

Appendix 16: Assessment of interests recorded on records of title.

01 June 2026

Below is an assessment of each record of title, and interests within.



2.2 Records of title (Cannon Point Development Ltd)

This section sets out a description of the applicant’s legal interest in the land on which the project will occur, including a statement of how that affects the applicant’s ability to undertake the work.

Lot 2001 Deposited Plan 588162

4 Colorado Road is legally described as Lot 2001 Deposited Plan 588162 (1146505). The following table sets out an assessment of 1146505 (Lot 2001 DP 588162) and interests contained within:

Instrument Number	Instrument	Comment
N/A	Subject to the reservations as to coal, gold and silver as set on in No. 516880.	The Crown's reservation of coal, gold and silver reservations are unaffected. No mining is proposed.
95094	Appurtenant hereto is a right of way created by Deed of Easement 95094 (DR 154/185) - 28.11.1906 at 11:00 am	Old easement – related to access to the old main road. Historical and not relevant now. As this appurtenant, it can be left on as is/or removed without TLA approval.
211984	Appurtenant hereto is a right of way and a right to erect and maintain poles and electric wires and lay pipes and drains created by Transfer 211984 - 30.4.1931 at 2:30 pm	As above, old easement – related to access to the old main road. Historical and not relevant now. As this appurtenant, it can be left on as is/or removed without TLA approval.
12397629.8	Subject to a right to drain water and sewage (in gross) over part marked F on DP 588162 in favour of the Upper Hutt City Council created by Easement Instrument 12397629.8 - 13.7.2022 at 10:07 am. The easements created by Easement Instrument 12397629.8 are subject to Section 243 (a) RMA 1991.	This easement (shown as (F)) on DP 588162 are to be extinguished as part of the proposal (see Scheme Plan J2600090 SC-05).
12789690.4	12789690.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.9.2023 at 10:10 am.	See the detailed assessment below. The outcome is the proposal is consistent with Consent Notice 12789690.4 to the limited extent that it applies to Lot 2001.
12789690.6	Subject to a right (in gross) to drain water over part marked G on DP 588162 and right of way (in gross) over part marked F and G on DP 588162 in favour of Upper Hutt City Council created by Easement Instrument 12789690.6 - 25.9.2023 at 10:10 am. The easements created by Easement Instrument 12789690.6 are subject to Section 243(a) RMA 1991.	This easement (shown as (G)) on DP 588162 are to be extinguished as part of the proposal (see Scheme Plan J2600090 SC-05).
12789690.7	Fencing Covenant subject to Section 6(2) of the Fencing Act 1978 in Deed 12789690.7 - 25.9.2023 at 10:10 am.	The Applicant is not asking the City Council to contribute to fencing costs as part of this Referral.
13187295.8	13187295.8 Mortgage to First Mortgage Custodians Limited - 17.12.2024 at 6:59 pm	This will have no impact on the ability of the Government to consider an application for Referral.



Assessment of Consent Notice 12789690.4 is as follows:

Condition Number	Condition Description	Applies to Lot 2001	Comment
1	As part of the development stormwater management system, Lots 12 - 27 and 31 - 36 shall be provided with individual stormwater management systems.	No	Condition 1 is not relevant as it does not relate to Lot 2001.
2	Bare galvanised, zinc alum or unpainted metal (including copper) may result in contamination of stormwater runoff upon corrosion of surfaces and therefore shall not be used for exterior construction, including but not limited to roofing, cladding, gutters and downpipes	Yes	The building plans (Aymac, 2026) (Appendix 8) have been prepared in accordance with these requirements.
3	Any vehicle access constructed at building stage that adjoins the public road shall comply with the following: 1. The design of vehicle crossings shall be in accordance with Council's Engineering Standards, Drawing Number 5904 Figure 6, Appendix B, Maximum Design Gradients for Vehicular Access to Property or CM1005-93R (Maximum Design for Vehicular Access to Property) 2. Any residential vehicle crossing from the carriageway to the road/property boundary shall be located such that the vehicle crossing is clear of: • Street lighting columns. • Street berm trees • The connection points of underground utility service connections to the property • Utility service junction boxes or underground service pits • Drainage sumps.	Yes	The civil plans (Vecta, 2026) (Appendix 7) have been prepared in accordance with these requirements.
4, 5	Geotechnical conditions requiring specific foundation design and slope stability analysis.	No	Conditions 4-5 are not relevant as they do not relate to Lot 2001.
6	Lot 2001 is an unserviced lot, not intended for development at this stage. If development of this site were to be undertaken in the future it will be the developer's responsibility to provide the lot with water supply, stormwater and wastewater service connections appropriate for the nature of the development.	Yes	The civil plans (Vecta, 2026) (Appendix 7) have been prepared in accordance with these requirements.
7	Protection of vegetation	No	Condition 7 is not relevant as it does not relate to Lot 2001.



Lot 1000 DP 598401 (RT 1160734)

61 Colorado Road as at the end of Stage 2, connecting into the start (east end) of Stage 3 West Block. This allotment is identified as Lot 1000 DP 598401 held on record of title 1160734.

Instrument Number	Instrument	Comment
K516880	Subject to the reservation as to coal, gold and silver set out in K516880	The Crown's reservation of coal, gold and silver reservations are unaffected. No mining is proposed.
Transfer 211984	Appurtenant hereto is a right of way and a right to erect and maintain poles and electric wires and lay pipes and drains created by Transfer 211984 - 30.4.1931 at 2:30 pm	As above, old easement to enable servicing. Historical and not relevant now. As this appurtenant, it can be left on as is/or removed without UHCC approval. This will not impact on the development.
Transfer 212025	Appurtenant hereto is a right of way and a right to erect and maintain poles and electric wires and lay pipes and drains and water rights created by Transfer 212025 - 4.5.1931 at 2:35 pm	As above, old easement to enable servicing. Historical and not relevant now. As this appurtenant, it can be left on as is/or removed without UHCC approval. This will not impact on the development.
792676 Surrender	792676 Surrender of the water rights created by Transfer 212025 appurtenant hereto - 24.7.1969 at 2.15 pm	This is documenting the surrender of a previously approved easement (under a historic development/consent). This will not impact on the development.
796558 Surrender	796558 Surrender of the water rights created by Transfer 212025 appurtenant hereto - 26.8.1969 at 2.00 pm	This is documenting the surrender of a previously approved easement (under a historic development/consent). This will not impact on the development.
Deed 12789690.7	Fencing Covenant subject to Section 6(2) of the Fencing Act 1978 in Deed 12789690.7 - 25.9.2023 at 10:10 am (affects part formerly Lot 1002 DP 588162)	The Applicant is not asking the City Council to contribute to fencing costs as part of this Referral.



Instrument Number	Instrument	Comment
12789690.4 Consent Notice	12789690.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.9.2023 at 10:10 am	Condition 2 relates to controls on specification of building materials. The building plans (Aymac, 2026) (Appendix 8) have been prepared in accordance with these requirements. Condition 3 relates to controls on design of vehicular access. The civil plans (Vecta, 2026) (Appendix 7) have been prepared in accordance with these requirements. Consent notice conditions 1, 4-7 confer no obligations with regard to Lot 1000.
Deed 12989412.11	Fencing Covenant subject to Section 6(2) of the Fencing Act 1978 in Deed 12989412.11 - 2.8.2024 at 11:11 am	Fencing covenant raised at time of most recent development (2024) to be revoked/replaced with new fencing covenant as required by the new consent.
Easement Instrument 12989412.8	Subject to a right (in gross) to drain water over part marked G and right of way over part marked C all on DP 598401 in favour of Upper Hutt City Council created by Easement Instrument 12989412.8 - 2.8.2024 at 11:11 am. Some of the easements created by Easement Instrument 12989412.8 are subject to Section 243(a) RMA 1991 (Affects DP 598401).	These easements (shown as (C) and (G)) on DP 598401 will be amended through this development, as shown on scheme plan J2600090 SC WEST-05 (Appendix 3).
12989412.1 Consent Notice	12989412.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.8.2024 at 11:11 am	Consent Notice conditions 1, 4-5, 7-8 confer no obligations with regard to Lot 1000. Conditions 2-3 relate to controls on specification of building materials. The building plans (Aymac, 2026) (Appendix 8) have been prepared in accordance with these requirements. Condition 6 relates to controls on design of vehicular access. The civil plans (Vecta, 2026) (Appendix 7) have been prepared in accordance with these requirements.
13187295.8 Mortgage	13187295.8 Mortgage to First Mortgage Custodians Limited - 17.12.2024 at 6:59 pm	This will have no impact on the ability of the Government to consider an application for Referral.



Lots 3 and 4 DP 306622 (RT 25850)

Instrument Number	Instrument	Comment
K516880	Coal, Gold, and Silver Reservations	The Crown's reservation of coal, gold and silver reservations are unaffected. No mining is proposed.
124568.1 Compensation Certificate	124568.1 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 - 1.8.1975 at 10.34 am (Affects part formerly in CT WN25A/510)	Historic transaction to take land for public works – compensation provided at the time (1975) no effect on this development.
Transfer 5851243.1 Transfer 5851243.2 Transfer 5851168.2 Transfer 5851494.6	Appurtenant hereto is a right of way created by: Transfer 5851243.1, Transfer 5851243.2 (Affects part formerly in CT WN21A/723), Transfer 5851168.2 (Affects part formerly in CT WN25A/510), and Transfer 5851494.6 22.12.2003 at 9:03 am	Existing appurtenant easement to remain and drop down on new allotments.
Transfer 5851494.6	The easements created by Transfer 5851494.6 are subject to Section 243(a) RMA 1991	These cannot be extinguished without UHCC approval. The Applicant is not proposing to remove these easements.
Easement Instrument 9024144.1	Appurtenant hereto is a right of way created by Easement Instrument 9024144.1 - 20.4.2012 at 3:20 pm. The easements created by Easement Instrument 9024144.1 are subject to Section 243 (a) RMA 1991.	Existing appurtenant easement to remain and drop down on new allotments.
13187295.8 Mortgage	13187295.8 Mortgage to First Mortgage Custodians Limited - 17.12.2024 at 6:59 pm	This will have no impact on the ability of the Government to consider an application for Referral.



2.2 Records of title (Upper Hutt City Council)

The application also involves civil works in three parcels of land owned by City Council as set out in the table below. Copies of the records of title are appended to this application.

Lot 2 Deposited Plan 52931 (RT WN43B/53)

Lot 2 DP52931 is an esplanade reserve located between the subject site and Te Awa Kairangi.

Its purpose recorded on the record of title is local purpose (Esplanade and River protection) reserve.

It is owned by UHCC and is subject to the Reserves Act 1977.

Lot 6 Deposited Plan 46315 (RT 912278)

Lot 6 DP 46315 is a 471 m² freehold title owned by UHCC, with no recorded interests.

Lot 301 Deposited Plan 588162 (RT 1137297)

Lot 301 DP 588162 is a 2,977 m² drainage reserve owned by UHCC. There are no interests on the title the impact on the development.

Lot 1 DP 54694 (RT WN25B/619)

Lot 1 DP 54694 is 1.2636 ha Recreation Reserve Vested to Upper Hutt City Council. There are no interests on the title the impact on the development.

