



SUBMISSION – KĀPITI COAST DISTRICT COUNCIL PROPOSED PLAN CHANGE 2

For: The Loyalty Initiative
Date: September 2021



SUBMISSION ON BEHALF OF: The Loyalty Initiative

Prepared by:



Anna Carter
Senior Planner

Reviewed by:



Bryce S Holmes
Principal Planner and Director

Date:

12 SEPTEMBER 2022

Version:

FINAL

Job Ref:

J864

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RMA FORM 5

Submission on publicly notified

Proposed Plan Change 2 to the Kāpiti Coast District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Kāpiti Coast District Council

1. Submitter details:

Full Name			
Company/Organisation <i>if applicable</i>	The Loyalty Initiative		
Contact Person <i>if different</i>	c/- Anna Carter, Land Matters Limited		
Email Address for Service	anna@landmatters.nz		
Address	20 Addington Road		
	City Ōtaki	Postcode 5581	
Address for Service <i>if different</i>	Postal Address		Courier Address
Phone	Mobile 021 1704 787	Home	Work

2. This is a **submission** on the **Proposed Plan Change 2 to the District Plan** for Kāpiti.

3. We **could not** gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete point four below:

4. We are **directly affected** by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Note:

If you are a person who could gain an advantage in trade competition through the submission, your

right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

5. We **wish to be heard** in support of my submission.
6. We **will not** consider presenting a joint case with other submitters, who make a similar submission, at a hearing.

Please complete section below (insert additional boxes per provision you are submitting on):

The specific provision of the proposal that my submission relates to:

See part 3

Do you: Support? Oppose? Amend?

See part 3

What decision are you seeking from Council?

What action would you like: Retain? Amend? Add? Delete?

Reasons:

See part 3.

1. BACKGROUND AND INTRODUCTION

In September 2021, the Kapiti Coast District Council consulted on its Growth Strategy titled, *Growing Well: Our proposed approach for enabling sustainable growth in Kapiti*¹. This was work that was in response to the Council's obligations to give effect to the objectives and policies of the National Policy Statement on Urban Development 2020 (**NPS-UD**) and which looked to intensify residential development around transport nodes and commercial areas. This document described a *Proposed Approach for Growth* and later informed Plan Change 2 which came about to give effect to both the NPS-UD and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**RMA Amendment Act 2021**). The Growth Strategy was adopted by Council in December 2021.

Kapiti Coast District Council's Growth Strategy stated that the Council would look to "provide for growth by enabling different types of housing, business and community facilities through a mix of intensification in our urban areas – "grow up" and new developments (green fields) – grow out." In summary, the Growth Strategy looked to achieve growth including in the following areas:

- **Local Centres by enabling up to four storeys in centre and four storeys within a 200m walkable catchment** of Raumati South, Kena Kena, Meadows Precinct, and Waikanae Beach local centres [our emphasis]; and
- **Suburban Areas by enabling up to 2 – 3 storeys of infill and low to medium density development**

Kāpiti Coast District Council (**KCDC**) notified Plan Change 2 (**PC2**) to the Operative District Plan to give effect to the objectives set out in the adopted Growth Strategy and the new Medium Density Residential Standards (**MDRS**) as set out in the RMA Amendment Act. As well as incorporating the Medium Density Residential Standards (**MDRS**) into the District Plan, PC2 also rezoned some areas to *General Residential Zone*. Proposed PC2 was notified on 18 August 2022 and is open for submissions until 15 September 2022. This document is a submission on Proposed PC2.

The Loyalty Initiative (**the Submitter**) purchased the land at 18 Huiawa Street at Waikanae Beach in December 2021. While the land was zoned Private Open Space, it had been in private ownership when the Waikanae Beach Bowling Club subdivided off one of the greens and a building in 2001 and sold it to an individual in 2016. The submitter proposes to develop this land for residential development. A report on the history of land ownership is provided at **Appendix 1** to this submission. The land ownership report has identified that at no time was the land subject of gifting by any party. It has been freely subdivided and sold, first by the Waikanae Woman's Bowling Club and then the Waikanae Beach Bowling Club as it was surplus to their requirements.

The land has subsequently been proposed for **being rezoned to General Residential Zone (PRECx2 – Residential Intensification Precinct B) under the publicly notified Plan Change 2**, from Open Space Zoning (PREC35 – Open Space Private Recreation and Leisure Precinct). The KCDC rationale for including the land in the General Residential Zone is set out in their summary of submissions document as follows:

- "The site (adjacent to the Waikanae Beach Bowling Club) is zoned Open Space (Private Recreation and Leisure Precinct). It is privately owned.
- The site is located adjacent to the General Residential Zone and in close proximity to the Local Centre Zone at Waikanae Beach. Rezoning the area as General Residential Zone is consistent with the requirement that the District Plan incorporate the MDRS and give effect to policy 3 of the NPS-UD.

- *The entire extent of the site is subject to flood hazards identified in the District Plan. Development of the land must meet the requirements of the provisions for flood hazards outlined in the operative District Plan, and this is likely to impact on the development capacity of the site. Further flood risk assessment would highlight whether there are any key issues for development on the site that need to be considered.*
- *The site is located adjacent to a stream, and development on the site will be required to meet the requirements of district plan, regional plan and national environmental standards related to development near waterbodies. It is considered that the site meets the criteria for rezoning sites as General Residential Zone as part of PC2.*

Submission is noted, the following changes have been made:

- *Subject to further flood risk assessment, rezone the site at 18 Huiawa Street, Waikanae Beach as General Residential Zone (PRECx2 – Residential Intensification Precinct B).*

2. THE LAND

The land is located at Waikanae Beach. The property details are:

Address	18 Huiawa Street, Waikanae
Area (ha)	4770m ²



Figure 1: Location of Site (highlighted in yellow) within Precinct Cx2, Waikanae Beach

3. SUBMISSION AND CHANGES SOUGHT

The Loyalty Initiative **supports** the following parts of the Proposed PC2:

1. Rezoning of the land at 18 Huiawa Street, Waikanae Beach to **General Residential Zone PREC2 – Residential Intensification Precinct B**

Furthermore, The Loyalty Initiative **seeks the following general amendments** to PC2 to better achieve the purpose of the Resource Management Act:

- A. **Amendments to Policy GRZ-Px2** to make it clear that a qualifying matter will only be a limiting factor for consideration of resource consent applications, where that qualifying matter has not been resolved in accordance with Council's Land Development Minimum requirements or other matter that Council has reserved control over.
- B. **Amendments to Subdivision Rule SUB-RES-Rx1.2.b in the Residential Zone** to allow for a land use consent for a comprehensive residential development on individual allotments where the development complies with the MDRS; and the associated subdivision to be considered concurrently (under rule SUB-RES-Rx1) with the land use consent application. Currently the wording of Subdivision Rule SUB-RES-Rx1.2.b requires the parent allotment to demonstrate compliance with the relevant MDRS rules; or for an approved land use consent to be in place.

SUB-RES-Rx1 states:

SUB-RES-Rx1. Controlled Activity

Except as provided for under Rule SUB-RES-R25 or SUB-RES-R26, subdivision of land within the General Residential Zone.

The following are excluded from this rule:

- *Subdivision of land in the Coastal Qualifying Matter Precinct*

Notification

Public and limited notification of an application for resource consent under this rule is precluded

Standards

....

2. *Where the parent allotment does not contain an existing residential unit:*

- a. *it must be demonstrated that it is practicable to construct residential units on the **parent allotment** that comply with Rules GRZ-Rx1, GRZ-Rx2 or GRZ-Rx3; or*
- b. *the subdivision must comply with an **approved land use resource consent**.*

....

- C. **Amendments to Restricted Discretionary Activity Subdivision Rule SUB-RES-R27 in the Residential Zone** to provide for subdivision of land which is not a controlled activity under **SUB-RES-Rx1** where it does not meet one or more of the standards under Rule SUB-RES-Rx1 to **exclude the requirement for the written approval** of person; and exclude the requirement for serving notice on any person.

Currently this rule (SUB-RES-R27 – **see below**) precludes public notification and limited

notification only where the subdivision of land is not a controlled activity under **SUB-RES-R25** (which relates to boundary adjustments or subdivisions not creating any additional allotments). However, in order to achieve compliance under this rule, the proposed subdivision cannot increase the degree of any non-compliance with the MDRS provisions; or there must be an approved land use consent. If there is further non-compliance with the MDRS provisions; or there is no approved land use consent in place, then the **Discretionary Activity Rule SUB-RES-R30** (see below) and public notification or limited notification is not precluded under this rule.

10.7 Amend rule SUB-RES-R27 in the SUB-RES Subdivision in Residential Zones Chapter as follows:

SUB-RES-R27	<p>Any subdivision of land (excluding land within a Focused Infill Precinct) which is not a controlled activity under SUB-RES-R25, or SUB-RES-R26 or SUB-RES-Rx1.</p> <p>Criteria for notification With respect to subdivisions which do not meet one or more of the standards under Rule SUB-RES-R25 the written approval of persons will not be required and applications under this rule will not be served on any person or notified.</p>	
Restricted Discretionary Activity	<p>Standards</p> <p><u>1. Where the parent allotment contains an existing residential unit:</u></p> <p style="padding-left: 20px;">a. <u>the subdivision must not increase the degree of any non-compliance with Rules GRZ-Rx1, GRZ-Rx2 or GRZ-Rx3;</u></p> <p style="padding-left: 20px;">or</p> <p style="padding-left: 20px;">b. <u>the subdivision must comply with an approved land use resource consent.</u></p> <p><u>This standard does not apply to the subdivision of land in the</u></p>	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. The design and layout of the subdivision and any associated earthworks. 2. The imposition of conditions to manage character and amenity effects. 3. The design, size, shape and location of reserves and esplanades. 4. The imposition of conditions in accordance with Council's <u>Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012.</u>

10.11 Delete rule SUB-RES-R31 in the SUB-RES Subdivision in Residential Zones Chapter as follows:

SUB-RES-R31	Any subdivision of land in the Focused Infill Precinct which is not a restricted discretionary activity under SUB-RES-R28.
Discretionary Activity	

4. REASONS FOR SUBMISSION POINTS

Paragraph 5.2.3 of the Section 32 report supporting Proposed PC2 sets out the criteria for identifying land for rezoning to GRZ, as follows:

- *It is located next to or within an urban area that is connected to infrastructure services;*
- *It has a relatively low degree of constraints (and any existing constraints can be managed through existing District Plan rules)*
- *they are not sufficiently large or complex enough to require a “structure planned” approach;*
- *they would provide a notable contribution to plan-enabled housing supply, or where this is not the case, re-zoning is appropriate to regularise the area into the surrounding zoning pattern.*

Consideration against the above criteria:

Criteria	Consideration
Located next to or within an urban area that is connected to infrastructure services.	<p>The property at 18 Huiawa Street, Waikanae Beach is located <u>within an urban</u> area and within 200m of a <i>Local Centres area</i> at Waikanae Beach.</p> <p>The site is already serviced by existing urban infrastructure including public road and three waters servicing.</p> <p>The site clearly meets this criterion.</p>
Relatively low degree of constraints (and any existing constraints can be managed through existing District Plan rules).	<p>The site does not contain any greater degree of constraints than large areas of Waikanae Beach and other existing urban areas within Kapiti.</p> <p>Work has already been undertaken that can demonstrate how engineering solutions can be provided to address flood risk and liquefaction risk.</p> <p>Existing flood risk and liquefaction risk rules are capable of managing the relevant risks, as with the rest of the General Residential Zone.</p> <p>The site meets this criterion.</p>
Not sufficiently large or complex enough to require a “structure planned” approach.	<p>The site is not sufficiently large or complex enough that it would require a structure planned approach.</p>
Would provide a notable contribution to plan-enabled housing supply, or where this is not the case, re-zoning is appropriate to regularise the area into the surrounding zoning pattern.	<p>Rezoning the site would both make a significant contribution to providing plan-enabled housing supply within the short term; and would regularise and rationalise the zoning pattern of the surrounding area.</p> <p>As detailed above, the site is within 200m of the Waikanae Beach Local Centre and includes existing urban infrastructure including public road and three waters servicing. It is also inside the identified northern urban fence for Waikanae.</p> <p>Surrounding land (within the urban area of Waikanae) is zoned for General Residential and is directly adjacent to General Residential zoning that contains Precinct 2 provisions (PRECx2 – Residential Intensification Precinct B).</p>

It is appropriate given the sites distance to a Local Centre that it is included in Precinct 2 as well.

Consideration of Other Matters:

Criteria	Consideration
Policy precluding medium density development where there are relevant qualifying matters	The legislation allows Councils to preclude medium density development where there are relevant qualifying matters. However, the current wording of the Policy GRZ-Px2 does not provide sufficient certainty around what is considered 'relevant' and how those relevant matters are applied to preclude development. It is recommended that additional wording be provided to clarify this policy by adding the words, or similar wording, "where that qualifying matter has not been resolved in accordance with Council's Land Development Minimum requirements or other matter that Council has reserved control over."
Allow concurrent land use and subdivision applications to be considered at the same time as a Controlled Activity	It is anticipated that applications for both land use and subdivision will be lodged concurrently it is not clear under the controlled activity subdivision rule that subdivisions applied for in this manner will be assessed as a controlled activity. This should be provided for.
Consistent with Council's Land Development Minimum Requirements (LDMR)	Part 3: Sections E - D of Council's LDMR document sets out Council's <i>minimum requirements</i> and includes: <ul style="list-style-type: none"> i. Requiring infrastructure is fit for purpose and adequately connects to the existing transport network. The development of this site will achieve compliance with Council's LDMR document.
Precluding limited notification for subdivisions being assessed under SUB-RES-Rx1	Subdivisions being assessed under this rule must also show that there is no increase in non-compliance with the MDRS provisions; or that a land use consent is already in place. Therefore, there is no reason why limited notification should not be precluded in these instances.

Appendix 1: Title Research Report

MEMORANDUM:

Project:	J864 Huiawa Villas.
Date:	Tuesday, 16 August 22
Regarding:	Title Research re Potential Gifting of Bowling Club Land.

Loyal Initiative Ltd own land at 18 Huiawa Street, Waikanae and are contemplating a more intensive residential development of the site. The site at one time was part of land owned by the Waikanae Beach Bowling Club. The club chose to subdivide off one of the greens and a building in 2001 and the new title of 4,770m² was sold into private ownership in 2016. Loyal Initiative Ltd bought the property on 16th December 2021.

Application has been made to have the lands zoning changed from its historic Open Space Zone to be amended to a more suitable Residential Zoning under the auspices of Plan Change 2. The consultation process has brought to light that the land may have been gifted to the Bowling Club originally which may or may not carry with it some obligations for the landowner.

This paper explores the historic tenure of the land to ascertain whether the land was gifted or not and if in fact there are any obligations associated with that, if that were the case.

1. Assessment

1.1 Title History

The land at 18 Huiawa Street is 4770m² and held within the title identifier **19267** (Appendix 1). This shows the title was created on 26th November 2001 in the name of The Waikanae Bowling Club (Incorporated).

Waikanae Bowling Club passed ownership to Molesworth Homes Ltd on 31st May 2016, who then sold to Loyal Initiative Ltd on 16th December, 2021. There were no current interests registered upon the title other than a mortgage to the Bank of New Zealand for that period.

The title **19267** provides the precursor title reference **WN32A/148** (Appendix 2) which was 5227m² and created on 2nd December 1987 also in the name of The Waikanae Beach Bowling Club. The only interests registered upon this title was a mortgage to the BNZ, its discharge and a transfer of part of the land to Joseph & Susan Healy.

There were two precursors to **WN32A/148** which were **WN178/84** (Appendix 3) and **WN23D/660** (Appendix 4). Viewing **WN178/84** (Appendix 3) shows the title was created on 6th October 1908 in the name of William Hughes Field and was for an area of seventeen acres and some roods and perches (the scrawl is not fully legible).

Over the period of his tenure Mr Field extensively subdivided the land and on the 7th March 1924 (2nd page, right hand column, fifth entry of **WN178/84**) the entry appears which states; “*The part shown as “Water Reserve” on plan 7462 is vested in His Majesty the King..*” under the Land Act.

Viewing **DP 7462** (Appendix 5) shows the extent of the subdivision program, and the “Water Reserve” is

identified which is shown as Lot 252 and shown having an area of 430m².

On the third page of **WN 178/84** (Appendix 3) there is an entry for a gazette notice **698319.1** (Appendix 6) which revokes the water reserve declaration as to Lot 1 **Plan 56806** (Appendix 7) and it states that the land may be *'disposed of by the Horowhenua County Council at current market value, the proceeds from any sale to be paid into the Council's Reserves Account..'* Viewing **DP 56806** (Appendix 7) an area of 260m² can be identified that was part of **Lot 182 DP 6570** (Appendix 8). Viewing **DP 6570** the water reserve is identified as Lot 182 and having an area of 1 rood, 2 perches or 1062m².

The final two entries upon **WN178/84** are the cancelling of the title and issuance of **WN32A/148** (Appendix 2) which was transferred to the Waikanae Beach Bowling Club by **Transfer 890949.1** (Appendix 9). The transfer shows 260m² described as Lot 1 DP 56806 being sold by The Horowhenua County Council to The Waikanae Beach Bowling Club for \$1,000. Included on the last page of the transfer is a note stating that there was no written agreement for sale and purchase of the land. This completes the review of land transfers pertaining to the precursor title **WN178/84** (Appendix 3) through to the portion of land that was sold to the Waikanae Beach Bowling Club and demonstrates no gifting occurred with these transfers.

The other precursor title to **WN32A/148** (Appendix 2) is **WN23D/660** (Appendix 4) which issued on 4th January 1985 in the name of The Waikanae Beach Bowling Club with an area of 4406m². The precursor to this title was **WN865/41** (Appendix 10) which was for the same piece of land as **WN23D/660**. The latter title was issued as a replacement for **WN865/41** because the duplicate original was lost. **WN865/41** issued in the name of the Waikanae Woman's Bowling Club on 22nd October 1959 for an area of 1 acre and 14.2 perches or 4406m².

The transfer of the land from The Waikanae Woman's Bowling Club to The Waikanae Beach Bowling Club can be seen on the woman's title and shows it was undertaken by **Transfer 967773** (Appendix 11) on 30th March 1973. The transfer document shows the land was sold in this transaction for \$5,500 ie no gifting occurred in this transaction.

The precursor to **WN865/41** (Appendix 9) was **WN802/29** (Appendix 12) which issued on 27th August 1958 for an area of 50 acres, 3 roods and 30 perches. The third entry on the title was **Transfer 444958** (Appendix 12) which transferred Lot 1 Plan 21293 to the Waikanae Woman's Bowling Club. Viewing the transfer, it can be seen that John Hughes Field sold one acre fourteen perches and two tenths perches (4406m²) to the Waikanae Woman's Bowling Club for one hundred pounds, demonstrating no gifting occurred with this transaction. This completes the review of land transfers pertaining to the precursor title **WN865/41** which transferred to the Waikanae Beach Bowling club with its new title. This demonstrates no gifting of land was undertaken with either the Woman's or the Beach Bowling Clubs.

For completeness's sake, **WN 865/41** and its replacement title **WN23D/660** were each 4406m² and the water reserve land from **WN178/84** was 260m² (being the land associated with the gazettal reversal) giving a total area of 4660m² which leaves a shortfall of 561m² compared to the next title created (**WN32A/148** Appendix 2). Inspection of the title plan **DP 54002** (Appendix 13) shows an area identifies as *"PT OLD STREAM BED 525m²"* which is close to the missing 561m² and within acceptable scaling error given the age of the original survey for this time. We conclude the stream bed was amalgamated into the new title.

The papers are silent as to what legal process was used to amalgamate the 525m² into the new title as there is little other documentation available in this regard. The only other source of possible information pertaining to this matter is the reference to *"WS419"* written on **DP 54002** below the County Clerks signature certifying *"all the conditions shown on or referred to on the scheme plan of subdivision have*

been complied with to the satisfaction of the Horowhenua County Council.” Land Matters Ltd Senior Surveyor, who undertook surveys within this time period, advises “WS” stands for Waikanae Subdivision. This demonstrates that the survey was conducted in a legal manner which cleared the way for the Lands & Survey department (now LINZ) to create the title to which any relevant title instruments/obligations are attached.

This paper has done an investigation of all relevant historic titles and plans pertaining to the creation of the current title reference **19267**. This investigation has not brought to light any interests registered on any plan or title that mention anything to do with a gifting or referred to. As a result, we conclude that most of the land within the subject title 5227m² (title reference **19267**) was not gifted and the 525m² identified as part of the old stream bed is of no consequence ie does not carry any obligation pertaining a purported gifting of the land as the titles are silent to this matter.

Yours sincerely

LAND MATTERS LIMITED



Richard Laurensen

Property Consultant

Richard@landmattersnz.com

Mob: 0274 491 867

APPENDIX 1

SUBJECT LAND TITLE: 19267



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 **19267**
Land Registration District **Wellington**
Date Issued 26 November 2001

Prior References
WN32A/148

Estate Fee Simple
Area 4770 square metres more or less
Legal Description Lot 1 Deposited Plan 90811

Original Registered Owners
The Waikanae Beach Bowling Club (Incorporated)

Interests

B818796.1 Mortgage to Bank of New Zealand - 23.1.2001 at 9.00 am
10409874.1 Discharge of Mortgage B818796.1 - 31.5.2016 at 11:47 am
10409874.2 Transfer to Molesworth Homes Limited - 31.5.2016 at 11:47 am
12326004.1 Transfer to The Loyal Initiative Limited - 16.12.2021 at 11:03 am

APPENDIX 2

HISTORIC TITLE: WN32A/148

References

Prior C/T 178/84, 23D/660

Land and Deeds 69

Transfer No.

N/C. Order No. 890949.2



REGISTER

No. 32 A / 148

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of December one thousand nine hundred and eighty-seven under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

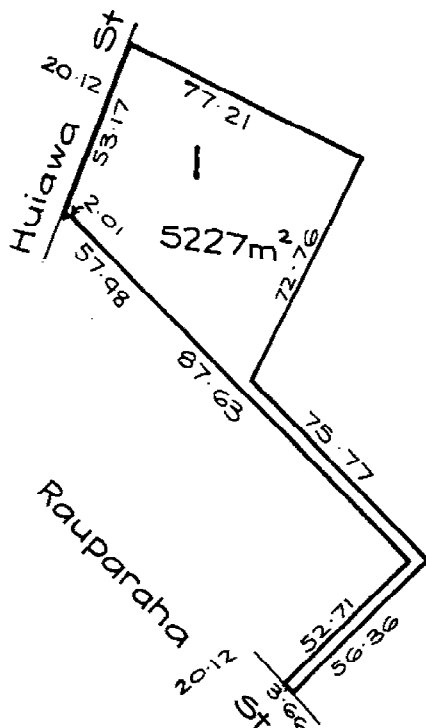
WITNESSETH that THE WAIKANAE BEACH BOWLING CLUB (INCORPORATED) at Waikanae Beach

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 5227 square metres more or less situate in the County of Horowhenua being Lot 1 on Deposited Plan 54002



B818796.1 Mortgage to Bank of New Zealand
23.1.2001 at 9.00.

For RGL



Measurements are Metric

W P

No. 32 A / 148

CERTIFICATE OF TITLE No. 32 A / 148



APPENDIX 3

HISTORIC TITLE: WN178/84

REGISTER

NEW ZEALAND.

Form B.

Reference: Vol. 115, folio 116
Transfer No. 66450



Register-book,
Vol. 178, folio 84

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the sixth day of October, one thousand nine hundred and nineteen, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington Witnesseth that William Hughes Field of Wellington Solicitor

is seized 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 rights 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 seven tenths acre five rods four perches and eight tenths of a perch being part of the Native Land and
subdivision known as Ngaparara West A Section 24 B Kaitiaki Survey District



M. W. Nathan
District Land Registrar

am
Transfer of Reases 5995 and 5996 produced 25 June 1902 at 1:55 pm William Root Smithson to John Christian M. W. Nathan
Transfer of Reases 5995 and 5996 produced 4 May 1909 at 2:40 pm John Christian to Edward David Barker and Harold Barker. M. W. Nathan

Lease 5095 produced 16 June 1902 at 12:25 pm John Christian to Kaitiaki to Puke and John Christian to Puke to William Root Smithson John 21 years from 1 June 1891 M. W. Nathan

Lease 5096 produced 16 June 1902 at 12:25 pm John Christian to Kaitiaki to Puke and John Christian to Puke to William Root Smithson John 21 years from 2 June 1890 M. W. Nathan

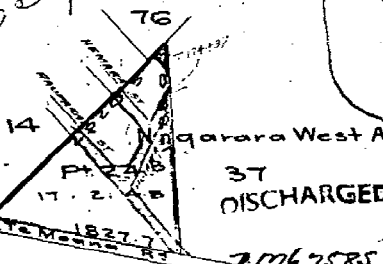
Mortgage 67585 produced 3 December 1909 at 3 pm William Root Smithson to the Public Trustee M. W. Nathan

Mortgage 7859 produced 20 July 1909 at 12:25 pm William Root Smithson to the Public Trustee M. W. Nathan

Transfer 7859 produced 17 August 1909 at 12:30 pm William Hughes Field to Martin Maxwell Fleming Esquire of Wellington Solicitor M. W. Nathan

Transfer 7859 produced 21 January 1911 at 10:30 am Martin Maxwell Fleming Esquire to the Public Trustee M. W. Nathan

Plan 7462
Plan 6540



HEMARA ST 17-2-04-8
RAUPHARA ST 17-2-04-8
14-2-22-8
20-2-14-1
T 17-2-37-1
area by distance 14-0-12-2

Scale 10 chains to an inch

DISCHARGED

CONTINUED

REGISTER

178/84

Mortgage 78934 produced 26 January 1911

at 11.35 a.m. Martin Maxwell Fleming Lickie

to **DISCHARGED** 20.2.12

Mortgage 139099 produced 20 April 1922 at 3 p.m.

William Geoffrey Hughes Field to Herman

DISCHARGED 24

limited. 24

by the District Land Registrar of

Wellington produced 12 February 1922 at 12.30 p.m.

Transfer 155271 produced 3 March 1922 at 2.15 p.m.

William Geoffrey Hughes Field to William Hughes

Field of Wellington, Nelson

Transfer 155276 produced 3 March 1922 at 2.15 p.m.

delegation by William Hughes Field of the said

coloured pink on plan 16570

The fact however as "Water Reserve" on plan 6570

is made in His Majesty the King's Letters of

of "The Land Laws Amendment Act 1920" entered

17 March 1922 at 10 a.m.

Transfer 160258 produced 6 June 1922 at

2.30 p.m. William Hughes Field to Charles

Frederick Taine of lots 155, 159 and 160

plan 6570

Vol 312 folio 235

Transfer 160258 produced 19 June 1922 at 10 a.m.

certificate of exchange vesting part of a

closed road adjoining the above described

land in William Hughes Field above named.

Vol 312 folio 163

CERTIFICATE OF TITLE

Vol. folio

Transfer 162895 produced 9 October 1924

at 10.35 a.m. William Rufus Field to Montague

Wynyard Higginson of lots 167 and 168 plan

6570

Vol 316 folio 163

Transfer 162895 produced 9 October 1924 at 10.35 a.m.

William Rufus Field to Montague Wynyard

Higginson of lots 167 and 168 plan 6570

Vol. folio

Cancelled as to lots 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

(NCO 6349)

Transfer 174437 produced 15 April 1926 at 2.15 p.m.

delegation of part coloured pink on plan 7462 by

William Hughes Field

limited. 24

Transfer 174437 produced 15 April 1926 at 2.15 p.m.

delegation of part coloured pink on plan 7462 by

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Transfer 174437 produced 15 April 1926 at 2.15 p.m.

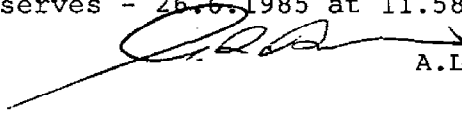
delegation of part coloured pink on plan 7462 by

William Hughes Field

limited. 24

Transfer 174437 produced 15 April 1926 at 2.15 p.m.

698319.1 Gazette Notice ^{as to Lot 1 Plan 56806} revoking the reservation as a water reserve, and declaring that Lot 1 Plan 56806 may be disposed of by the Horowhenua County Council at current market value, the proceeds from any such sale to be paid into the Council's Reserves Account, such moneys to be used and applied in or towards the improvement of other reserves under the control of the council or in or towards the purchase of other land for reserves - 26.6.1985 at 11.58 a.m.


A.L.R.

890949.1 Transfer of Lot 1 Plan 56806 to The Waikanae Beach Bowling Club (Incorporated), at Waikanae Beach - 2.12.1987 at 10.35 am


AUR

890949.2 out } Cancelled as
2.12.1987 } to Lot 1 Plan ~~54802~~
and CT. 32A/148
Issued

(includes ~~now~~ Lot 1 O.P. 56806)


AUR

APPENDIX 4

HISTORIC TITLE: WN23D/660

References

Prior C/T 865/41

Land and Deeds 69

Transfer No.

N/C. Order No.

Declaration of Loss 653694.1



REGISTER

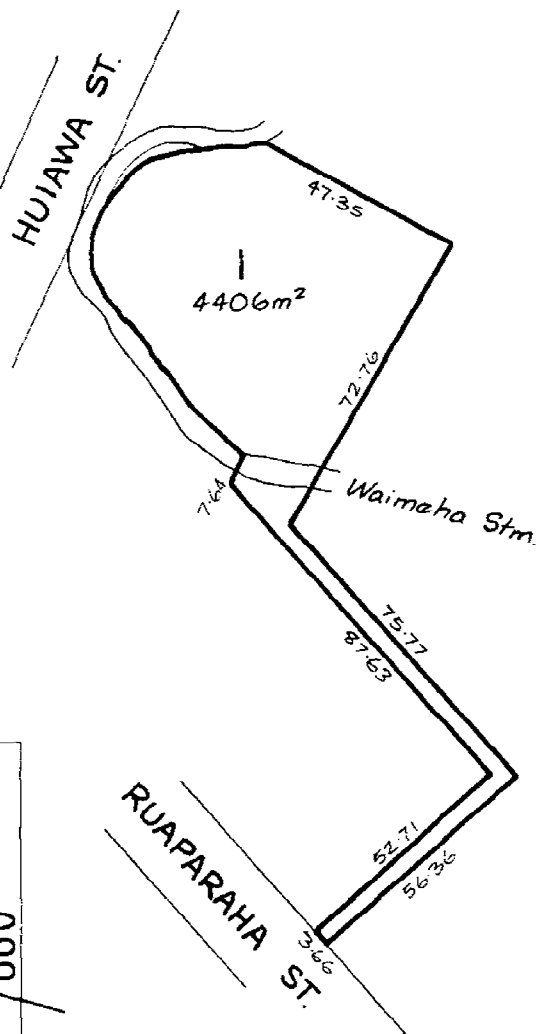
CANCELLED

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of January one thousand nine hundred and eighty-five under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that THE WAIKANAE BEACH BOWLING CLUB (INCORPORATED) at Waikanae Beach

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 4406square metres more or less situate in Block V Kaitawa Survey District being Lot 1 on Deposited Plan 21293



890949.1 OCT } Cancelled and
2.12.1987 } CT. 32A/14B
issued
(now Lot 1 D.P. 56002)

[Signature]
A.L.R.

CANCELLED
DUPLICATE - DESTROYED.

Measurements are Metric
#13 V

No. 23 D / 660

No. 23 D / 660

CERTIFICATE OF TITLE No. 23D/660



APPENDIX 5

PLAN: DP 7462

LAND TRANSFER OFFICE

RECEIVED: 31/12/1925
 TITLE REF: 7462
 REFERRED TO DRAUGHTSMAN: 30/1/26
 L.T. DRAUGHTSMAN:
 EXAMINED: 16/2/26
 TRAV. RED: VOL. XXXVIII, FOLIO 107
 FIELD-BOOK: No. 85, PAGE 150-151
 COMP. Bk.: No. REPORT No.
 REF. PLANS: D.317, D.322
 D.P. 6570 & W.D. 1451

FILE:

For Minister's Approval
 See D/329 & D/317

Lot No's added 28.7.1982

247 O. 7360 Gas 1927/1450 Waimeha Domain
 248 O. 2155 Plantation Res.
 249 O. 0425 Plantation Res.
 250 O. 0458 Plantation Res.
 251 O. 0784 Plantation Res.
 252 O. 0450 Water Res.

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.
 HOROWHENUA COUNTY

7462

This space to be reserved for Deposit No.
 DEPOSITED this 15 day
 of 1926
 District Land Registrar.



Please Deposit Stamp here.

2018 (Sheet 1)
 Minimum Frontage required by the Land Act, 1924: 40 feet.

Areas amended
 Lot 88 275 piers to 274 piers
 89 275 to 274
 95 275 to 274
 126 330 to 329
 198 344 to 343

Approved:
 Chief Surveyor
 26/1/26
 District Land Registrar.

See T.174457 for road.

2018 (Sheet 1)

37
 C.T. 310/31

For Redefinition of Boundaries
 Lot 175 See F.B. 281 p. 223
 WATER RESERVE
 252 6-6-5

Approved,

7462

AMENDED PLAN



This plan is approved by the Horowhenua County Council and the Seal of the Chairman, Councillors and Inhabitants of the County of Horowhenua is attached hereto pursuant to a resolution of the Council, this 12th day of September 1925 in the presence of

A. Montgomerie Councillor

C. P. Jensen Councillor

J. H. Hudson County Clerk

Approved as to Survey.
 Chief Surveyor
 24/1/26

Part of Town of Waimeha & Town of Waimeha Extension N^o 1 being Part of Sections 14, 24, 37, 76 & 76^a
 Ngarara West A Block. Bk V. Kaitiawa S.D.

Comprised in C.T. 157/202, 157/203, 157/204, 157/205 and 157/206
 Surveyed by Martin & Dyell, Licensed Surveyors, May 1924
 (Field-work by H.L.P.D.Y.E.T., Licensed Surveyor.)

DECLARATION.

I, Henry Lewis Gray Dyell, of Wellington, Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the regulations of the Surveyors' Board, dated the 20th day of March, 1905.

Declared at Wellington, this 24th day of September, 1925, before me—

Justice of the Peace (or Solicitor, or Notary Public).

Licensed Surveyor.

Place Declared Stamp here.

GAZETTE NOTICE: GN 698319.1

GN 698319.1 Gazette No

Copy - 01/01, Pgs - 003, 09/10/07, 15:27



DocID: 411916582

ALPR
RAD
90

Extract from *N.Z. Gazette*, 6 June 1985, No. 105, page 2460

*Revocation of the Reservation Over a Reserve Specifying the
Manner of Disposal and How Proceeds of Sale Shall be Utilised*

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Deputy Assistant Commissioner of Crown Lands hereby revokes the reservation as a water reserve over the land, described in the Schedule hereto, and further, declares that the said land may be disposed of by the Horowhenua County Council at current market value, the proceeds from any such sale to be paid into the council's Reserves Account, such moneys to be used and applied in or towards the improvement of other reserves under the control of the council, or in or towards the purchase of other land for reserves.

SCHEDULE

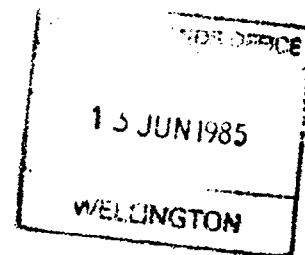
WELLINGTON LAND DISTRICT—HOROWHENUA COUNTY
260 square metres, more or less, being Lot 1, D.P. 56806, situated in Block V, Kaitawa Survey District. Vested by Section 44, Counties Amendment Act 1961.

Dated at Wellington this 27th day of May 1985.

E. V. TYLER,

Deputy Assistant Commissioner of Crown Lands.

(L. and S. D.O. 8/3/138)



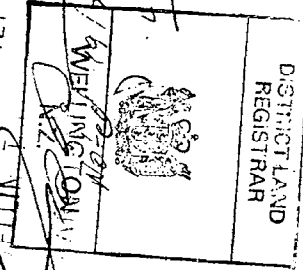
RECALL FILE LABEL



F50000009909887

890949.1 Transfer of the
Beach Bowling Club (Incorporated)
at Waikanae Beach - 2.12.1987
at 10.35am
890949.2 OCT 2.12.1987
CT 32A/148
issued
(now Pt 1
D.P. 54002)
ACK

Indeered
11.58 26 JUN 85 698319 /
PARTICULARS ENTERED
LAND REGISTER
ASSISTANT REGISTRAR
178/84
4x5
85-



APPENDIX 7

PLAN: DP 56806

APPENDIX 8

PLAN: DP 6570

APPENDIX 9

TRANSFER: 890949.1

MEMORANDUM OF TRANSFER

Land Registry Office

THE HOROWHENUA COUNTY COUNCIL

NEW ZEALAND STAMP DUTY
12/08/87 00252001 DUTY \$10.00

(hereinafter called the Transferor) being registered as proprietor of an estate set out in the schedule below subject to such interests as are therein notified.

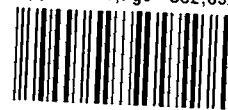
SCHEDULE

ESTATE:	FEE SIMPLE	LEASEHOLD	LICENCE	MORTGAGE	ENCUMBRANCE
(Delete those which do not apply)					
C.T.	AREA		LOT AND D.P. NO. OR OTHER LEGAL DESCRIPTION OR DOCUMENT NO.		
175/841, 176/953, 177/1	260m ²		Lot 1 Deposited Plan 56806		

ENCUMBRANCES, LIENS AND INTERESTS

T 890949.1 Transfer

Cpy - 01/01, Pgs - 002, 09/10/07, 15:28



DocID: 411916583

Pursuant to an agreement dated _____ and _____

In consideration of the sum of \$ 1,000:00

paid to the Transferor by THE WAIKANAE BEACH BOWLING CLUB (INCORPORATED)
at Waikanae Beach

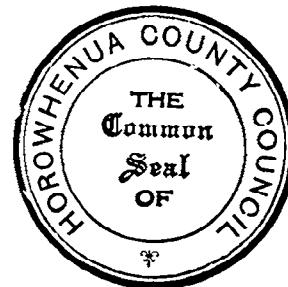
(hereinafter called the Transferee) the receipt of which sum the Transferor hereby acknowledges the Transferor hereby transfers to the Transferee all the estate and interest of the Transferor in the land described in the schedule hereto.

In witness whereof these presents have been executed this

8th day of July 1987

Signed by the above named

THE COMMON SEAL of THE HOROWHENUA
COUNTY COUNCIL was hereunto affixed
pursuant to a resolution of the
Council in the presence of:



*Witness
should be a
Solicitor,
Postmaster,
J.P. or other
person
approved
by the
Registrar.

M.A. Maclean County Councillor

A.D. [Signature] County Councillor

[Signature] County Clerk

I hereby certify that Part IIA of The Land Settlement
Promotion and Land Acquisition Act 1952 does not apply to
the within transaction.

Transfer correct for the purposes of the Land Transfer Act.

[Signature]
Solicitor for the Transferee

I *Brandon Neil Whitmore* solicitor for both parties to this
transfer certify that no written agreement for sale
and purchase proceeds or evidences the contract
for the sale of the land to which this
transfer relates

dated at Wellington this 10th day of August 1987

Particulars entered in the Register at the date and at the
time recorded below.

TRANSFER

District Land Registrar
Assistant of the District of Wellington



10.55 22JUL87

850949.1

ARRIVED BY AIR
AND RETURNED BY AIR

CA. 178/84

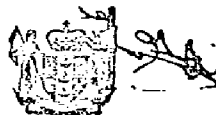
(6N 648319.1)

BRANDON BROOKFIELD
SOLICITORS
WELLINGTON, N.Z.

APPENDIX 10

HISTORIC TITLE: WN865/41

Reference: { Vol. 802, Folio 29
Transfer No. 444953
Order for N/C No.



NEW ZEALAND

REGISTER

Register-book,
Vol. 865, folio 41

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twenty-second day of October, one thousand nine hundred and fifty-nine under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON WITNESSETH that WAIKANA BEACH BOWLING CLUB (INCORPORATED) a duly incorporated Society having its registered office at Waikanae Beach

is seized 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. FREE, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 1 ACRES 14.2 PERCHES more or less situate in Block V of the Maitava Survey District being part of Sections 243 and 37 nearara West A and being also Lot 1 on Deposited Plan 21293

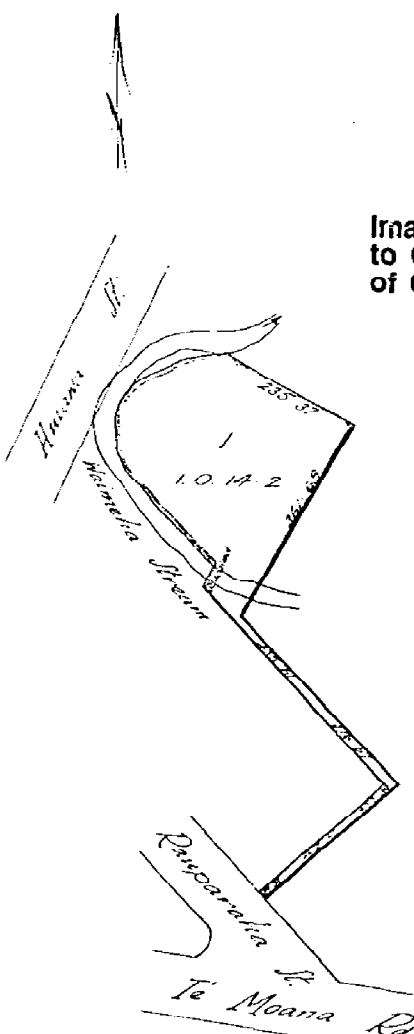


Image Quality due
to Condition
of Original



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.
G. J. Palmer
A.L.R.

Transfer 967773 to The Waikanae Beach
Bowling Club (Incorporated) at Waikanae
Beach - 30.3.1973 at 12.01 o'clock.

653694.1 The duplicate original having
been lost this Certificate of Title has
been cancelled and a new Certificate of
Title Volume 23D Folio 660 has been issued.
- Produced 1.11.1984 at 9.40 a.m. and
entered 4.1.1985 at 9.00 a.m.

M. J. M.
A.L.R.

CANCELLED

Scale: 2 chains to an inch.

4406 102



APPENDIX 11

TRANSFER: 967773

CT. 865/41

DEPARTMENT OF JUSTICE

Telephone 48-860

Private Bag,
Lambton Quay P.O.,

Land and Deeds Registry Office,
WELLINGTON

16 April 1973

Messrs. Buddle, Anderson, Kent & Co,
Solicitors,
P.O. Box 233,
WELLINGTON.

NOTICE UNDER SECTION 43 OF THE LAND TRANSFER ACT 1952

(1) NOTICE is hereby given that the undermentioned document(s) is/are returned to you to satisfy the requisition hereafter set out. The fees will be forfeited and the document(s) refused registration pursuant to section 43 of the Land Transfer Act 1952 unless the requisition below is satisfied within none month from the date of this notice. If satisfaction of the requisition cannot be completed in the period allowed, the document(s) may be withdrawn from registration.

ALL ALTERATIONS REQUIRE AUTHENTICATION.

(2) REQUISITION: TRANSFER 967773 WAIKANAE WOMEN'S BOWLING CLUB INC. -
WAIKANAE BEACH BOWLING CLUB INC.

Area exceeds 4000m² a certificate under Part IIa of Land Settlement Promotion and Land Acquisition Act 1952 required.

CT attached

GIVEN under my hand this 16 day of April 1973.

John Wilson
for District Land Registrar

<u>NUMBER</u>	<u>FEES</u>
T 967773	\$5

Abstract: 2521
Date: 30.3.1973

TW4

MEMORANDUM OF TRANSFER

(a) Name, address, and occupation of person selling.

(a) ~~THE~~ WAIKANAЕ WOMEN'S BOWLING CLUB (INCORPORATED)
a duly incorporated Society
having its registered office at Waikanae Beach

No. _____

(b) Nature of estate—e.g., "in fee simple", "of leasehold", etc. Give lease or mortgage number where applicable

being registered as proprietor of an estate (b) in fee simple

in the land described in the schedule hereto and subject to such encumbrances liens and interests as are therein set out

REGISTRATION DISTRICT:

SCHEDULE

(c) After description of land in each case set out encumbrances affecting it

AREA			LOT AND DEPOSITED PLAN	LOCALITY (Name of City, Town County, etc.)	OTHER DESCRIPTION(c) (For use when no deposited plan description is available)	TITLE REF.	
A.	R.	P.				Vol.	Fol.
1	0	14.2	Lot 1 on Deposited Plan 21293	County Borough of Waikanae in the Horowhenua County	Part of Sections 24B and 37 Ngarara West A in Block V of the Kaitawa Survey District	866	41

In consideration of the sum of five thousand five hundred dollars (\$5,500)
paid to it by THE WAIKANAЕ BEACH BOWLING CLUB (INCORPORATED)
a duly incorporated Society having its registered office at Waikanae Beach

the receipt of which sum is hereby acknowledged Doth hereby Transfer to the said
THE WAIKANAЕ BEACH BOWLING CLUB (INCORPORATED)

all its estate and interest in the said piece(s) of land

Stamp Duty

12-11-73 225893 -DIT- *****55.00

In witness whereof these presents have been executed this fifth day of

The Common Seal of ~~the~~ Waikanae Women's
Bowling Club (Incorporated)

XXXXXX was hereunto affixed in the
presence of:

(d) Witness should be a solicitor, Postmaster, J.P., or other person approved by the Registrar.

XXXXXXXXXXXXXXX Secretary: Ann M. Hodder

Committee Member: H. B. ...

Committee Member: L. G. Whitelaw



Correct for the purposes of the Land Transfer Act.

J. K. ...
Solicitor for the Transferee

N.B.—(1) Where several mortgages or leases are being transferred enter the numbers in the "Other Description" column.
(2) Where lesser estates are being transferred do not set out encumbrances affecting the fee-simple.
(3) No material alterations to be made by erasure. Incorrect matter to be scored out and correct matter written above and initialled by the appropriate persons.
(4) Trusts may not be disclosed in a Transfer.
(5) If more than one transferee state whether they are to hold as joint tenants or tenants in common. In the latter case state the shares in which they hold.
(6) Enter all appurtenant easements in "Other Description" column.

No.

967773

248

TRANSFER

of

1 acre 14.2 perches being Lot 1
on Deposited Plan 21293 Kaitawa
Survey District.

WAIKANA E WOMEN'S BOWLING CLUB INC. *Transferor*

WAIKANA E BEACH BOWLING CLUB INC. *Transferee*

PARTICULARS entered in Register

Vol. 865 Folio 41,

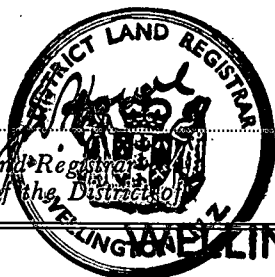
Date

30 MAR 1973

Time

12.01

*District Land Registrar
Assistant of the District of*



I hereby certify that no prior agreement
in writing preceded this Transfer.

J. K. Hume
Solicitor for the Transferee

I hereby certify that Part IIA of The
Land Settlement Promotion and Land Acquisition
Act 1952 does not apply to the within
transaction.

J. K. Hume
Solicitor for the Transferee.

LAND & DEEDS

Nature: T.

Firm: Buddle A. J.

30 MAR 1973

Time: 12.1 pm

Fee: : 5: 00

Abstract No. 2521

APPENDIX 12

HISTORIC TITLE: WN802/29

Vol. 120, Folio 15,379/81,721/57

Reference: Transfer No.
Order for N/C No. 22322

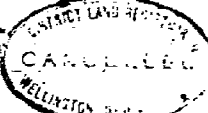


NEW ZEALAND

REGISTER

Register-book,
Vol. 802, folio 29

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT



This Certificate, dated the twenty-seventh day of August, one thousand nine hundred and fifty-eight
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON WITNESSETH that
WILLIAM GEOFFREY HUGHES FIELD and JOHN HUGHES FIELD both of Waiyanae farmers are seized of an estate
in fee simple as tenants in common in equal shares

is seized 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 50 ACRES 3 RODS 30 PERCHES more or less situate in Block V of the Kaitawa Survey District being part Haparua West A Sections 243, 27 and 763 and being also Lot 2 on Deposited Plan 26118.

G. T. FILE

Plan 21293

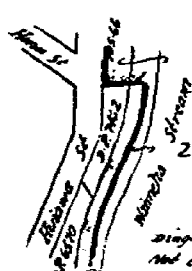


Diagram A
Not to Scale

Section 243, 27 and 763

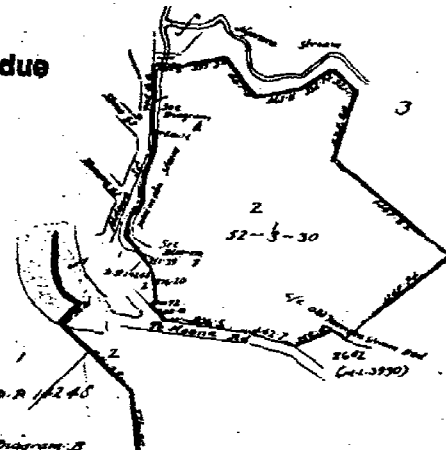
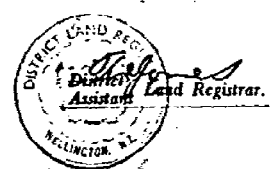


Diagram B
Not to Scale

Scale: 10 chains to an inch



Transfer 418117 William Geoffrey Hughes Field and John Hughes Field to the said John Hughes Field produced 26/8/1958 at 10.120'c. and entered 27/8/1958 at 5.200'c.

Cliff Jones
A.L.R.

Proclamation 430869 defining the middle line of portion of the Wellington-Tapanui Railway produced 22/10/1959 at 11.00'c.

Cliff Jones
A.L.R.

Transfer 444958 of Lot 1 Plan 21293 John Hughes Field to Haddonay Homans Bowling Club (Incorporated) produced 22/10/1959 at 11.44'c.

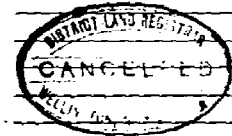
Cliff Jones
A.L.R.

Transfer 444959 of Lot 2 Plan 21293 John Hughes Field to Haddonay Homans Bowling Club and Haddonay Association Incorporated produced 22/10/1959 at 11.48'c.

Cliff Jones
A.L.R.

N.C.O. 446974 Cancelled as to balance signed 16-11-1959 Vol. 869 Fol. 41

Cliff Jones
A.L.R.



superior discharged

Image Quality due to Condition of Original



APPENDIX 13

TRANSFER: 444958

MEMORANDUM OF TRANSFER

JOHN HUGHES FIELD of Waikanae, Farmer

1. Here state nature of the being registered as the proprietor of an estate¹ of freehold in fee simple

subject however to such encumbrances liens and interests as are notified by memoranda

2. District, county, hundred underwritten or endorsed hereon in all that piece of land situated in the²

Land Registration District of Wellington

3. Here state area, exclusive containing³ ONE ACRE FOURTEEN AND TWO TENTHS PERCHES (1 acre 14.2 perches)

4. Here state rights of way, be the same a little more or less⁴ situate in Block V of the Kaitawa Survey District being part Ngarara West A Sections 24B, 37 and ~~76B~~ and being also Lot 1 on Deposited Plan No. 21293 and being further part of the land in Certificate of Title Volume 802 Folio 29.

Description correct
Manuini 4/11/59



-7-X-59 52444 110 *****1-2-0

SA 2011 000000 22/08

In consideration of the sum of ONE HUNDRED POUNDS (£100)

paid to me by WAIKANAE WOMEN'S BOWLING CLUB (INCORPORATED)

58/51,
103d office at Waikanae Beach.

the receipt of which sum I hereby acknowledge

*checked
in law office*

Do hereby Transfer to the said WAIKANAE WOMEN'S BOWLING CLUB (INCORPORATED)

5. Or a lesser estate or interest
describing such lesser estate.

all my estate and interest^s in the said piece of land

In Witness whereof I have hereunto subscribed my name this *6th*
day of *October* one thousand nine hundred and fifty nine (1959)

Signed by the said

JOHN HUGHES FIELD

John H. Field

in the presence of

Witness

Name *Richardson*
Occupation *Librarian*
Address *Hellin Glen*

444958

NO.

TRANSFER

of FREEHOLD

Situated in Land Registration District of Wellington

JOHN HUGHES FIELD Transferor

WAIKANAE WOMEN'S BOWLING CLUB (INCORPORATED) Transferee

865/41

PARTICULARS entered in Register book,

Vol. 802, Folio 29.

the 22 OCT 1959 day of

19

at 11:47 o'clock.



District Land Registrar
of the District of Wellington

Correct for the purposes of the Land Transfer Act.

[Signature]
Solicitor for the Transferee

I hereby certify
that no prior
agreement in writing
preceded this
transfer.

[Signature]
6.10.59

21293

4/11

LAND & DEEDS	
Nature:	Transfer
Firm:	H. & A.
22 OCT 1959	
Time:	11:47 a.m.
Fee: £	1 1/2: -
Abstract No.	5272

BUDDLE, ANDERSON, KENT & CO.

SOLICITORS

WELLINGTON, N.Z.

From: [Anna Carter](#)
To: [Mailbox - District Planning](#)
Subject: Submission on PC 2
Date: Monday, 12 September 2022 4:49:23 pm
Attachments: [The Loyalty Initiative PC2 submission \(12-9-2022\).pdf](#)

Tena koe,

Please find attached the submission from The Loyalty Initiative in respect of 18 Huiawa Street, Waikanae Beach on the publicly notified plan change 2. Please confirm that you have received this email and the attached submission (11MB).

Nga mihi, nui Anna

Anna Carter

Senior Resource Management Consultant

Tel: [0211704787](tel:0211704787)

Anna@landmatters.nz

DELIVERING INNOVATIVE PROPERTY, COMMUNITY AND ENVIRONMENTAL SOLUTIONS

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Tel 06 364 7293

www.landmatters.nz