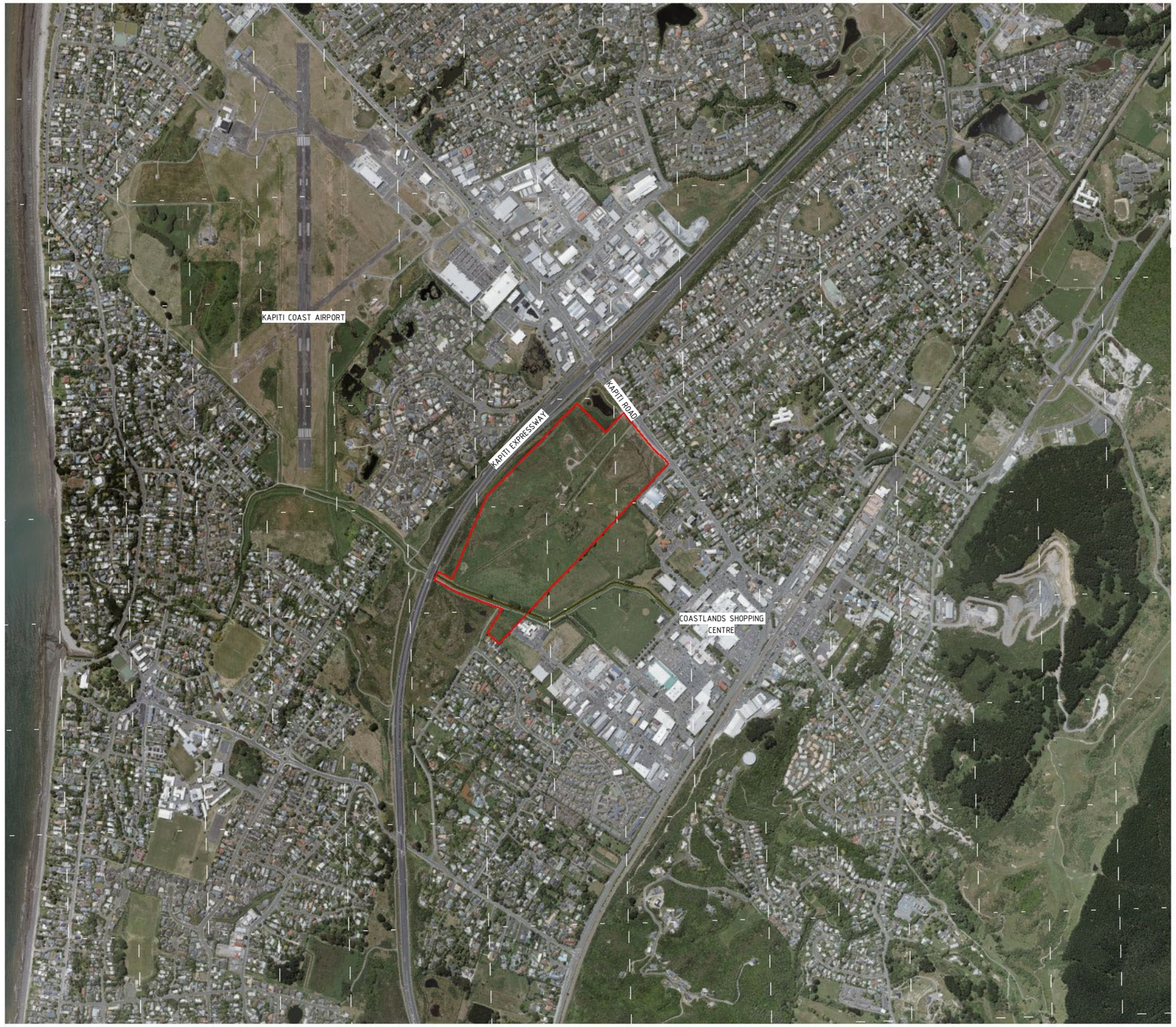
MAIL@ATHFIELDARCHITECTS.CO.NZ
WWW.ATHFIELDARCHITECTS.CO.NZ

HERRIOT MELHUISH O'NEILL ARCHITECTS

CLIENT:

THE WELLINGTON COMPANY

PLANNER: Scope Planning
URBAN DESIGNER: Urban Acumen
LANDSCAPE ARCHITECT: dcm URBAN
CIVIL ENGINEER: Envelope
TRAFFIC ENGINEER: Stantec
ECOLOGIST: Bioresearches Group Limited
GEOTECHNICAL ENGINNER: Torlesse Limited



NOTES:

KEY:

No.	Description	Date
	90% work in progress	07.09.2026

HERRIOT MELHUISH O'NEILL ARCHITECTS

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 5364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects
athfield architects limited
athfield

Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Existing Location Plan

1 : 8000 @ A1

23-03

A0.10-



NOTES:

KEY:

No.	Description	Date
	90% work in progress	07.09.2026

HERRIOT MELHUISH O'NEILL ARCHITECTS

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects athfield architects limited athfield

Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Proposed Location Plan

1 : 4000 @ A1

23-03

A0.11-



NOTES:

KEY:

No.	Description	Date
	90% work in progress	07.09.2026

HERRIOT MELHUISH O'NEILL ARCHITECTS

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects athfield architects limited athfield

Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Development Plan

1 : 1250 @ A1

23-03

A1.00-

Appendix C: Historical aerial photographs





Legend

- Site Boundary
- Retrolens - 1942

0 50 m 100 m

LINZ CC BY 4.0 © Imagery Basemap contributors

HAIL Environmental

Produced by **Datanest.earth**

Title: Historical Aerial 1942		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure: C1
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final





Legend

- Site Boundary
- Retrolens Aerial - 1952

0 50 m 100 m

LINZ CC BY 4.0 © Imagery Basemap contributors

HAIL Environmental

Produced by **Datanest.earth**

Title: Historical Aerial 1952		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure: C2
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final





Legend

- Site Boundary
- Retrolens Aerial - 1973

0 50 m 100 m

LINZ CC BY 4.0 © Imagery Basemap contributors

HAIL Environmental

Produced by **Datanest.earth**

Title: Historical Aerial 1973		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure: C3
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final





Legend

- Site Boundary
- Retrolens Aerial - 1985

0 50 m 100 m

LINZ CC BY 4.0 © Imagery Basemap contributors

HAIL Environmental

Produced by **Datanest.earth**

Title: Historical Aerial 1985		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure: C4
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final





Legend

Site Boundary

Aerials_1998_Urban

Image

0 50 m 100 m

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HAIL Environmental

Produced by **Datanest.earth**

Title: Historical Aerial 1998		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure: C5
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final





Legend

- Site Boundary
- KCDC Historical Aerial 2001

0 50 m 100 m

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HAIL Environmental

Produced by **Datanest.earth**

Title: Historical Aerial 2001		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure: C6
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final





Legend

- Site Boundary
- 2007

0 50 m 100 m

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HAIL Environmental

Produced by **Datanest.earth**

Title: Historical Aerial 2007		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure: C7
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final





Legend

- Site Boundary
- KCDC Historical Aerial 2013

0 50 m 100 m

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HAIL Environmental

Produced by **Datanest.earth**

Title: Historical Aerial 2013		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure: C8
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final





Legend

- Site Boundary
- 2015

0 50 m 100 m

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HAIL Environmental

Produced by **Datanest.earth**

Title: Historical Aerial 2015		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure: C9
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final





Legend

- Site Boundary
- KCDC Aerials 2017

0 50 m 100 m

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HAIL Environmental

Produced by **Datanest.earth**

Title: Historical Aerial 2017		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure No.: 10
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final





Legend

Site Boundary

0 50 m 100 m

© Nearmap

HAIL Environmental

Produced by **Datanest.earth**

Title: Historical aerial- 2023		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: KT	Figure: C12
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final





Legend

Site Boundary

0 50 m 100 m

© Nearmap

HAIL Environmental

Produced by **Datanest.earth**

Title: Historical Aerial 2025		
Client: New Central Park Limited		Size: A4
Project: New Central Park	Drawn: NAF	Figure: C13
Date: 09-09-2026	Checked: DB	
Proj No: 1156	Scale: 1:4600	Version: Final

Appendix D: Site photographs







Top: *Looking west across overgrown site, from eastern boundary.* ***Middle:*** *Central drain, looking north.* ***Bottom****: Existing implement shed.*







Top: *Implement shed.* ***Middle****: Concrete water tank / shed in residential area.*
Bottom*: Area of former hydroponics facility.*







***Top and middle**: Looking north towards Kāpiti Road. Middle photo showing former firewood storage yard. **Bottom**: Looking east across former dwelling site.*







***Top**: Looking south across site. **Middle and bottom**: Remains of fire damaged dwelling.*







***Top**: Suspected ACM in dwelling remains. **Middle**: Swamp land in the southwest corner of site. **Bottom**: Looking south from northern boundary.*