



KOTUKU PARKS

INFORMATION MEMORANDUM

**“KOTUKU PARKS” TAKAHE DRIVE
PARAPARAUMU BEACH NORTH**

INFORMATION MEMORANDUM
“KOTUKU PARKS”
TAKAHE DRIVE PARAPARAUMU BEACH NORTH

INTRODUCTION

- A. **“Kotuku Parks – Takahe Drive, Paraparaumu Beach North”** is a prestigious development by Kotuku Parks Limited (**“Kotuku Parks”**) comprising ten landscaped residential sections, in a setting of a **“Recreational Reserve with internal Lakes”** vested in the Kapiti Coast District Council.
- B. **Ecological Reserves:** Kotuku Parks residential sections are located on the boundary of two important ecological Reserves. **“Waikanae Estuary Scientific Reserve”** which is adjacent to the **“Kapiti Marine Reserve”**, which extends seaward from the Scientific Reserve to **“Kapiti Island”**.
- C. **“Waikanae Estuary Scientific Reserve”** (**“Estuary”**) is important for a number of reasons. There are a range of plant habitats and plant species in the Estuary. A number of these plants are rare. The Estuary supports a large number of bird species including a range of overseas migrants. Several of these birds breed on the sand flats at the mouth of the Estuary. There are few Estuaries such as this along the coast of the lower North Island.
- D. **“Land Covenants”:** Kotuku Parks has included in the **“Interests”** registered on the Identifiers for each residential section in the subdivision known as **“Kotuku Parks – Takahe Drive, Paraparaumu Beach North”** **“Land Covenants”** which include provision for the following:
- **One Dwelling:** Restricting building to one only single storey dwelling together with accessory buildings, with a Maximum Height above Mean Sea Level and for the Plans and Specifications for the dwelling and any accessory buildings (which must include detail of colour and materials to be used) requiring the written approval of Kotuku Parks as Vendor.
 - **No Subdivision:** Restricting the subdivision of each Identifier in **“Kotuku Parks - Takahe Drive, Paraparaumu Beach North”**.
 - **No Cats:** Prohibiting the purchaser of each Identifier in **“Kotuku Parks – Takahe Drive, Paraparaumu Beach North”** from keeping cats on the property. Kotuku Parks has the **“Waikanae Estuary Scientific Reserve”** and the **“Kapiti Marine Reserve”** on its boundary and following consultations with the Department of Conservation and in an effort to protect the wildlife within the Reserves determined that the owners of each Identifier in the Subdivision must not keep cats.

INFORMATION MEMORANDUM

Kotuku Parks as the Vendor has prepared an “Information Memorandum” to be available through its Licensed Real Estate Agent to assist Purchasers and advisors, when carrying out their “Due Diligence”. Purchasers and their advisors must undertake their own independent inquiry as part of their “Due Diligence” and refer (without limitation) to all “Interests” registered against the Identifier for the Property in this subdivision known as “Kotuku Parks – Takahe Drive, Paraparaumu Beach North

INDEX

Kotuku Parks Takahe Drive Paraparaumu Beach North Identifiers for Ten Residential Properties on Deposited Plan 431964 AND Residential Addresses in Takahe Drive

- Lot 1 Identifier 523260 21 Takahe Drive
- Lot 2 Identifier 523261 25 Takahe Drive
- Lot 3 Identifier 523262 24 Takahe Drive
- Lot 4 Identifier 523263 22 Takahe Drive
- Lot 5 Identifier 523264 20 Takahe Drive
- Lot 6 Identifier 523265 18 Takahe Drive
- Lot 7 Identifier 523266 16 Takahe Drive
- Lot 8 Identifier 523267 14 Takahe Drive
- Lot 9 Identifier 523268 12 Takahe Drive
- Lot 10 Identifier 523269 19 Takahe Drive

Kapiti Coast District Council Resource Management Act 1991 Consent Notice

- **Kapiti Coast District Council "Consent Notice" Section 221 Resource Management Act 1991**
 - *Prohibited areas for building on allotments; and*
 - *Foundation Design and Construction for any new building or additions and alterations;*
 - *Report and associated information prepared by Ray O'Callaghan of Cardno dated 19 September 2011*

Kapiti Coast District Council – Reserves

- **Recreation Reserve Identifier 523271** Lot 13 Deposited Plan 431964 Land Registration District Wellington **Kapiti Coast District Council**.
- **Local Purpose (Accessway) Reserve Identifier 523270** Lot 12 Deposited Plan 431964 Land Registration District Wellington **Kapiti Coast District Council**.
- **Reserves – Fencing Covenant: Easement Instrument No. 9454050.10 Fencing Covenant in favour of Kapiti Coast District Council** in respect of the **Recreation Reserve** (Lot 13) and "**Local Purpose (Accessway) Reserve**" (Lot 12) and in respect of Lots 1, 2, 4, 5, 6, 7, 8 & 9 on Deposited Plan 431964.
- **Waikanae Estuary Scientific Reserve – Land Covenants: Easement Instrument No. 9454050.11 Land Covenants in favour of Kapiti Coast District Council as the proprietor of the Recreation Reserve and the Local Purpose (Accessway) Reserve** in respect of Lots 1, 2, 3, 4 & 10 on Deposited Plan 431964 to maintain and preserve the native trees and shrubs and erect and maintain a visually permeable fence within three metres of the boundary of the **Waikanae Estuary Scientific Reserve**.

Kapiti Coast District Council Easements

- **Sewage – Water: Easement Instrument No. 9454050.6** Right to Drainage Sewage, to Drain Water and to Convey Water over Lot 5 Deposited Plan 431964 **in favour of the Kapiti Coast District Council in gross.**
- **Fencing Covenant: Easement Instrument No. 9454050.10** Fencing Covenant **in favour of Kapiti Coast District Council** as Proprietor of the "**Recreation Reserve**" (Lot 13) and "**Local Purpose (Accessway) Reserve**" (Lot 12) in respect of Lots 1, 2, 4, 5, 6, 7, 8 & 9 on Deposited Plan 431964.
- **Waikanae Estuary Scientific Reserve – Land Covenants: Easement Instrument No. 9454050.11** Land Covenants **in favour of Kapiti Coast District Council as the proprietor of the Recreation Reserve and the Local Purpose (Accessway) Reserve** in respect of Lots 1, 2, 3, 4 & 10 on Deposited Plan 431964 to maintain and preserve the native trees and shrubs and erect and maintain a visually permeable fence within three metres of the boundary of the **Waikanae Estuary Scientific Reserve.**

Service Easements Lot 5 Deposited Plan 431964

- **Service Easements: Easement Instrument No. 9454050.5** **Kotuku Parks Limited** Lot 5 on Deposited Plan 431964 is subject to a Right of Way, Right to Convey Water, Right to Drain Sewage and Water, Right to Convey Electricity, Telecommunications and Computer Media and Gas over that part marked "A" Lot 5 on Deposited Plan 431964 **in favour of Kotuku Parks Limited as the Dominant Tenement.**
- **Sewage & Water: Easement Instrument No. 9454050.6** Lot 5 Deposited Plan 431964 subject to a right (in gross) to drain sewage and water and convey water over that part marked "A" Lot 5 on Deposited Plan 431964 **in favour of Kapiti Coast District Council as the Dominant Tenement.**
- **Electricity: Easement Instrument No. 9454050.7** subject to a right (in gross) to convey electricity over part marked "A" Lot 5 on Deposited Plan 431964 **in favour of Electra Limited as the Dominant Tenement.**
- **Telecommunications: Easement Instrument No. 9454050.8** subject to a right (in gross) to convey telecommunications and computer media over part marked "A" Lot 5 on Deposited Plan 431964 **in favour of Chorus New Zealand Limited as the Dominant Tenement.**
- **Gas: Easement Instrument No. 9454050.9** subject to a right (in gross) to convey gas over part marked "A" Lot 5 on Deposited Plan 431964 **in favour of Vector Gas Limited as the Dominant Tenement.**
- **Fencing Covenant: Easement Instrument No. 9454050.10** Fencing Covenant **in favour of the Kapiti Coast District Council** as Proprietor of the "**Recreation Reserve**" (Lot 13) and "**Local Purposes (Accessway) Reserve (Lot 12)**" in respect of Lots 1, 2, 4, 5, 6, 7, 8 & 9.
- **Building Standards: Easement Instrument No. 9454050.12** "**Land Covenants**" in respect of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 **in favour of Kotuku Parks Limited as the Dominant Tenement.**

Edwards – Land Covenants 17 Takahe Drive

- **David and Alison Edwards (originally Stevenson) - Identifier WN48D/263 and View Instrument Easement No. 9454050.13 – Land Covenants in favour of Lot 79 Deposited Plan 82068 Identifier WN48D/263 Servient Tenement Lot 10 Deposited Plan 431964 comprised in Identifier 523269 – 19 Takahe Drive.**

**Kotuku Parks Takahe Drive Paraparaumu Beach North
Identifiers for Ten Residential Properties on Deposited Plan 431964
AND
Residential Addresses in Takahe Drive**

- **Lot 1 Identifier 523260 21 Takahe Drive**
- **Lot 2 Identifier 523261 25 Takahe Drive**
- **Lot 3 Identifier 523262 24 Takahe Drive**
- **Lot 4 Identifier 523263 22 Takahe Drive**
- **Lot 5 Identifier 523264 20 Takahe Drive**
- **Lot 6 Identifier 523265 18 Takahe Drive**
- **Lot 7 Identifier 523266 16 Takahe Drive**
- **Lot 8 Identifier 523267 14 Takahe Drive**
- **Lot 9 Identifier 523268 12 Takahe Drive**
- **Lot 10 Identifier 523269 19 Takahe Drive**



NOTE:
 SUBJECT TO DRAINAGE AND OTHER RIGHTS
 OVER PART CREATED BY TRANSFER 68646
 (AFFECTS THE PARTS FORMALLY CONTAINED
 IN CTS 308902, 308903 & 308904)

Diag. A

Part Ngarara West A80E Block

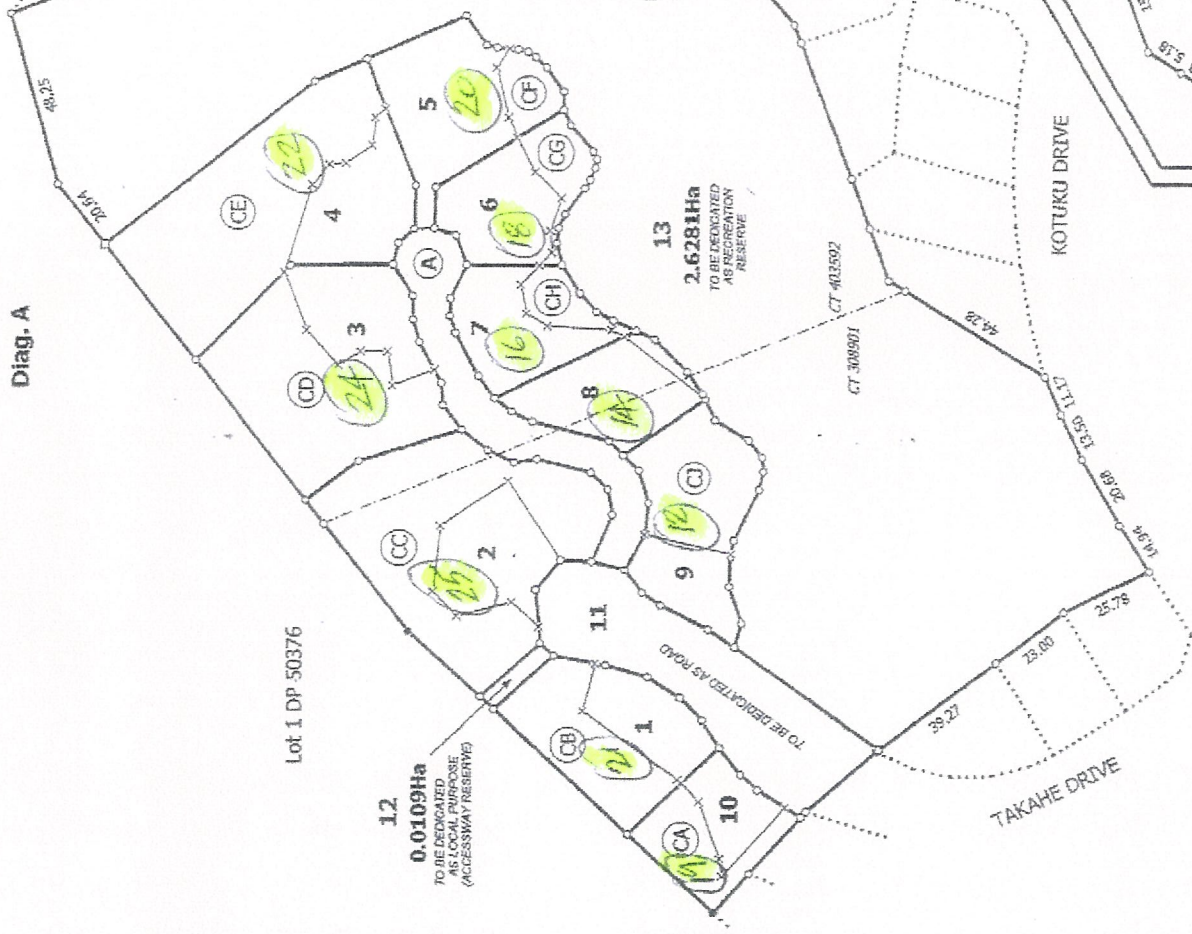
Lot 1 DP 50376

Lot 1 DP 389413

12
 0.0109Ha
 TO BE DEDICATED
 AS ACCESSWAY
 (ACCESSWAY RESERVE)

13
 2.6281Ha
 TO BE DEDICATED
 AS RECREATION
 RESERVE

13
 2.6281Ha
 TO BE DEDICATED
 AS RECREATION
 RESERVE



T 1/6

Land District: Wellington

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LOTS 1 - 13 BEING A SUBDIVISION OF LOT 2 DP 376994 & LOT 3 DP 401418

Surveyor: Craig Ross Ombivsky
 Firm: Cardio TCB

Title Plan
 LT 431964
 DRAFT



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



Search Copy

Identifier 523260
Land Registration District Wellington
Date Issued 30 July 2013

Prior References

308901

Estate Fee Simple
Area 1610 square metres more or less
Legal Description Lot 1 Deposited Plan 431964

Proprietors

Kotuku Parks Limited

Interests

Fencing Agreement in Transfer 7280483.8 - 16.3.2007 at 9:00 am
Land Covenant in Easement Instrument 7280483.9 - 16.3.2007 at 9:00 am
9454050.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.7.2013 at 4:29 pm
Fencing Covenant in Easement Instrument 9454050.10 - 30.7.2013 at 4:29 pm
Subject to Section 6 (2) Fencing Act 1978
Land Covenant in Easement Instrument 9454050.11 - 30.7.2013 at 4:29 pm
Land Covenant in Easement Instrument 9454050.12 - 30.7.2013 at 4:29 pm



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **523261**
Land Registration District **Wellington**
Date Issued 30 July 2013

Prior References

308901 403592

Estate Fee Simple
Area 3335 square metres more or less
Legal Description Lot 2 Deposited Plan 431964

Proprietors

Kotuku Parks Limited

Interests


Fencing Agreement in Transfer 7280483.8 - 16.3.2007 at 9:00 am
Land Covenant in Easement Instrument 7280483.9 - 16.3.2007 at 9:00 am
Land Covenant in Transfer 7962626.12 - 10.10.2008 at 9:00 am (affects part formerly Lot 3 DP 401418)
8254189.1 Variation of Land Covenant created by Transfer 7962626.12 - 12.8.2009 at 2:37 pm
9454050.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.7.2013 at 4:29 pm
Fencing Covenant in Easement Instrument 9454050.10 - 30.7.2013 at 4:29 pm
Subject to Section 6 (2) Fencing Act 1978
Land Covenant in Easement Instrument 9454050.11 - 30.7.2013 at 4:29 pm
Land Covenant in Easement Instrument 9454050.12 - 30.7.2013 at 4:29 pm



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Identifier 523262
Land Registration District Wellington
Date Issued 30 July 2013

Prior References

403592

Estate Fee Simple
Area 2785 square metres more or less
Legal Description Lot 3 Deposited Plan 431964

Proprietors

Kotuku Parks Limited

Interests

Fencing Agreement in Transfer 7280483.8 - 16.3.2007 at 9:00 am

Land Covenant in Easement Instrument 7280483.9 - 16.3.2007 at 9:00 am

Land Covenant in Transfer 7962626.12 - 10.10.2008 at 9:00 am

8254189.1 Variation of Land Covenant created by Transfer 7962626.12 - 12.8.2009 at 2:37 pm

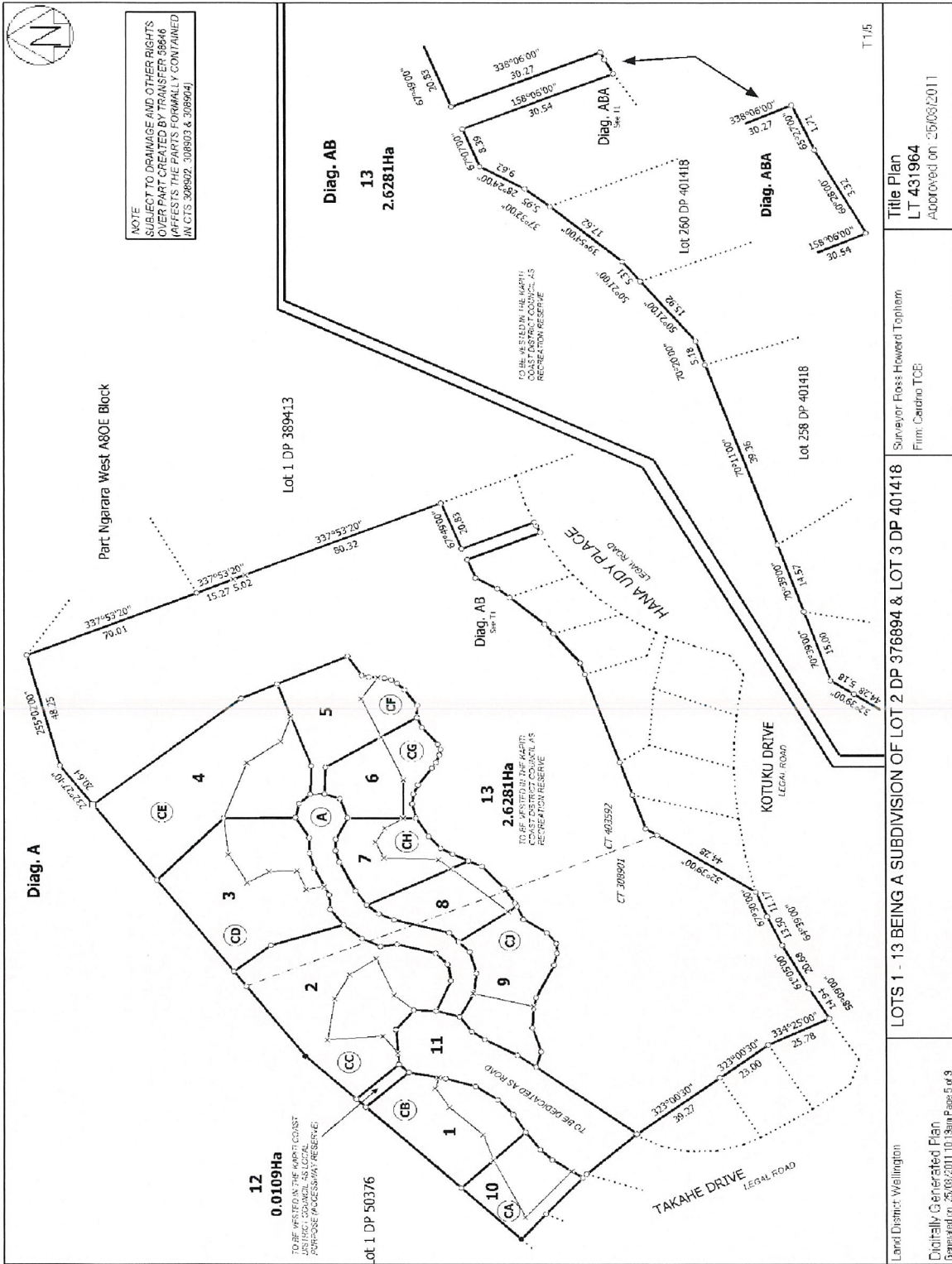
9454050.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.7.2013 at 4:29 pm

Appurtenant hereto is a right of way, right to convey water, right to drain sewage and water, right to convey electricity, telecommunications and computer media and gas created by Easement Instrument 9454050.5 - 30.7.2013 at 4:29 pm

The easements created by Easement Instrument 9454050.5 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 9454050.11 - 30.7.2013 at 4:29 pm

Land Covenant in Easement Instrument 9454050.12 - 30.7.2013 at 4:29 pm





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Identifier **523263**
Land Registration District **Wellington**
Date Issued 30 July 2013

Prior References

403592

Estate Fee Simple
Area 3388 square metres more or less
Legal Description Lot 4 Deposited Plan 431964

Proprietors

Kotuku Parks Limited

Interests

Fencing Agreement in Transfer 7280483.8 - 16.3.2007 at 9:00 am

Land Covenant in Easement Instrument 7280483.9 - 16.3.2007 at 9:00 am

Land Covenant in Transfer 7962626.12 - 10.10.2008 at 9:00 am

8254189.1 Variation of Land Covenant created by Transfer 7962626.12 - 12.8.2009 at 2:37 pm

9454050.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.7.2013 at 4:29 pm

Appurtenant hereto is a right of way, right to convey water, right to drain sewage and water, right to convey electricity, telecommunications and computer media and gas created by Easement Instrument 9454050.5 - 30.7.2013 at 4:29 pm

The easements created by Easement Instrument 9454050.5 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Easement Instrument 9454050.10 - 30.7.2013 at 4:29 pm

Subject to Section 6 (2) Fencing Act 1978

Land Covenant in Easement Instrument 9454050.11 - 30.7.2013 at 4:29 pm

Land Covenant in Easement Instrument 9454050.12 - 30.7.2013 at 4:29 pm



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Identifier 523264
Land Registration District Wellington
Date Issued 30 July 2013

Prior References

308901 403592

Estate Fee Simple
Area 2893 square metres more or less
Legal Description Lot 5 Deposited Plan 431964

Proprietors

Kotuku Parks Limited

Interests

Fencing Agreement in Transfer 7280483.8 - 16.3.2007 at 9:00 am

Land Covenant in Easement Instrument 7280483.9 - 16.3.2007 at 9:00 am

Land Covenant in Transfer 7962626.12 - 10.10.2008 at 9:00 am (affects part formerly Lot 3 DP 401418)

8254189.1 Variation of Land Covenant created by Transfer 7962626.12 - 12.8.2009 at 2:37 pm

9454050.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.7.2013 at 4:29 pm

Subject to a right of way, right to convey water, right to drain sewage and water, right to convey electricity, telecommunications and computer media and gas over part marked A on DP 431964 created by Easement Instrument 9454050.5 - 30.7.2013 at 4:29 pm

The easements created by Easement Instrument 9454050.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain sewage and water and convey water over part marked A on DP 431964 in favour of Kapiti Coast District Council created by Easement Instrument 9454050.6 - 30.7.2013 at 4:29 pm

The easements created by Easement Instrument 9454050.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part marked A on DP 431964 in favour of Electra Limited created by Easement Instrument 9454050.7 - 30.7.2013 at 4:29 pm

The easements created by Easement Instrument 9454050.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part marked A on DP 431964 in favour of Chorus New Zealand Limited created by Easement Instrument 9454050.8 - 30.7.2013 at 4:29 pm

The easements created by Easement Instrument 9454050.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey gas over part marked A on DP 431964 in favour of Vector Gas Limited created by Easement Instrument 9454050.9 - 30.7.2013 at 4:29 pm

The easements created by Easement Instrument 9454050.9 are subject to Section 243 (a) Resource Management Act 1991

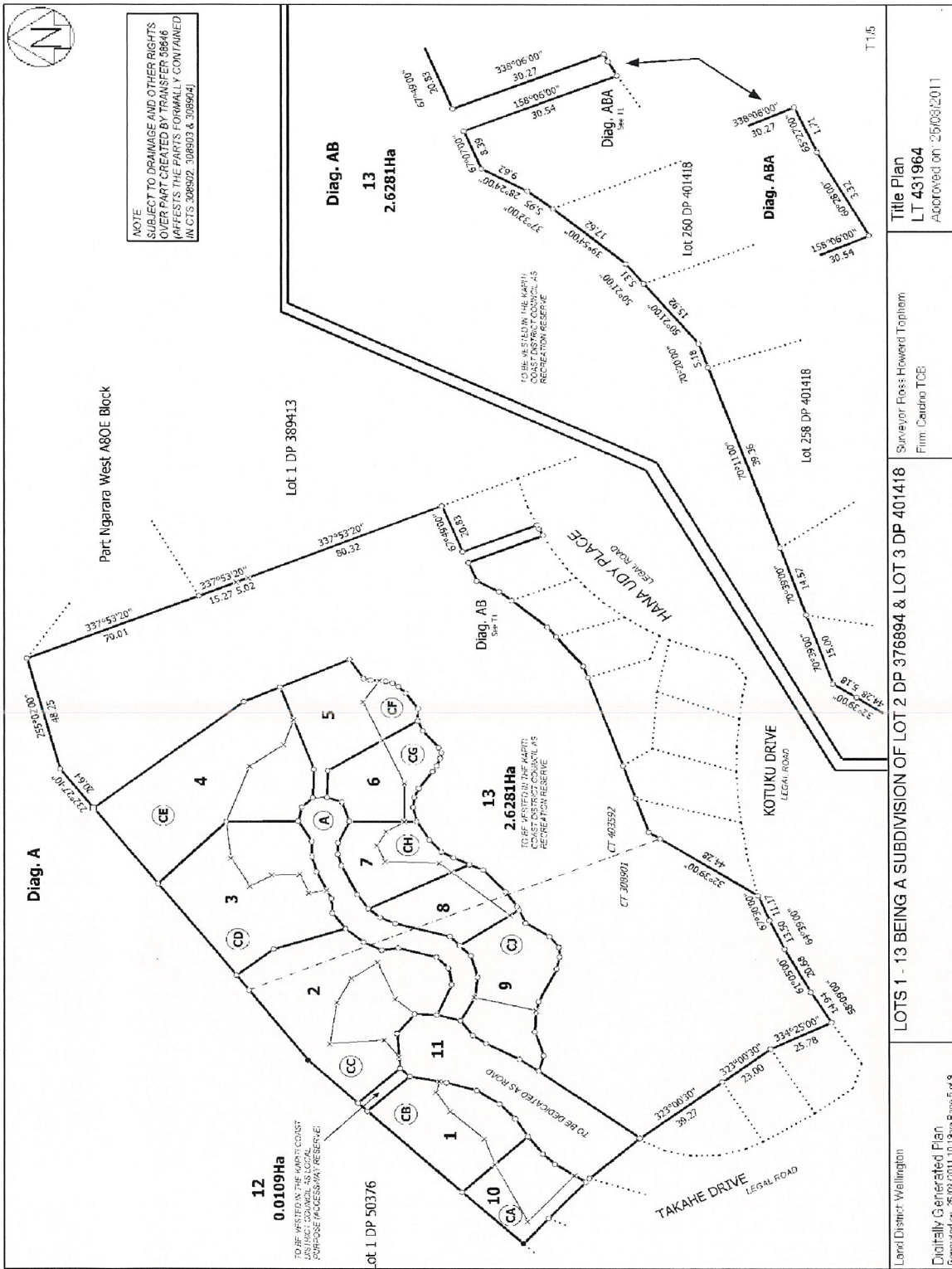
Fencing Covenant in Easement Instrument 9454050.10 - 30.7.2013 at 4:29 pm

Subject to Section 6 (2) Fencing Act 1978

Identifier

523264

Land Covenant in Easement Instrument 9454050.12 - 30.7.2013 at 4:29 pm





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Identifier 523265
Land Registration District Wellington
Date Issued 30 July 2013

Prior References

403592

Estate Fee Simple
Area 1169 square metres more or less
Legal Description Lot 6 Deposited Plan 431964

Proprietors

Kotuku Parks Limited

Interests

Fencing Agreement in Transfer 7280483.8 - 16.3.2007 at 9:00 am

Land Covenant in Easement Instrument 7280483.9 - 16.3.2007 at 9:00 am

Land Covenant in Transfer 7962626.12 - 10.10.2008 at 9:00 am

8254189.1 Variation of Land Covenant created by Transfer 7962626.12 - 12.8.2009 at 2:37 pm

9454050.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.7.2013 at 4:29 pm

Appurtenant hereto is a right of way, right to convey water, right to drain sewage and water, right to convey electricity, telecommunications and computer media and gas created by Easement Instrument 9454050.5 - 30.7.2013 at 4:29 pm

The easements created by Easement Instrument 9454050.5 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Easement Instrument 9454050.10 - 30.7.2013 at 4:29 pm

Subject to Section 6 (2) Fencing Act 1978

Land Covenant in Easement Instrument 9454050.12 - 30.7.2013 at 4:29 pm



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Identifier **523266**
Land Registration District **Wellington**
Date Issued 30 July 2013

Prior References

403592

Estate Fee Simple
Area 1123 square metres more or less
Legal Description Lot 7 Deposited Plan 431964

Proprietors

Kotuku Parks Limited

Interests

Fencing Agreement in Transfer 7280483.8 - 16.3.2007 at 9:00 am

Land Covenant in Easement Instrument 7280483.9 - 16.3.2007 at 9:00 am

Land Covenant in Transfer 7962626.12 - 10.10.2008 at 9:00 am

8254189.1 Variation of Land Covenant created by Transfer 7962626.12 - 12.8.2009 at 2:37 pm

9454050.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.7.2013 at 4:29 pm

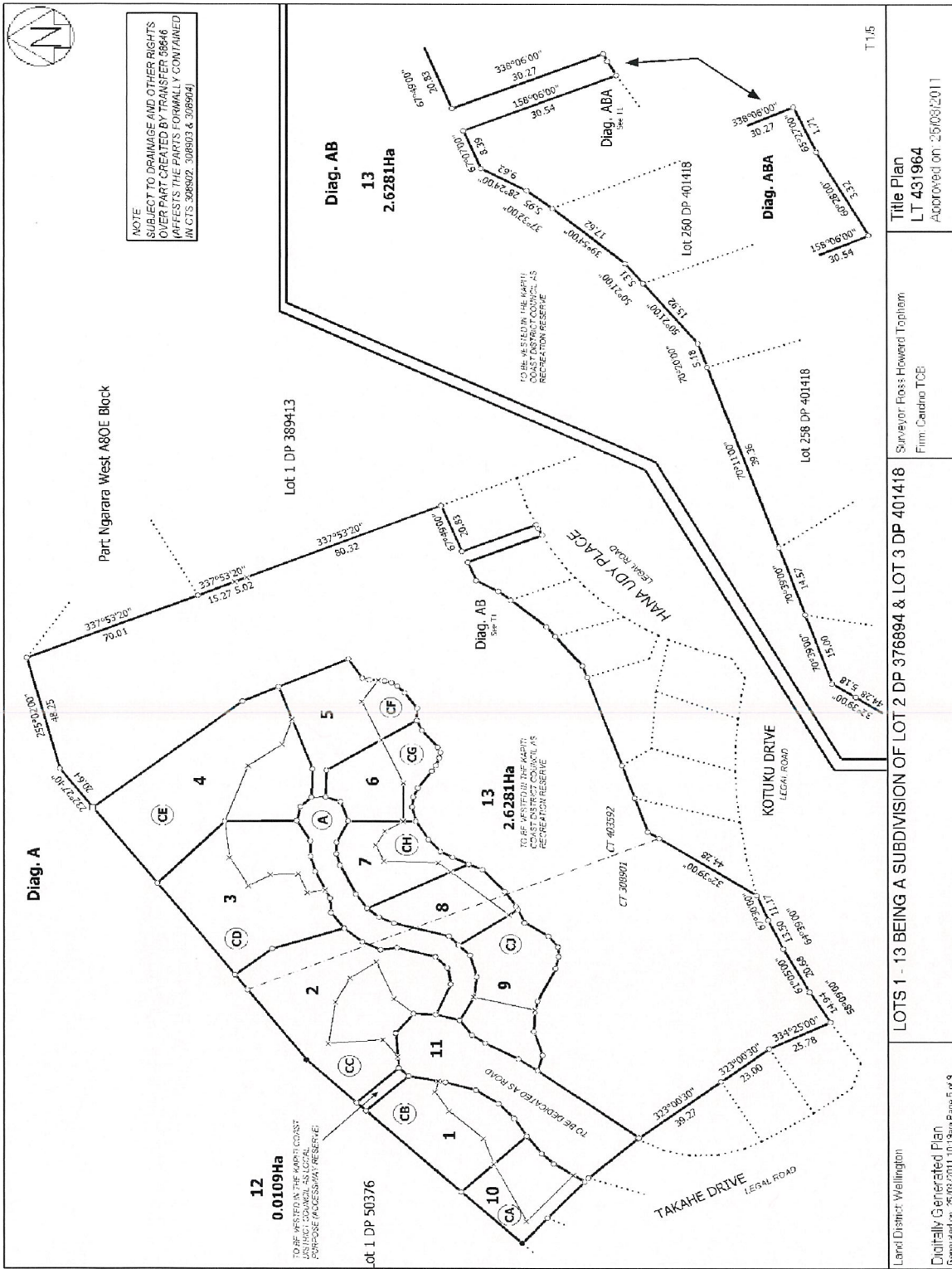
Appurtenant hereto is a right of way, right to convey water, right to drain sewage and water, right to convey electricity, telecommunications and computer media and gas created by Easement Instrument 9454050.5 - 30.7.2013 at 4:29 pm

The easements created by Easement Instrument 9454050.5 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Easement Instrument 9454050.10 - 30.7.2013 at 4:29 pm

Subject to Section 6 (2) Fencing Act 1978

Land Covenant in Easement Instrument 9454050.12 - 30.7.2013 at 4:29 pm





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Identifier **523267**
Land Registration District **Wellington**
Date Issued 30 July 2013

Prior References

308901 403592

Estate Fee Simple
Area 1019 square metres more or less
Legal Description Lot 8 Deposited Plan 431964

Proprietors

Kotuku Parks Limited

Interests

Fencing Agreement in Transfer 7280483.8 - 16.3.2007 at 9:00 am

Land Covenant in Easement Instrument 7280483.9 - 16.3.2007 at 9:00 am

Land Covenant in Transfer 7962626.12 - 10.10.2008 at 9:00 am (affects part formerly Lot 3 DP 401418)

8254189.1 Variation of Land Covenant created by Transfer 7962626.12 - 12.8.2009 at 2:37 pm

9454050.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.7.2013 at 4:29 pm

Appurtenant hereto is a right of way, right to convey water, right to drain sewage and water, right to convey electricity, telecommunications and computer media and gas created by Easement Instrument 9454050.5 - 30.7.2013 at 4:29 pm

The easements created by Easement Instrument 9454050.5 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Easement Instrument 9454050.10 - 30.7.2013 at 4:29 pm

Subject to Section 6 (2) Fencing Act 1978

Land Covenant in Easement Instrument 9454050.12 - 30.7.2013 at 4:29 pm



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Identifier **523268**
Land Registration District **Wellington**
Date Issued 30 July 2013

Prior References

308901

Estate Fee Simple
Area 1534 square metres more or less
Legal Description Lot 9 Deposited Plan 431964

Proprietors

Kotuku Parks Limited

Interests

Fencing Agreement in Transfer 7280483.8 - 16.3.2007 at 9:00 am
Land Covenant in Easement Instrument 7280483.9 - 16.3.2007 at 9:00 am
9454050.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.7.2013 at 4:29 pm
Fencing Covenant in Easement Instrument 9454050.10 - 30.7.2013 at 4:29 pm
Subject to Section 6 (2) Fencing Act 1978
Land Covenant in Easement Instrument 9454050.12 - 30.7.2013 at 4:29 pm



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Registrar-General
of Land

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Identifier 523269
Land Registration District Wellington
Date Issued 30 July 2013

Prior References

308901

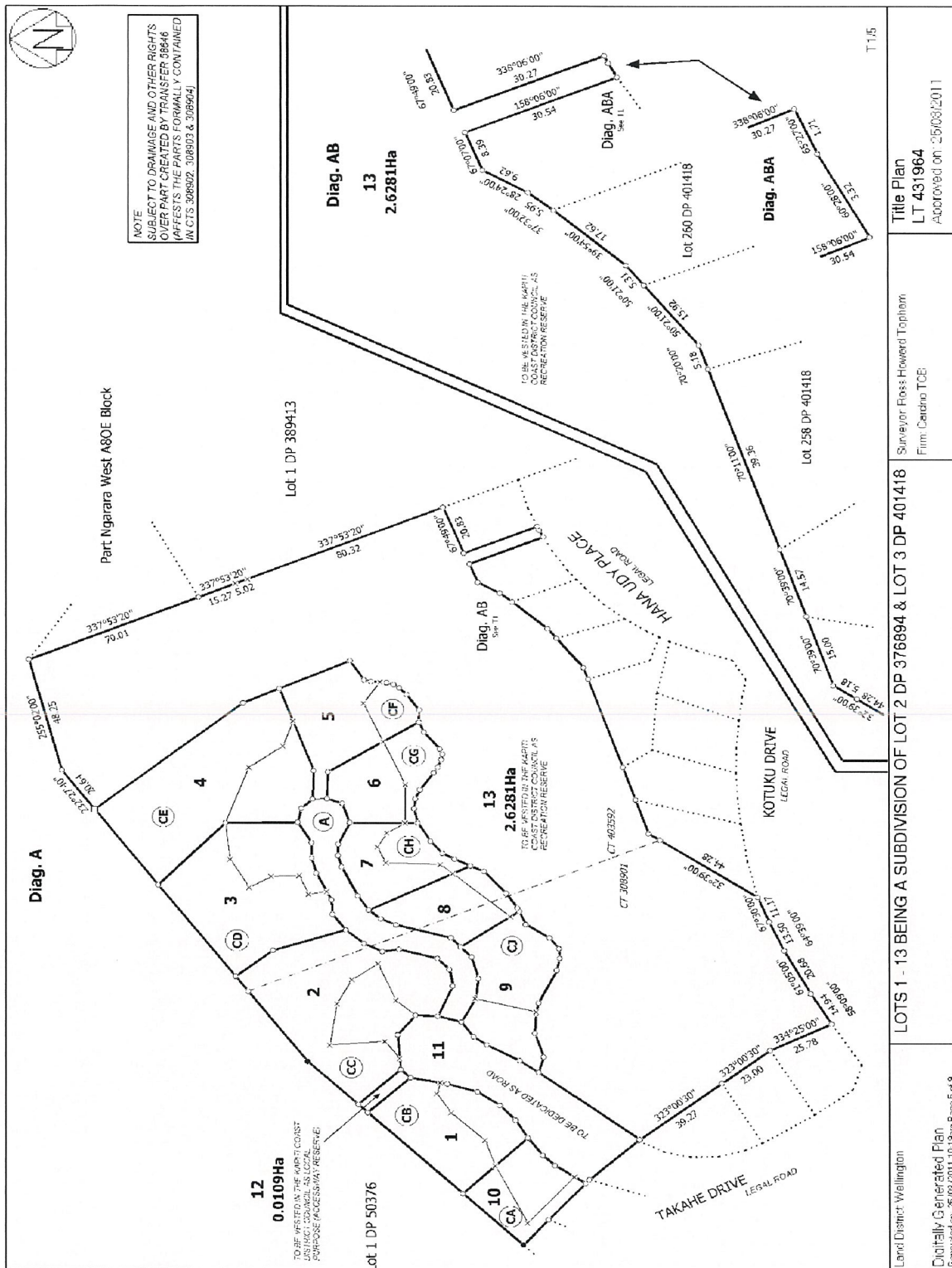
Estate Fee Simple
Area 1015 square metres more or less
Legal Description Lot 10 Deposited Plan 431964

Proprietors

Kotuku Parks Limited

Interests

Fencing Agreement in Transfer 7280483.8 - 16.3.2007 at 9:00 am
Land Covenant in Easement Instrument 7280483.9 - 16.3.2007 at 9:00 am
9454050.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.7.2013 at 4:29 pm
Land Covenant in Easement Instrument 9454050.11 - 30.7.2013 at 4:29 pm
Land Covenant in Easement Instrument 9454050.12 - 30.7.2013 at 4:29 pm
Land Covenant in Easement Instrument 9454050.13 - 30.7.2013 at 4:29 pm



Land District: Wellington
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Surveyor: Floss Howard Topham
 Firm: Canino TCE

LOTS 1 - 13 BEING A SUBDIVISION OF LOT 2 DP 3768894 & LOT 3 DP 401418

Title Plan
 LT 431964
 Approved on: 25/08/2011