

**APPLICATION 1**

**APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT  
1991**

(Form 9)

**TO:** Development Planning & Compliance  
Wellington City Council  
P O Box 2199  
**WELLINGTON**

Attention: Halley Wiseman  
Manager Resource Consents

**SITE 10 REDEVELOPMENT LIMITED PARTNERSHIP**

**HEREBY** applies for all necessary land use consents for:

- (a) the construction, use and maintenance of a five-level commercial building on Site 10 (10 Waterloo Quay). Consent is required for a Discretionary Activity (Unrestricted) under Rule 13.4.7 of the Wellington City District Plan;
- (b) earthworks associated with the development of Site 10 and for the use of potentially contaminated land. Consent is required for a Discretionary Activity (Restricted) under Rule 30.2.2 (earthworks) and Rule 32.2 (contaminated land) of the Wellington City District Plan; and also for a Discretionary Activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011); and
- (c) on-site storage of diesel fuel. Consent is required for a Discretionary Activity (Restricted) under Rule 13.3.3.9 (hazardous substances).

The proposal is further described in the accompanying drawings and the assessment of effects on the environment (AEE) report, all of which are attached to and form part of this application.

**The name and address of the owner and occupier of any land to which the application relates is as follows:**

Wellington Waterfront Limited (WWL) is the owner of the site and holds it as bare trustee for Wellington City Council (WCC). WCC through its business unit, City Shaper, manages the site.

The owners' addresses are:

Wellington City Council  
City Shaper  
P O Box 2199  
Wellington 6140

Wellington City Council  
P O Box 2199  
Wellington 6140

Attention: Michael Faherty - Project Director Waterfront

Attention: Property Department

The Applicant has secured a long-term (125 year) lease from the Wellington City Council to enable it to develop the site in the manner proposed.

The Applicant's address is:

Site 10 Redevelopment Limited Partnership  
c/- Willis Bond & Co  
P O Box 24137  
Wellington

Attention: Rosalind Luxford

The site is currently occupied by a 'camper van' park and surface level car parking.

**The location to which the application relates is:**

10 Waterloo Quay, Wellington.

An outline of the site is shown on the attached Spencer Holmes Drawing S13-0880-01 Rev E - refer **Annexure A**.

The legal description of the land comprising Site 10 is:

- |                         |                    |
|-------------------------|--------------------|
| ▪ Part Lot 102 DP 65083 | Part CFR WN33C/718 |
| ▪ Part Lot 1 DP 363596  | Part CFR 258479    |
| ▪ Part Lot 9 DP 65083   | Part CFR WN33C/716 |

The proposed site for development under the long-term lease is 2,924m<sup>2</sup> (more or less).

Copies of the above three CFRs are attached at **Annexure B**.

**Additional resource consents required in relation to this proposal:**

In addition to the land use consents covered by this application, the following regional resource consents are needed for the proposed activity and have been applied for by Site 10 Redevelopment Limited Partnership (**Application 2**):

- (a) the diversion of and/or take of ground water during the construction of a new commercial building, including a basement level, on Site 10 (10 Waterloo Quay). Consent is required for a water permit for a Discretionary Activity under Rule 16 of the Regional Freshwater Plan; and
- (b) for the potential discharge of contaminants to land, including to the reticulated stormwater system; and for the potential discharge of contaminants to ground water during the construction of a new commercial building, including a basement level, on Site 10 (10 Waterloo Quay). Consent is required for a discharge permit for a Discretionary Activity under Rule 2 of the Regional Discharges to Land Plan and Rule 5 of the Regional Freshwater Plan.

A subdivision consent for the proposed Site 10 new lot of 2,924m<sup>2</sup> (more or less) will also be required - this will be submitted separately to Wellington City Council. An "encroachment licence" (from the Wellington City Council Property Department) will also be sought for the occupation of road reserve by the proposed pedestrian shelter canopies adjacent to Site 9, and for the building 'pop-out' above the cut-through entry on Waterloo Quay.

In addition to the consents applied for by Site 10 Redevelopment Limited Partnership, the following additional land use consent applications have been applied for by Wellington City Council, for the development of public open spaces and associated site works (**Application 3**):

- (a) the construction, maintenance and use of new and modified landscaped public open spaces, including small buildings and structures (including a pedestrian shelter pavilion), at North Kumutoto within the

Lambton Harbour Area (aka "Wellington Waterfront"). Consent is required for a Discretionary Activity (Unrestricted) under Rule 13.4.5 of the Wellington City District Plan;

- (b) the establishment, maintenance and use of a building (aka "Toll Booth") at the Whitmore Street entrance to North Kumutoto. Consent is required for a Discretionary Activity (Unrestricted) under Rule 13.4.7 of the Wellington City District Plan; and
- (c) earthworks associated with the public open space works and for the use of potentially contaminated land. Consent is required for a Discretionary Activity (Restricted) under Rule 30.2.2 (earthworks) and Rule 32.2 (contaminated land) of the Wellington City District Plan; and also for a Discretionary Activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011).

The following additional regional resource consents have also been applied for by Wellington City Council (**Application 4**):

- (a) an occupation consent for structures associated with the proposed works in the coastal marine area. Consent is sought for a Controlled Activity under Rule 16 of the Regional Coastal Plan;
- (b) the construction, maintenance and use of new structures in the coastal marine area, and associated modification to the protected wharf edge and reclamation edge, at North Kumutoto within the Lambton Harbour Development Area (aka "Wellington Waterfront"). Consent has been sought for a Discretionary Activity under Rule 25 of the Regional Coastal Plan; and
- (c) potential discharges to the coastal marine area during the construction of the public open spaces in and adjacent to the coastal marine area. Consent has been sought for a Discretionary Activity under Rule 61 of the Regional Coastal Plan.

It is intended that the resource consent applications to be made by Wellington City Council will be lodged at the same time and be considered by the consent authority at the same time as the resource consent applications lodged by Site 10 Redevelopment Limited Partnership (except for the subdivision consent application), so as to provide for an integrated approach to the building and public open space developments, both within the coastal marine area (Regional Coastal Plan) and the adjacent land (Wellington City District Plan, Regional Freshwater Plan and Regional Discharges to Land Plan).

#### **Assessment of effects on the environment:**

Attached to and forming part of this application is an AEE report in the detail that corresponds to the scale and significance of the effects that the proposed activity may have on the environment, prepared in accordance with the Fourth Schedule of the Resource Management Act 1991 (Act).

#### **Additional information:**

No additional information is, in the Applicant's opinion, required to be included in this application by the District Plan, or any regional plan, the Act, or any regulations made under the Act.

**DATED** at Wellington this 10<sup>th</sup> day of November 2014



.....  
Alistair Aburn  
Environment and Resource Management Consultant  
Urban Perspectives Ltd

for and on behalf of  
**Site 10 Redevelopment Limited Partnership**

**Address for Service:**

Site 10 Redevelopment Limited Partnership  
c/- Urban Perspectives Ltd  
P O Box 9042  
Wellington

Attention: Alistair Aburn

Telephone: (04) 474 4111 (DDI)  
Facsimile: (04) 499 9726  
Email: [alistair@urbanp.co.nz](mailto:alistair@urbanp.co.nz)

**Address for Invoices:**

Any invoices associated with the processing of this application, and correspondence and invoices regarding any subsequent monitoring fees, should be addressed to the Applicant directly (Site 10 Redevelopment Limited Partnership, c/- Willis Bond & Co, P O Box 24137, Wellington: Attention: Rosalind Luxford).

**Annexures:**

- A Site 10 Development Plan (S13-0880-01), Drawing S13-0880-07 (Coastal Marine Area Interface Plan) and Drawing S13-0880-08 (Land Ownership Plan).
- B Computer Freehold Registers
- C Application Drawings prepared by Athfield Architects Ltd

Note: the AEE Report is separately attached - refer Volume 2

**ANNEXURE A**

**SITE AND OWNERSHIP PLANS**





AREAS AND DIMENSIONS ARE APPROXIMATE AND MAY VARY ON FINAL SURVEY OR TO ACCOMMODATE CHANGES TO THE BUILDING DESIGN

**SpencerHolmes**  
engineers - surveyors - planners

### AREA SUMMARY (ABOVE RL 6.10m)

Lot 102 = 3103m<sup>2</sup>  
-262m<sup>2</sup>  
-335m<sup>2</sup>  
+408m<sup>2</sup>  
+10m<sup>2</sup>  
Lot 1 = 2924m<sup>2</sup>

Lot 101  
DP 65083

Pt Lot 102  
262m<sup>2</sup> above RL 6.10  
335m<sup>2</sup> below RL 6.10

(F)  
EXTG ROW  
IN STRATUM  
FROM RL 2.00m  
to RL 6.10m

BDY UP TO RL 6.10m  
BDY ABOVE RL 6.10m

**WATERLOO QUAY**

**LOT 1**  
**2924 m<sup>2</sup>**

2924 m<sup>2</sup> ABOVE RL 6.10m  
2851m<sup>2</sup> BELOW RL 6.10m

Pt Lot 9  
DP 65083  
(CT WN33C/716)  
10m<sup>2</sup>  
(No height limit)

Pt Lot 102  
DP 65083  
(CT WN33C/718)  
335m<sup>2</sup>

Lot 102  
DP 65083  
(CT WN33C/718)  
3103m<sup>2</sup>

Pt Lot 1  
DP 363596  
(CT 258479)  
408m<sup>2</sup>

Lot 1  
DP 66836

Lot 1  
DP 363596

**LAMBTON HARBOUR**

INDICATIVE SHAPE  
OF PROPOSED BLDG

Bal LOT 102  
DP 65083

Lot 101  
DP 65083

▽ 6.10m  
▽ 2.00m  
▽ 0.00m

**SECTION A - A**

0 10 20 30 40 50

### Spencer Holmes Ltd

Level 6 - 8 Willis Street Ph (04) 472 2261  
PO Box 588 Fax (04) 471 2372  
Wellington NZ admin@spencerholmes.co.nz

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. Spencer Holmes Ltd will accept no liability for any consequence arising out of the use of this plan or the information thereon whether in hard copy or electronic format, by any other party for any purpose whatsoever

## SITE 10 - DEVELOPMENT SITE No. 10 WATERLOO QUAY

Prepared for SITE 10 REDEVELOPMENT LTD PARTNERSHIP

CAD FILE 130680-V2a - S13-0880-01

DATE 20-10-2014

SCALE 1:500

DRAWING NUMBER

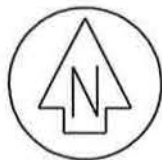
**S13-0880-01**

REV

**E**



0 10 20 30 40 50 60 70 80



**Spencer Holmes**

engineers, surveyors, planners

PROPOSED WORK  
ON ROAD RESERVE

Lot 1071  
DP 6083

LEGAL BOUNDARY  
ADJOINING SEABED

PROPOSED WORK  
IN COASTAL MARINE  
AREA OVER SEABED

PROPOSED WORK IN  
CMA OVER WELLINGTON  
WATERFRONT LTD LAND

APPROX EXTENT  
OF CMA FROM  
AERIAL PHOTO

PROPOSED WORK  
IN COASTAL MARINE  
AREA OVER SEABED

PROPOSED WORK  
IN COASTAL MARINE  
AREA OVER SEABED

PROPOSED WORK IN  
CMA OVER WELLINGTON  
WATERFRONT LTD LAND

APPROX EXTENT OF CMA  
FROM AERIAL PHOTO

LEGAL BOUNDARY  
ADJOINING SEABED

BACKGROUND IMAGE PROVIDED BY  
ISTHMUS GROUP - Plan 3158-0.010-D

**Spencer Holmes Ltd**

Level 6 - 8 Willis Street Ph (04) 472 2261  
PO Box 588 Fax (04) 471 2372  
Wellington NZ admin@spencerholmes.co.nz

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## COASTAL MARINE AREA INTERFACE

PREPARED FOR SITE 10 REDEVELOPMENT LTD PARTNERSHIP

130950-V4a seabed-ownership - S13-0880-07

DATE 20-10-2014

SCALE 1:800

DRAWING NUMBER

S13-0880-07

REV

B



0 10 20 30 40 50 60 70 80



**SpencerHolmes**  
engineers · surveyors · planners

LOT 1  
DP 64676  
CENTREPORT LTD  
CFR WN32C/901

LEGAL BOUNDARY  
ADJOINING SEABED

Lot 101  
DP 65083

Section 1 SO 35726

LOT 9 DP 65083  
WELLINGTON WATERFRONT LTD  
CFR WN33C/716

WATERLOO QUAY

LOT 102  
DP 65083  
WELLINGTON  
WATERFRONT LTD  
CFR WN33C/718

SECTION 1  
SO 35521  
CENTREPORT LTD  
CFR WN33D/964

LOT 1  
DP 66836  
WELLINGTON WATERFRONT LTD  
WN35D/674

LOT 1  
DP 363596  
WELLINGTON  
WATERFRONT LTD  
CFR 258479

PT HARBOUR BED  
SO 34851

WELLINGTON HARBOUR  
(PORT NICHOLSON)

LEGAL BOUNDARY  
ADJOINING SEABED

**Spencer Holmes Ltd**

Level 6 - 8 Willis Street Ph (04) 472 2261  
PO Box 588 Fax (04) 471 3372  
Wellington NZ admin@spencerholmes.co.nz

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**LAND OWNERSHIP**

PREPARED FOR SITE 10 REDEVELOPMENT LTD PARTNERSHIP

130880-V4a seabed-ownership - S13-0880-08

DATE 20-10-2014

SCALE 1:800

DRAWING NUMBER

S13-0880-08

REV

B



**ANNEXURE B**

**COMPUTER FREEHOLD REGISTERS**



#### Property Information

Search Result:  
 Date of Imagery:  
 Report Date:

January 2013  
 02 Sep 2014

#### Copyright Notice

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 Limited. Certain information on this report is  
 sourced from LINZ. Crown copyright reserved.

#### Data Statement

Accuracy of aerial imagery +/- 0.5m. Accuracy of property  
 boundaries 1-3m in urban areas, up to 30m in rural areas.  
 Property boundaries and legal descriptions sourced from LINZ.





**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Search Copy**

  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **WN33C/718**  
**Land Registration District** **Wellington**  
**Date Issued** 07 March 1989

**Prior References**  
WN32C/902

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**Estate** Fee Simple  
**Area** 3103 square metres more or less  
**Legal Description** Lot 102 Deposited Plan 65083

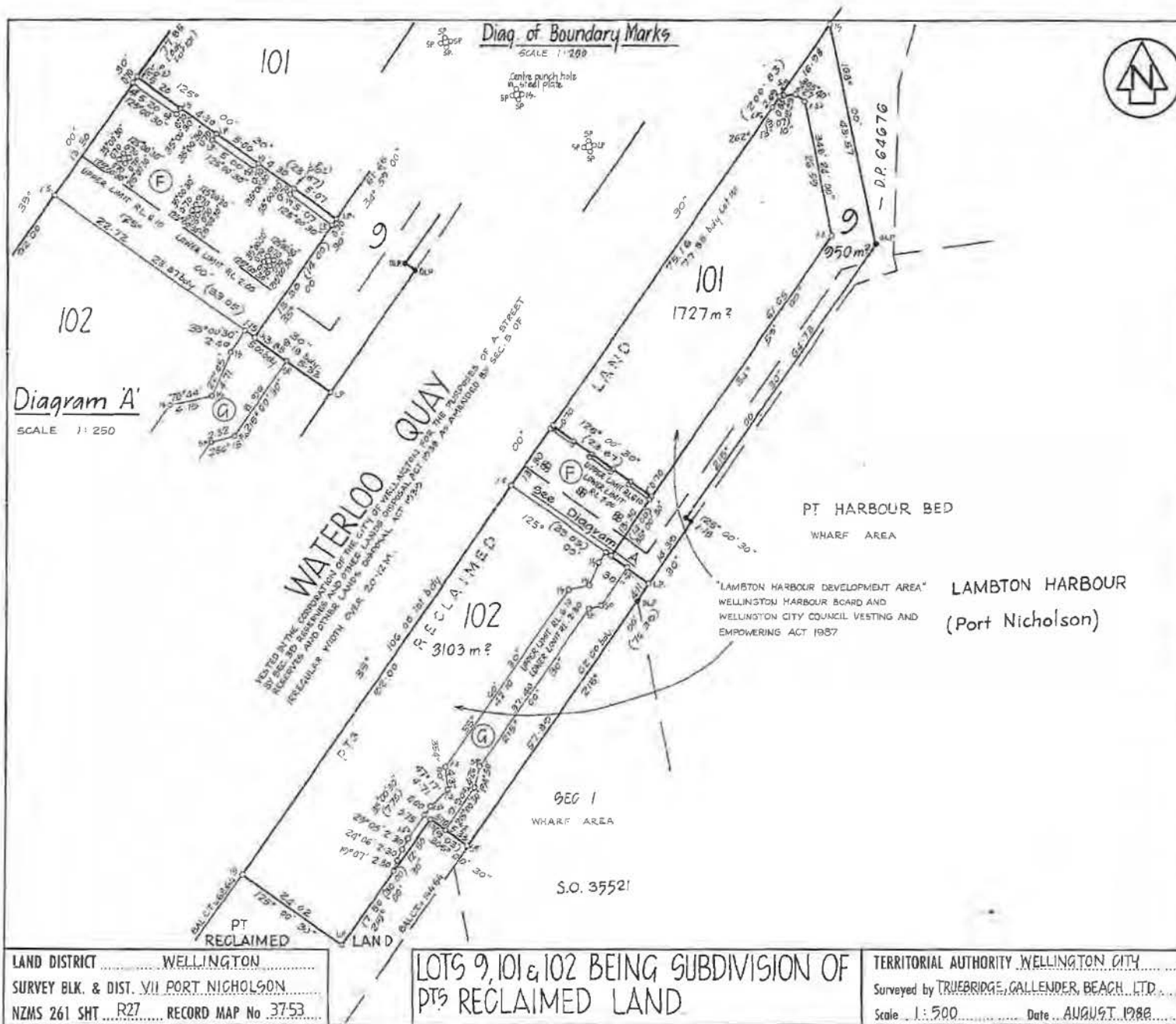
**Proprietors**  
Wellington Waterfront Limited

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**Interests**

Subject to rights of way over part marked F and G on DP 65083 specified in Easement Certificate 986051.2 - 7.3.1989 at 10.45 am  
Subject to rights of way over part D DP 308600 and over part F DP 65083 until the termination date or sooner expiry of Lease B810070.1 created by Transfer 5297344.2 - 26.7.2002 at 9:46 am  
Appurtenant hereto is a pedestrian right of way (restricted as to height) created by Transfer 5324535.6 - 23.8.2002 at 2:41 pm (until the termination date or sooner expiry of Lease B810070.1)  
Subject to a right of way over part marked D on DP 308600 specified in Easement Certificate 5324535.7 - 23.8.2002 at 2:41 pm  
Appurtenant hereto is a right of way specified in Easement Certificate 5324535.7 - 23.8.2002 at 2:41 pm  
8925247.1 Surrender of the right of way marked G on DP 65083 specified in Easement Certificate 986051.2 as appurtenant to Lots 201, 202 DP 67374, Lot 1 DP 363596, Lot 3 DP 436892 and Lot 9 DP 65083 - 1.2.2012 at 4:57 pm





Approved *The Common Seal of Lambton Harbour Development Area Limited* 21 Sept. 88  
Registered Proprietor

Pursuant to a resolution of the Wellington City Council passed on the 20th day of September 1988, approving pursuant to Sec 306 of the Local Government Act 1974 this survey plan and certifying that the plan is in accordance with the requirements and provisions of the operation district scheme in force for the area to which the survey plan relates the common seal of the Wellington City Council was affixed hereto in the presence of

Town Clerk W.C.C.

In the matter of Land Transfer Plan No 65083 and pursuant to Sec 306(1)(i) of the Local Government Act 1974, I hereby certify that the operations shown referred to on the scheme plan of subdivision have been completed with the satisfaction of the Wellington City Council.

Dated at Lambton Harbour, 6th day of September 1988.

Town Clerk W.C.C.

SCHEDULE OF EASEMENTS				
SHOWING	PURPOSE	HEIGHT	UNIT	DOM TEN
F	RIGHT OF WAY	6.10	2.00	LOT 102
G	RIGHT OF WAY	6.10	2.30	LOT 102

Total Area... 5780 m<sup>2</sup>

Comprised in Pt. C.T. 344/34

I, **Dorian Kenneth Shearer**  
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Wellington, this 16th day of September 1988

Field Book **450** Towers Book **450** p152:160  
Reference Plans **DCS 64676, 60899**  
**5012034, 5275, 5551, 32508, 311, 5007**  
Examined **J. Zandman** Correct **R. Lander**

Approved as to Survey

12/10/88 Deputy Chief Surveyor

Deposited this 16th day of March 1989

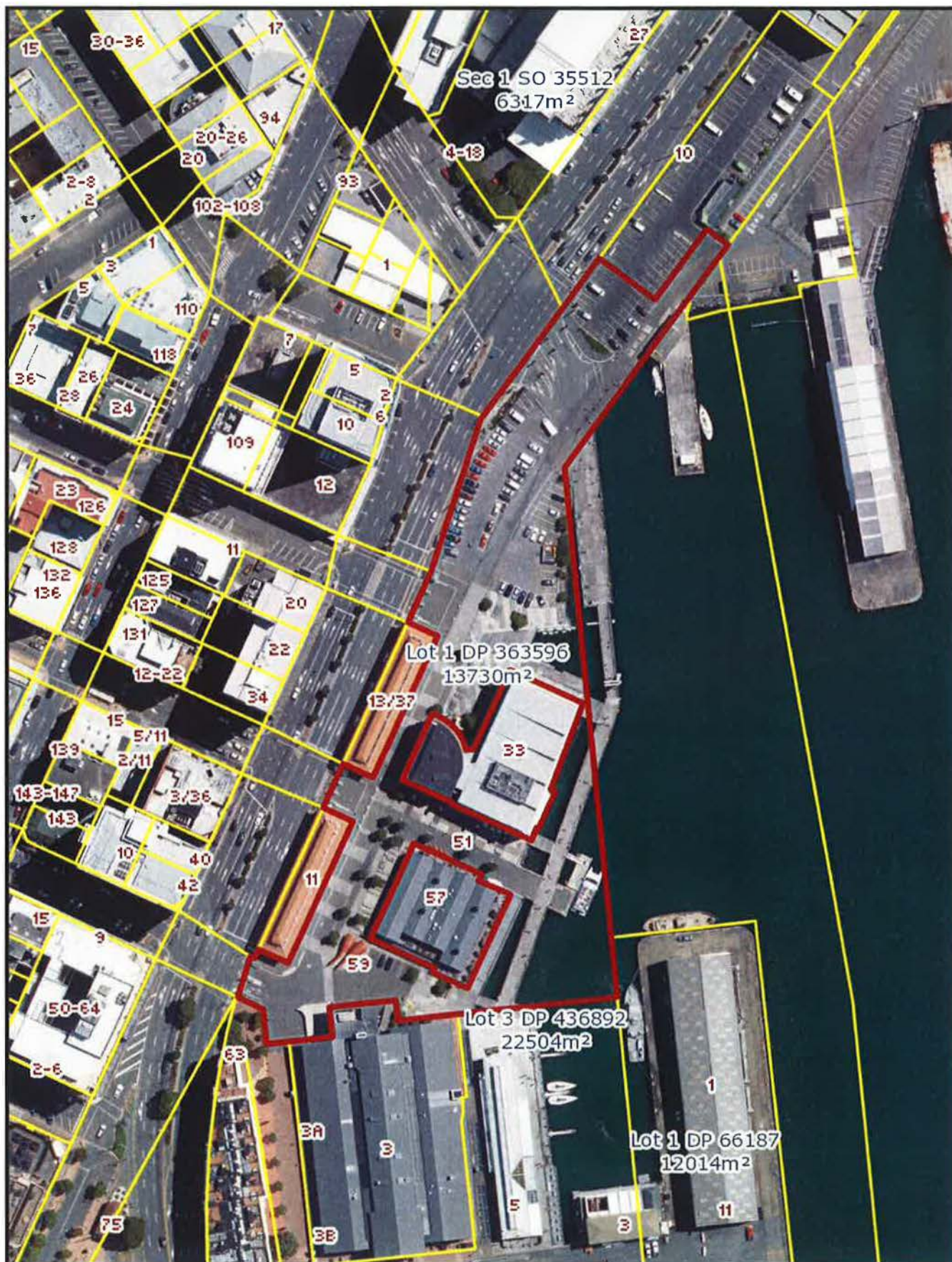
ASUS ACT 1988 Land Registrar

No 86/309 Received 22.9.88 Instructions

**65083**

COB1 FORM 25





#### Property Information

Search Result:  
 Date of Imagery: January 2013  
 Report Date: 02 Sep 2014

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#### Data Statement

Accuracy of aerial imagery +/- 0.5m. Accuracy of property  
 boundaries 1-3m in urban areas, up to 30m in rural areas.  
 Property boundaries and legal descriptions sourced from LINZ.







## COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** 258479  
**Land Registration District** Wellington  
**Date Issued** 04 May 2006

### Prior References

227170 WN14A/1034 WN36D/599

**Estate** Fee Simple  
**Area** 1.3734 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 363596  
**Proprietors**  
Wellington Waterfront Limited

### Interests

Subject to Section 8 Mining Act 1971( Affects part formerly in CT WN14A/1034)  
Subject to Section 168A Coal Mines Act 1925 ( Affects part formerly in CT WN14A/1034)  
Subject to stormwater drainage rights (in gross) over part in favour of The Wellington City Council created by Transfer 299412.1 - 12.2.1980 at 9.30 am  
B346971.1 Mortgage (Encumbrance) to The Wellington City Council - 8.3.1994 at 2.45 pm ( Affects part formerly in CT WN36D/599 & 227170)  
Subject to a right of way over parts marked A,B ,C,D & E on DP 363596 until the termination date or sooner expiry of Lease B810070.1 created by Transfer 5297344.2 - 26.7.2002 at 9:46 am  
Subject to a right of way over parts marked A, B,C,D & E on DP 363596 specified in Easement Certificate 5324535.7 - 23.8.2002 at 2:41 pm  
Appurtenant hereto is a right of way specified in Easement Certificate 5324535.7 - 23.8.2002 at 2:41 pm ( Affects part formerly in CsT WN36D/599 & WN14A/1034)  
Fencing Covenant in Transfer 5397531.1 - 8.11.2002 at 9:55 am ( Affects part formerly in CT WN36D/599)  
Subject to an electricity right (in gross) over part marked CZ on DP 330297 and over parts marked AZa & BZa on DP 363596 in favour of Vector Wellington Electricity Network Limited created by Transfer 6697280.9 - 19.12.2005 at 9:00 am  
Subject to a telecommunication and computer media easement (in gross) over parts marked CZ and QZ on DP 330297 and over part marked BZa on DP 363596 in favour of Telecom New Zealand Limited created by Easement Instrument 6697280.10 - 19.12.2005 at 9:00 am  
Subject to a right of way over parts marked A,B,E,F,G,I,Ha & Hb on DP 363596, right of way and parking over parts marked AY & ZZ on DP 330297 and over parts marked K,U,QZa,QZb, X,T,Y,R,BZ,S & AZ on DP 363596 , sewage drainage rights over parts marked AY & ZZ on DP 330297 and over parts marked BZa, Awa, CZa & CZb on DP 363596 and water drainage rights over parts marked AY, CZ & ZZ on DP 330297 and over parts marked BZa & AWA on DP 363596 and ventilation right over parts marked AX and LY on DP 330297 created by Easement Instrument 6697280.12 - 19.12.2005 at 9:00 am  
Subject to a right of way (in gross) over parts marked A,B,E,F,G,Ha, Hb & I on DP 363596 right of way and parking (in gross) over parts marked K,U,R,QZa,QZb,X,T,Y,R,BZ, & AZ on DP 363596 and over parts marked AY,CZ & ZZ on DP 330297 , water supply rights (in gross) over part marked BZa on DP 363596 and over part marked CZ on DP 330297 and water drainage rights (in gross) over parts marked BZa,QZa, & QZb on DP 363596 and over parts marked CZ & ZZ on DP 330297 and sewage drainage rights (in gross) over part marked BZa on DP 363596 in favour of the Wellington City Council created by Easement Instrument 6697280.13 - 19.12.2005 at 9:00 am

The easements created by Easement Instrument 6697280.13 are subject to Section 243 (a) Resource Management



SCHEDULE OF EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOCUMENT
RIGHT OF WAY (IN GROSS)	A, B, E, F, G, H, I, J, K, L, LL	LOT 1	
RIGHT OF WAY AND PARKING (IN GROSS)	K, U, R, Q2a, Q2b, X, T, Y, R, BZ, A, AZ	LOT 7	
OPEN SPACE (IN GROSS)	L, M	LOT 2	
SEWAGE DRAINAGE (IN GROSS)	BZa, L, M	LOT 2	
WATER SUPPLY (IN GROSS)	BZb, N, O, P, Q, L, M	LOT 2	
WATER DRAINAGE (IN GROSS)	BZa, Q2a, Q2b	LOT 1	
ELECTRICITY (IN GROSS)	AZb, L, M, BZb, N, O, P, Q	LOT 2	
TELECOMMUNICATIONS (IN GROSS)	AZa, BZa	LOT 1	
	BZa	LOT 1	
	BZb	LOT 2	

DP 363596 (Title Plan)  
See 50181, Pgs. 108, 109/11, 11, 12



MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO CONVEY WATER (IN GROSS)	J, K, R, S, V, W, X, Y, Hb, Q2a, Q2b	LOT 1	WELLINGTON CITY COUNCIL
PEDESTRIAN RIGHT OF WAY (IN GROSS)	Z	LOT 7	GRANTEE WELLINGTON CITY COUNCIL
OPEN SPACE (IN GROSS)			

LOT 2  
RL 3.34m - RL 5.05m  
6.6097ha  
(ground level)  
RL 5.05m - RL 7.08m  
6.6092ha

PT HARBOUR BED  
(S034851)

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT TO DRAIN SEWAGE	S, Y	LOT 1	LOT 7
RIGHT TO DRAIN STORMWATER			
RIGHT TO CONVEY WATER			

SCHEDULE OF EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOCUMENT
RIGHT OF WAY	A, B, C, D, E	LOT 1	EC 5524555 T
RIGHT OF WAY AND PARKING	K, U, R, Q2a, Q2b, X, T, Y, R, BZ, A, AZ	LOT 1	T 5247348 2
SEWAGE DRAINAGE	BZa, AWb, C2a, C2b	LOT 1	6697280 12
WATER DRAINAGE	BZb, AWb	LOT 2	
RIGHT OF WAY AND PARKING	A, B, C, D, E	LOT 1	
WATER SUPPLY	L, N, P	LOT 2	8318024 1

SCHEDULE OF EXISTING EASEMENTS AS SHOWN ON DP 330297			
PURPOSE	AS SHOWN ON DP 330297	SERVIENT TENEMENT	DOCUMENT
RIGHT OF WAY (IN GROSS)	A, B, C, D, E, F, F, G, H, I, J, K, L, LL	LOT 2	
OPEN SPACE (IN GROSS)	O, Q, P, UX, MZ, M1, B1, U, E, Z, T, S, XX, V, X, Z, R	LOT 2	
RIGHT OF WAY AND PARKING (IN GROSS)	AY, CZ, ZZ	LOT 1	
PEDESTRIAN RIGHT OF WAY (IN GROSS)	FZ, WW, W, X, Y, HZ	LOT 2	6697280 13
SEWAGE DRAINAGE (IN GROSS)	MZ, C, P, X, Q, E, MZ, I, RZ, WX	LOT 2	
WATER SUPPLY (IN GROSS)	E, Q, WK, UZ, K	LOT 1	
WATER DRAINAGE (IN GROSS)	KZ, RZ, YZ, J, K, L, QZ, B, G, M, D, E, F, FZ, FZ, HZ, JZ, CZ, ZZ	LOT 2	
ELECTRICITY (IN GROSS)	GZ, LZ, WX, BS, LX, PR, NX, SP, MZ, P, U, JZ, HZ	LOT 2	6697280 9
TELECOMMUNICATIONS (IN GROSS)	CZ, QZ	LOT 1	6697280 10
GAS (IN GROSS)	U, P, X, SZ, TZ, HZ, O, WX, QZ, XZ	LOT 2	6697280 11
RIGHT TO GAIN ACCESS TO AND EGRESS FROM FOOT	NZ, RZ, C, I	LOT 2	
WATER DRAINAGE (IN GROSS)	B1, E1, M1	LOT 2	6697280 6
RIGHT OF WAY	HH	LOT 2	8678763
RIGHT OF WAY	A, B, C, D, E, F, G, H, I, J, K, L, LL	LOT 2	
RIGHT OF WAY AND PARKING	AY, ZZ	LOT 1	
PEDESTRIAN RIGHT OF WAY	TX	LOT 2	
VENTILATION	AX, TY, GY, WZ, XZ, YZ, LY, QX, RX, JX, LX, NX, ZY, KY	LOT 2	6697280 12
SEWAGE DRAINAGE	AY, ZZ	LOT 1	
WATER DRAINAGE	UX, MZ, WW, SS, P, X	LOT 2	
	B, C, D, E, F, FZ, FF, HZ, JZ, KZ	LOT 2	
	A, G, Q, YX	LOT 1	
	AY, CZ, ZZ	LOT 1	

Approvals REGISTERED PROPRIETOR

WELLINGTON WATERFRONT LIMITED

I hereby certify that this plan was approved by the Wellington City Council pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of December 2005.

Subject to the granting or reserving of the easements set out in the Memorandum hereon.

Authorised Officer

1. LEVELS ARE IN TERMS OF THE WELLINGTON CITY DATUM 1953 BASED ON OBM2H S035616 (RL 2.347m) - SITE DATUM

2. NORTH IS AT 60°00'00" ORIENTATION TO SHEET 3. SEE DP 330297 FOR UNDERLYING EXISTING EASEMENTS

3. EXISTING EASEMENTS SHOWN ONLY WHERE NEW UNIQUE PARCEL IDENTIFIERS REQUIRED, DUE TO SERVING THROUGH A NEW BOUNDARY, INTERSECTION OF EXISTING EASEMENTS, OR EASEMENTS NOT SHOWN ON DP 330297.

SCHEDULE OF EASEMENTS TO BE SURRENDERED

PURPOSE	SHOWN	SERVIENT TENEMENT	DOC.
RIGHT OF WAY AND PARKING	CZ, 2	LOT 7	6697280 12
RIGHT OF WAY AND PARKING	CZ, 2	LOT 7	6697280 13

**SHEET 1 OF 6**

SEE DP 330297 FOR ADDITIONAL EXISTING EASEMENTS

SEE DP 330297 FOR ADDITIONAL DETAIL

NEW CERTIFICATES OF TITLE ALLOCATED

LOT 1 258479

LOT 2 258480

LOT 7 259480

**CLASS OF SURVEY: 1**

Total Area 8.1731 Ha. (RL 3.34-5.50m)

Comprised in C.T. WN36D/599, WN14A/1034 & 227170 (ALL)

I, **DION RUSSELL MEAD** being a person entitled to practice as a licensed cadastral surveyor, certify that (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey Act 1980. (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated at Wellington this 14th day of December 2005. Signature *[Signature]*

Field book *[Blank]* p. *[Blank]* Traverse Book *[Blank]* p. *[Blank]*

Reference Plans

Examined *[Blank]* Correct *[Blank]*

Approved as to Survey By

Land Information New Zealand on 20/3/2006

Deposited By Land Information New Zealand

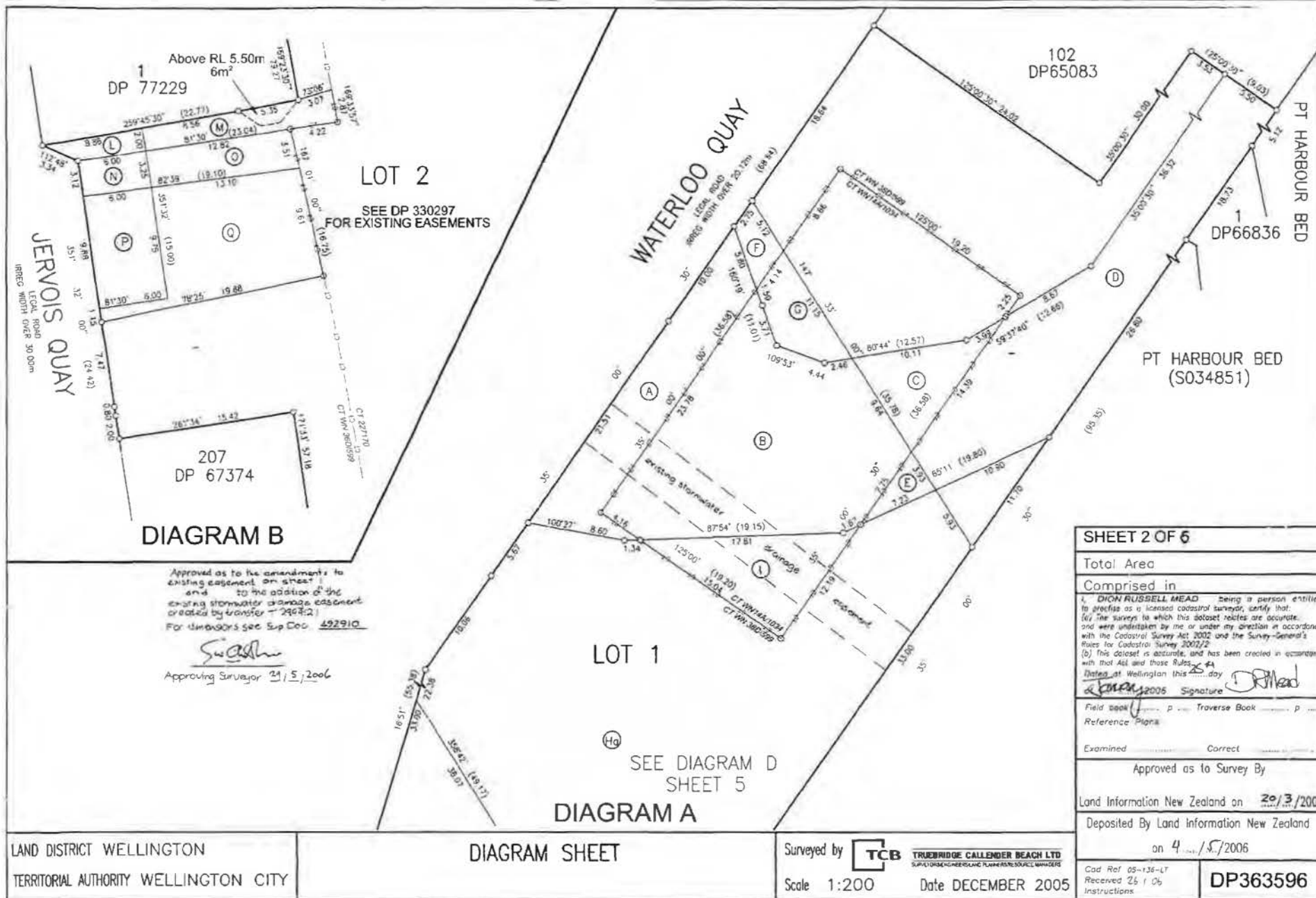
on 4/1/5/2006

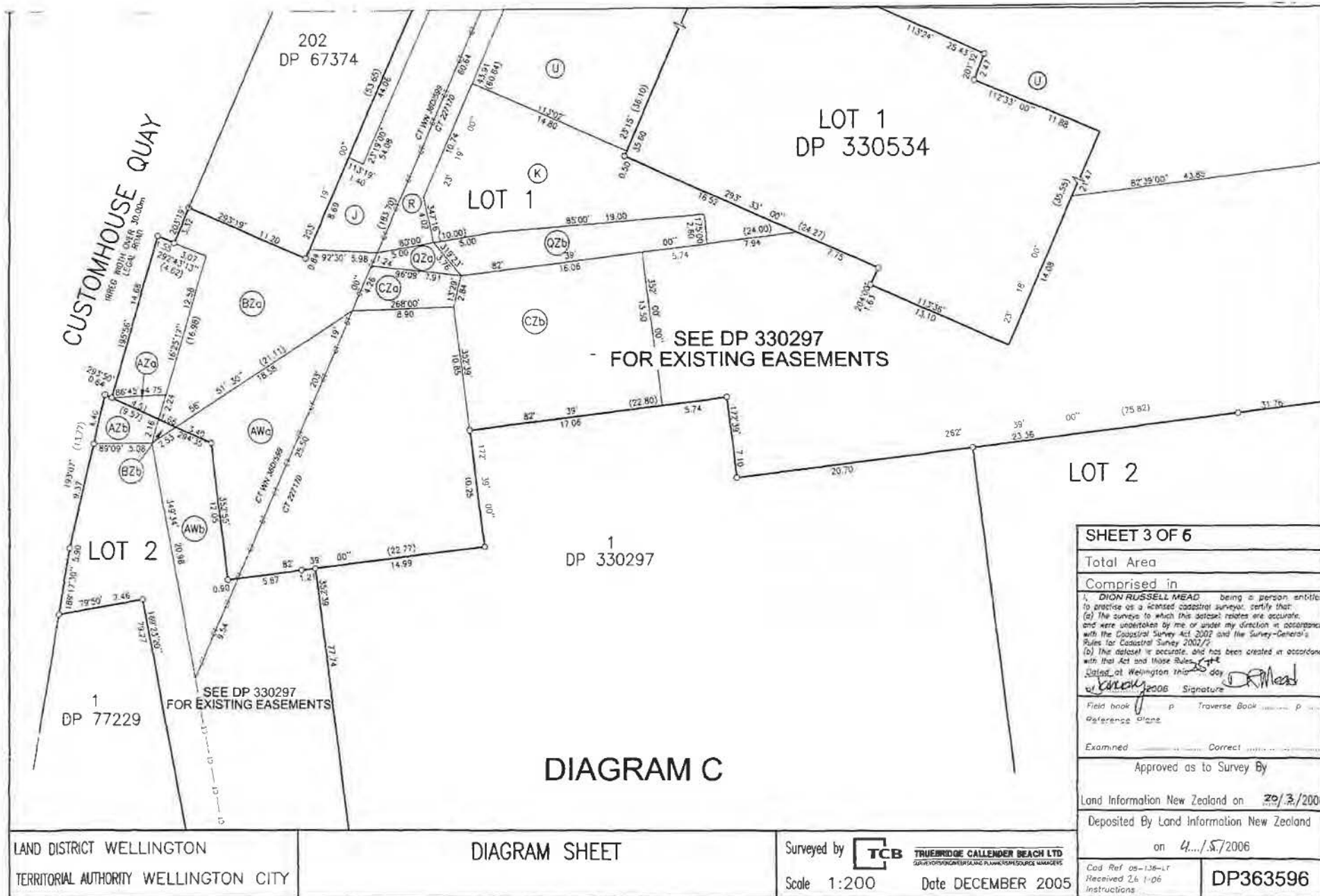
DP363596

LAND DISTRICT WELLINGTON  
TERRITORIAL AUTHORITY WELLINGTON CITY

LOTS 1, 2 & 7 BEING A SUBDIVISION OF LOTS 5-8  
DP 330297, PT LOT 3 DP 60890, PT RECLAIMED LAND  
EVANS BAY DIST. & SEC 2S BLK VII PT NICHOLSON S.D

Surveyed by **TCB** TRUBRIDGE CALENDER BEACH LTD  
Scale 1:2000 Date DECEMBER 2005





# SHEET 3 OF 6

Total Area

Comprised in

I, **DION RUSSELL MEAD** being a person entitled to practise as a licensed cadastral surveyor, certify that:  
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/3;  
(b) The dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated at Wellington this 25 day of May 2006

Signature *[Signature]*

Field book 1 p Traverse Book 1 p

Reference Plans

Examined          Correct         

Approved as to Survey By

Land Information New Zealand on 20/3/2006

Deposited By Land Information New Zealand

on 4.../5/2006

Cad Ref 05-136-L1  
Received 26 1-06  
Instructions

**DP363596**



Approved as to amendment

27, 09, 2011 *[Signature]*  
Processing Clerk Leticia Nolasco

28, 09, 2011 *[Signature]*  
Processing Clerk Leticia Nolasco

BASEMENT  
RL 3.34m & below

FIRST FLOOR & ABOVE  
RL 7.08m & ABOVE

LOT 2  
6.5254 ha.  
RL 7.08m & above

SHEET 4 OF 6

Total Area


Comprised in

1. DION RUSSELL MEAD being a person entitled to practice as a licensed geospatial surveyor, certify that:

(a) the surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Geospatial Survey Act 2002 and the Survey-General's Rules for Geospatial Survey 2002/2

(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated at Wellington this 1<sup>st</sup> day of May 2011



Jan 2006 Signature

Field book ..... p ..... Traverse Book ..... p .....

### Reference Plans

Examined \_\_\_\_\_ Correct \_\_\_\_\_

Approved as to Survey By

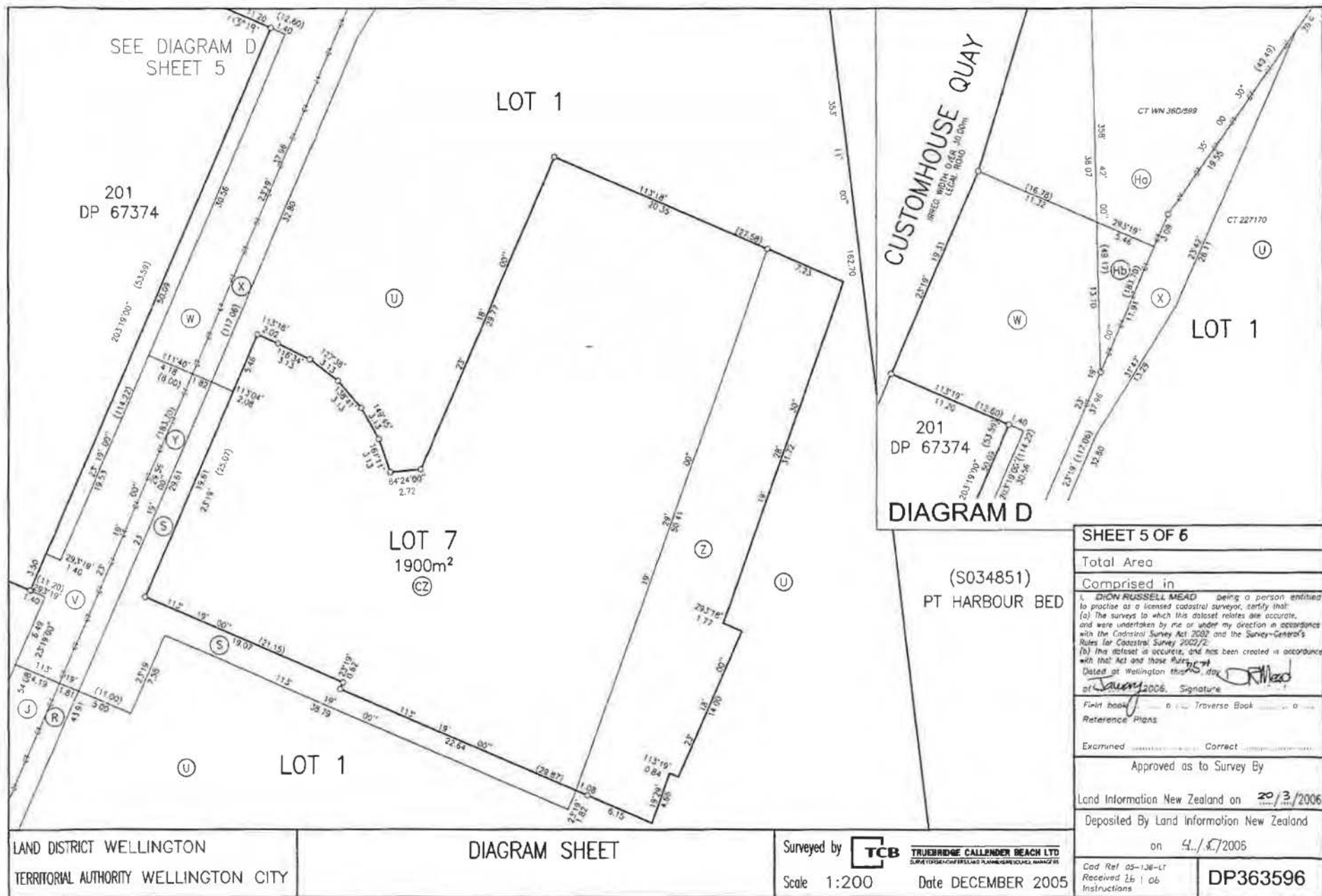
Land Information New Zealand on 20/3/2006

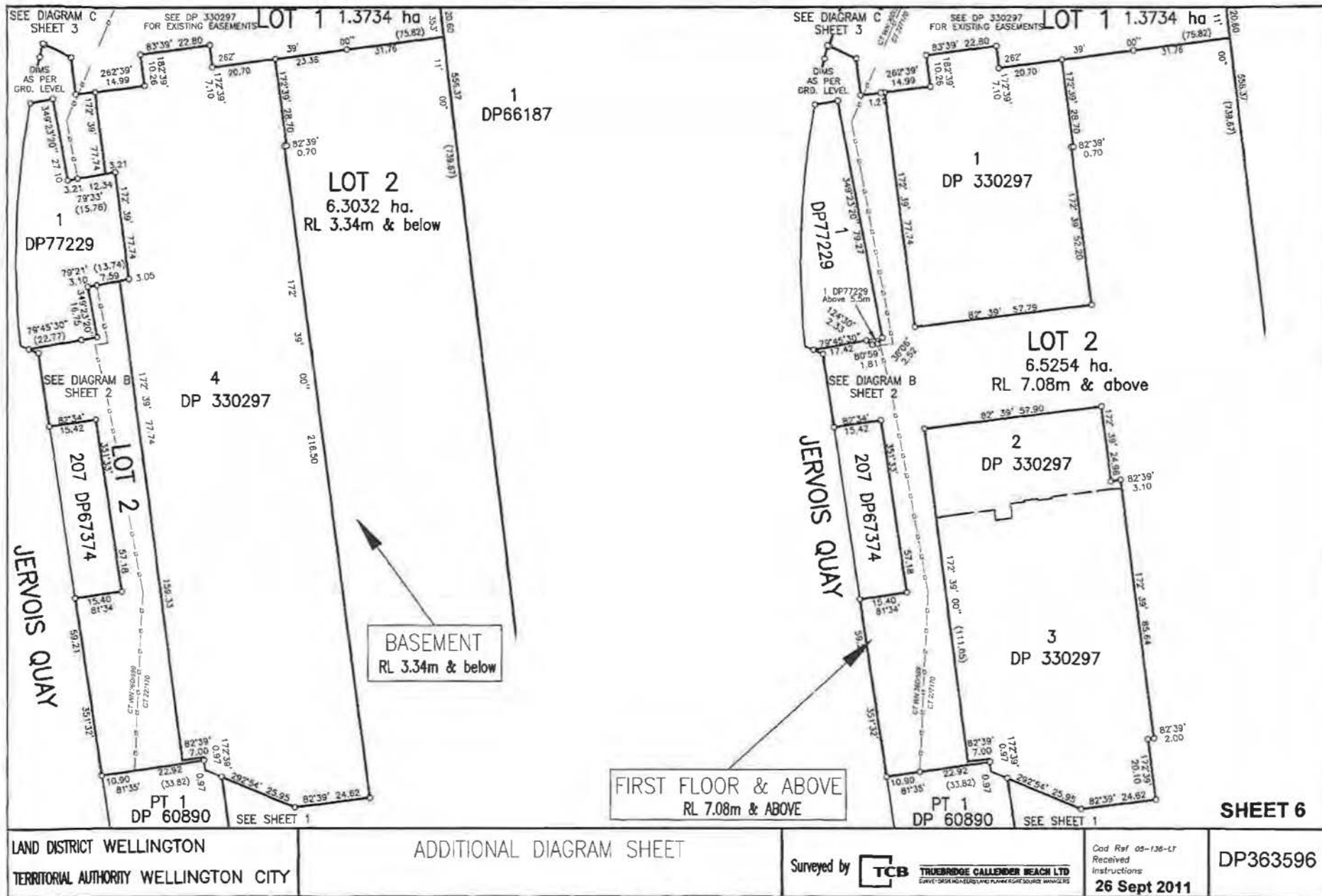
Deposited By Land Information New Zealand

on 4/17/2006

Cad Ref 05-138-21  
Received 26 : 06  
Instructions

DP363596







**Identifier****258479**

Act 1991

Subject to a right to convey water in gross over parts marked J,K,R,S,V,W,X,Y,Hb,QZa & QZb on DP 363596 in favour of Wellington City Council created by Easement Instrument 6851097.6 - 4.5.2006 at 9:54 am

The easement created by Easement Instrument 6851097.6 is subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain sewage and stormwater and right to convey water over parts marked S & Y on DP 363596 created by Easement Instrument 6851097.7 - 4.5.2006 at 9:54 am

The easements created by Easement Instrument 6851097.7 are subject to Section 243 (a) Resource Management Act 1991

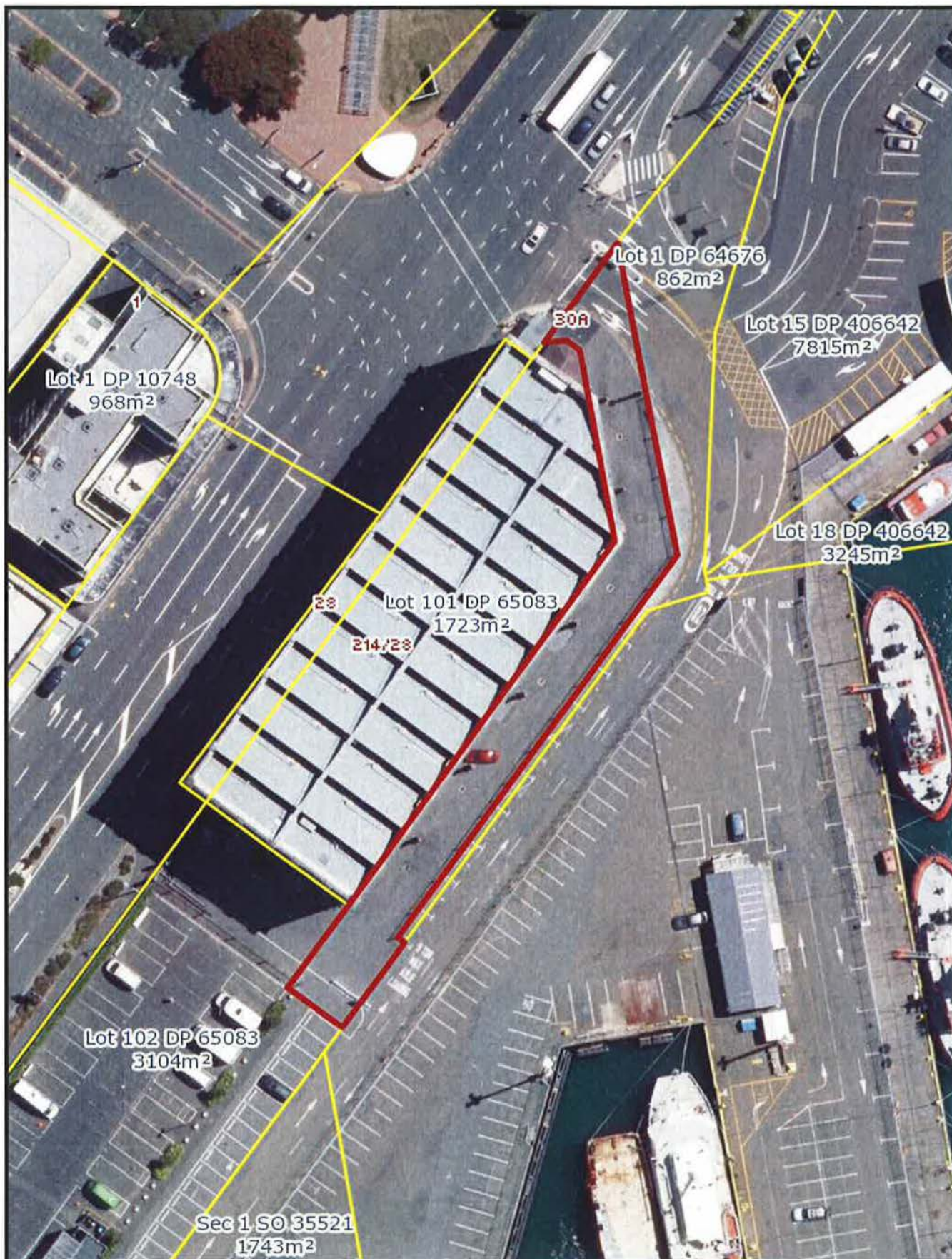
Subject to a right of way over part marked A, B, C, K, L & M on DP 373851 created by Easement Instrument 7531033.1 - 6.9.2007 at 9:00 am

Subject to a right (in gross) to telecommunications and computer media easement over part marked A, B, C, D, E, H, I, J, M, K & N on DP 373851 in favour of TelstraClear Limited created by Transfer 7531033.2 - 6.9.2007 at 9:00 am

Subject to a right (in gross) to convey gas over part marked A, B, C, D, E, H, I, J, K, M & N on DP 373851 in favour of Powerco Limited created by Easement Instrument 7531033.3 - 6.9.2007 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked A, B, C & E on DP 373851 in favour of Vector Wellington Electricity Network Limited created by Easement Instrument 7531033.4 - 6.9.2007 at 9:00 am

Subject to a right (in gross) to convey telecommunications and computer media over part marked A, B, C, D, E, H, I & J on DP 373851 in favour of Telecom New Zealand Limited created by Easement Instrument 7531033.6 - 6.9.2007 at 9:00 am



#### Property Information

Search Result:  
Date of Imagery: January 2013  
Report Date: 02 Sep 2014

#### Copyright Notice

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#### Data Statement

Accuracy of aerial imagery 1/-0.5m. Accuracy of property boundaries 1-3m in urban areas, up to 30m in rural areas. Property boundaries and legal descriptions sourced from LINZ.





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

  
R.W. Muir  
Registrar-General  
of Land

**Identifier** WN33C/716  
**Land Registration District** Wellington  
**Date Issued** 07 March 1989

**Prior References**  
WN32C/902

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**Estate** Fee Simple  
**Area** 950 square metres more or less  
**Legal Description** Lot 9 Deposited Plan 65083

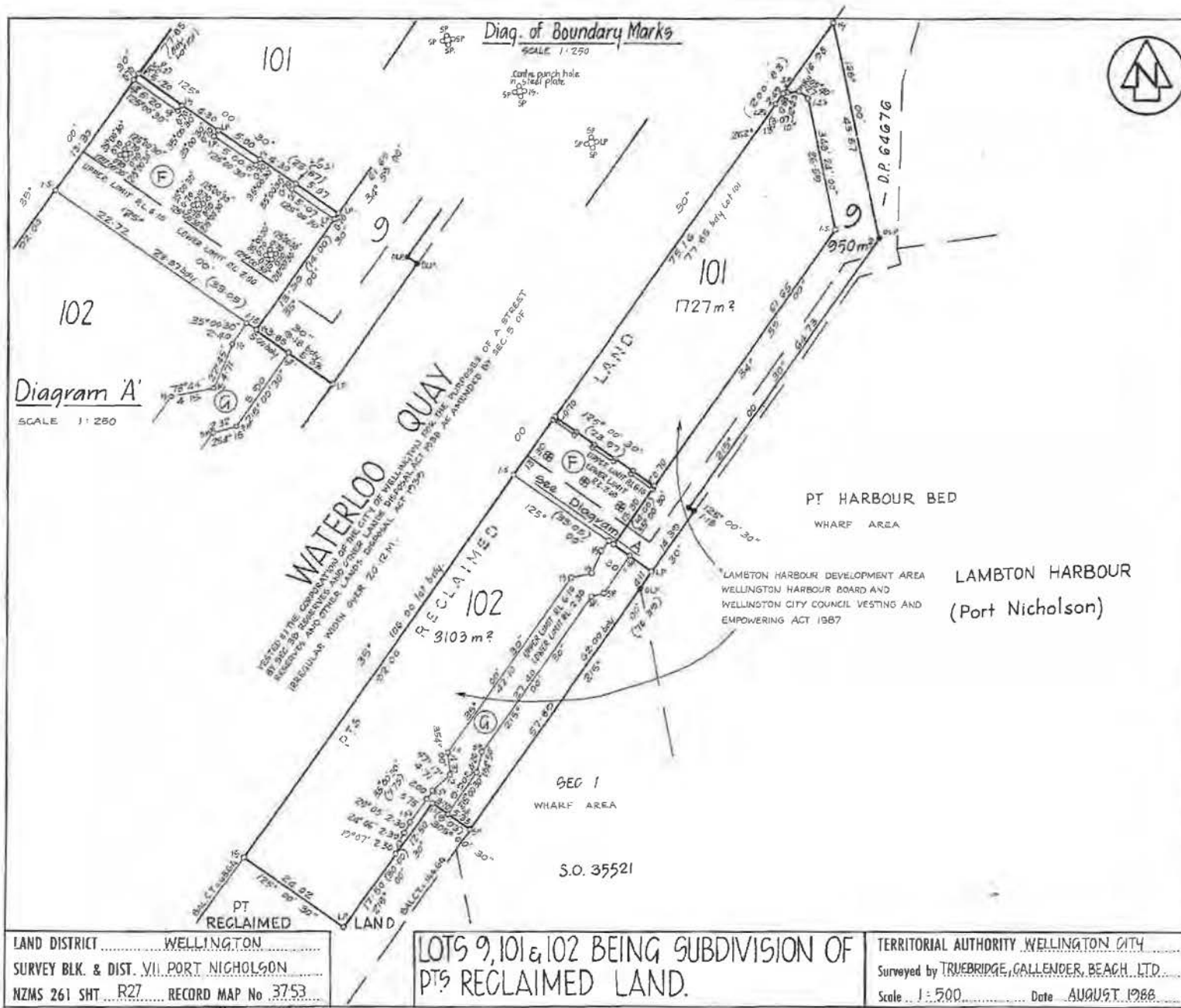
**Proprietors**  
Wellington Waterfront Limited

---

**Interests**

Appurtenant hereto is a right of way specified in Easement Certificate 986051.2 - 7.3.1989 at 10:45 am  
Subject to a right of way over the land herein until the termination date or sooner expiry of Lease B810070.1  
created by Transfer 5297344.2 - 26.7.2002 at 9:46 am  
Appurtenant hereto is a right of way specified in Easement Certificate 5324535.7 - 23.8.2002 at 2:41 pm  
8925247.1 Surrender of the right of way marked G on DP 65083 specified in Easement Certificate 986051.2 -  
1.2.2012 at 4:57 pm





Approvals The Common Seal of Lambton Harbour  
*Overseer of the Harbour*  
*Secretary*  
 21 Sept. 88  
 REGISTERED PROPRIETOR

Pursuant to a resolution of the Wellington City Council passed on the 2nd day of September 1988, approving pursuant to Sec 306 of the Local Government Act 1974 this survey plan and certifying that this plan is in accordance with the requirements and provisions of the operative district scheme in force for the area to which the survey plan relates the common seal of the Wellington City Council was affixed hereto in the presence of

..... Town Clerk W.C.C.

In the matter of Land Transfer Plan No 55083 and pursuant to Sec 306(1)(f) of the Local Government Act 1974 I hereby certify that all the conditions shown or referred to on the scheme plan of subdivision have been complied with to the satisfaction of the Wellington City Council.

Dated at Lambton this 6th day of September 1988.

..... Town Clerk W.C.C.

SCHEDULE OF EASEMENTS				
SHOWING	PURPOSE	HEIGHT LIMITS (METERS)	SERV TEN	DOM. TEN
F	RIGHT OF WAY	6.10 2.00	LOT 102	LOTS 9 & 101
G	OF WAY	6.10 2.30	LOT 102	LOT 9 & 101 (LANDS 1 & 2)

Total Area... 5780 m²

Comprised in P.T. G.T. 314/3A.....

I, Brian Kenneth Shearer  
 Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 26 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.  
 Dated at Wellington this 16th day of September 1988  
 Signature *Brian Kenneth Shearer*

Field Book No. 110 Travers Book 450 p/52-160  
 Reference Plans D75 6476, 6680  
 50322312, 5275, 5552, 53365, 351, 3, 400  
 Examined *Jameson* Correct *Jameson*

Approved as to Survey  
 12/10/88 *Jameson* Deputy Chief Surveyor

Deposited this 3rd day of March 1988  
 ASST REGISTRAR *Jameson* Land Registrar

File 86/300  
 Received 22-9-88  
 Instructions

65083

LAND DISTRICT WELLINGTON  
 SURVEY BLK. & DIST. VII PORT NICHOLSON  
 NZMS 261 SHT R27 RECORD MAP No 37.53

LOTS 9, 101 & 102 BEING SUBDIVISION OF  
 PT'S RECLAIMED LAND.

TERRITORIAL AUTHORITY WELLINGTON CITY  
 Surveyed by TRUEBRIDGE, CALLENDER, BEACH LTD.  
 Scale 1:500 Date AUGUST 1988

**ANNEXURE C**

**APPLICATION DRAWINGS**