

**To** Project Manager; Delivery Portfolio Manager; Manager System Management; Portfolio Manager Design Portfolio System Design; Portfolio Manager Design Portfolio 5 System Optimisation; Manager, Consents & Approvals; Regional Delivery Manager Safe Roads Alliance

**From** Liz Little – Senior Property Manager

**Date** 3 June 2020

**Subject** **Ex KCDC ex Maori Freehold – Behind Quadrant Heights, Paraparaumu – Wellington Northern Corridor Expressway – Mackays to Peka Peka Section – WBS 89329170**

## Purpose

To seek clearance to dispose of a residue land area, being Part Lot 2 DP 72985, shown as Section 21 on Concept Plan 3272648-GS-018 Rev D comprising a total of 0.7327 hectares (subject to survey), being vacant land.

## Attachments

- Current Aerial Photograph of site with designation boundary and location plan insert
- Concept Plan 3272648-GS-018 Rev D
- Original Title WN40D/129
- Original plan DP 72985
- Plans – Vegetation to be Retained
- Property Disposal Check-sheet
- Declaration of Surplus Property Form

## Background

The Crown acquired Part Lot 2 DP 72985 comprising 9.6370 ha, more or less, being all the land held in Computer Freehold Register WN 40D/129 by Transfer, from the Kapiti Coast District Council (KCDC). This was part of a global KCDC/Crown Memorandum of Agreement in 2014 in an advance purchase for the construction of the Wellington Northern Corridor Expressway – Mackays to Peka Peka Section.

Research on the current title established the Council had entered into a purchase agreement with the original Maori owners in 2008 however it was not until after Vesting Orders in respect to the Maori Freehold that a Court Order confirming alienation to the Council in 2013 that the title transferred to the Council. On the same day of obtaining title a Status order declared this land to cease to be Maori Freehold and became General land.

Today the Crown's title is currently held for use in connection with a road.

From within title WN40D/129 an area of 8.2452 ha (subject to survey) shown marked Section 1 on the Concept Plan is to be gazetted for Road being State Highway. Sections 12 and 13 comprising 0.6382 ha (subject to survey) to be held as "Land to be Functioning Indirectly of a Road", Section 18 comprising 0.0200 ha (subject to survey) is to be a Segregation Strip.

The subject property which is Section 21 on the Concept Plan, comprising 0.7327 ha (subject to survey) is located west of both the Expressway and the Cycle Way/Walkway/Bridleway. Section 21 is irregular in shape and has contrasting contours with high ground adjoining the rear of a number of residential houses that have access onto Quadrant Heights. From the high ground the section's landform drops away in both a south and easterly direction. This parcel is dune land common in this location. From research the M2PP Landscape Management Plan records "Vegetation to be Retained" located within Section 21. A cadastral survey is to be completed and Beca who have previously been engaged with Project and holds survey data in this location will responsible for completing the survey.

There are other Sections, shown within the Concept Plan, that were acquired from other landowners that are not subject to this disposal memorandum.

The Regional Transportation Planners, Regional Asset Manager, Consents and Approvals Group Planner, TLA and Network Maintenance Contractor have been consulted over the location of the maintenance and property boundaries, potential consenting obligations associated with the land and they have confirmed that they have no requirement for the land (except for any easements defined on the plan).

All of the property comprising 0.7327ha subject to survey more or less, being shown as Section 21 and shown outlined in red on Concept Plan No 3272648-GS-018 Rev D can now be disposed of subject to the registration

of a reverse sensitivity encumbrance. The property value is estimated/has been valued at \$320,000 plus GST if any.

GST will be determined on the status of the purchaser on settlement day.

#### Land Use – Summary

Total Land Acquired	9.6370 hectares
Land required for Road	8.2452 hectares
Land required for Functioning indirectly of a road	0.6382 hectares
Land required for Segregation strip	0.0200 hectares
Land potentially surplus, the subject of this Memo	0.7327 hectares

NB: The difference of 9 m2 relates to the scheme/concept plan measured against the former titled area.

#### Recommendation

That the:

- (1) Project Manager reviews the evidence and confirms the information is accurate then recommends the disposal of the property by signing the attached Property Disposal Check-sheet;
- (2) Delivery Portfolio Manager; Manager System Management; Portfolio Manager Design Portfolio System Design; Portfolio Manager Design Portfolio 5 System Optimisation; Manager, Consents & Approvals; Regional Delivery Manager Safe Roads Alliance endorse the Project Manager's recommendation by signing the attached Property Disposal Check-sheet;
- (3) Manager Disposals, Property Services approves the recommendation and endorsements by signing the attached Property Disposal Check- sheet, and Declaration of Surplus Property form.  
Both are returned to the originator.

**Author:** Liz Little – Senior Property Manager

3/6/2020

#### Attachments:

- Current Aerial Photograph of site with designation boundary and location plan insert.
- Concept Plan No 3272648-GS-018 Rev D
- Original Title WN40D/129
- Original DP 72985
- Plans – Vegetation to be Retained
- Property Disposal Check Sheet
- Declaration of Surplus Property Form



Current Aerial Photograph of site with designation boundary and location plan insert





Surplus Property Disposal Memo – WBS 89320170 ver November 2018 – NZTA Wellington region office





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



R. W. Muir  
Registrar-General  
of Land

**Identifier** WN40D/129  
**Land Registration District** Wellington  
**Date Issued** 21 November 1991

**Prior References**

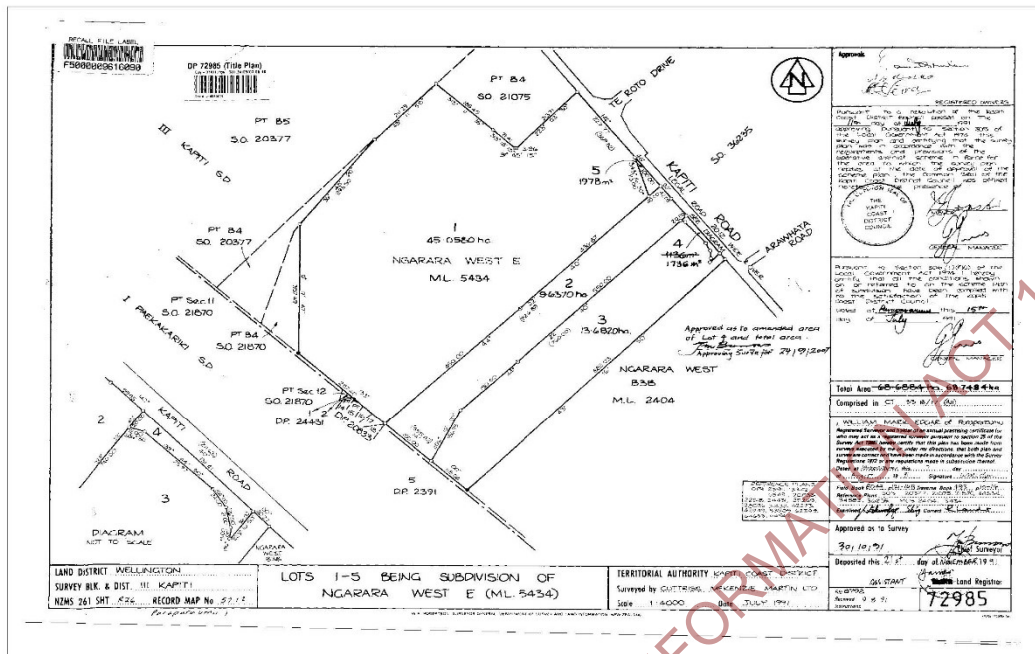
WN33B/17

<b>Estate</b>	Fee Simple
<b>Area</b>	9.6370 hectares more or less
<b>Legal Description</b>	Lot 2 Deposited Plan 72985
<b>Purpose</b>	use in connection with a road

**Registered Owners**

Her Majesty the Queen

**Interests**





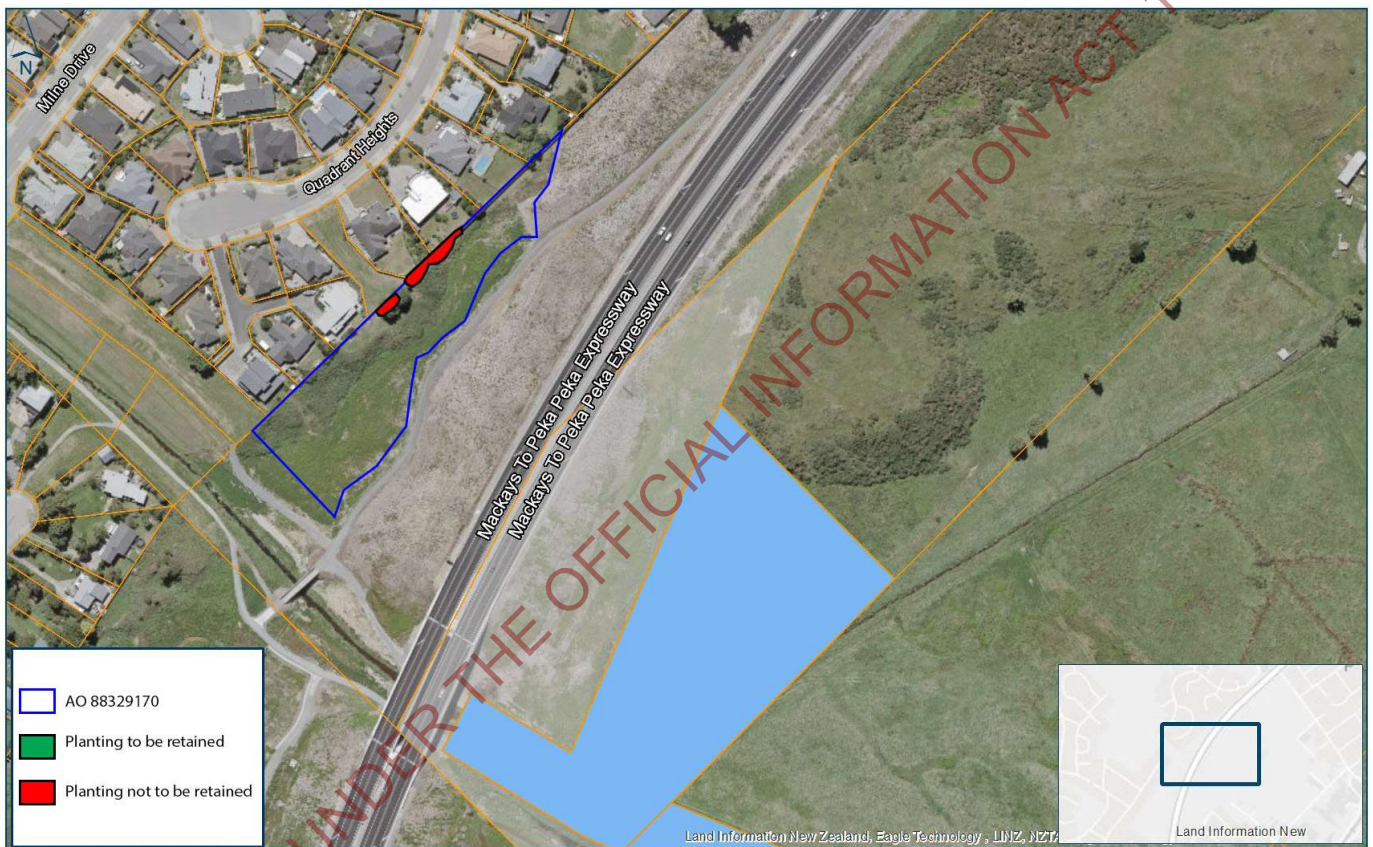
## Vegetation to be Retained



CONNECTING PEOPLE,  
PLACES, PLANNING & DE  
SIGN

### NZTA PROPERTY DISPOSAL - PROPERTY ID: Behind Quadrant Heights Mackays to Peka Peka Expressway - AO 88329170

The below image outlines Disposal AO 88329170 in dark blue and contains an overlay of M2PP-37R-D-DWG-8701 (Vegetation to be retained, [copy attached]). This image identifies no areas of planting to be retained in perpetuity within the proposed disposal area (dark blue).



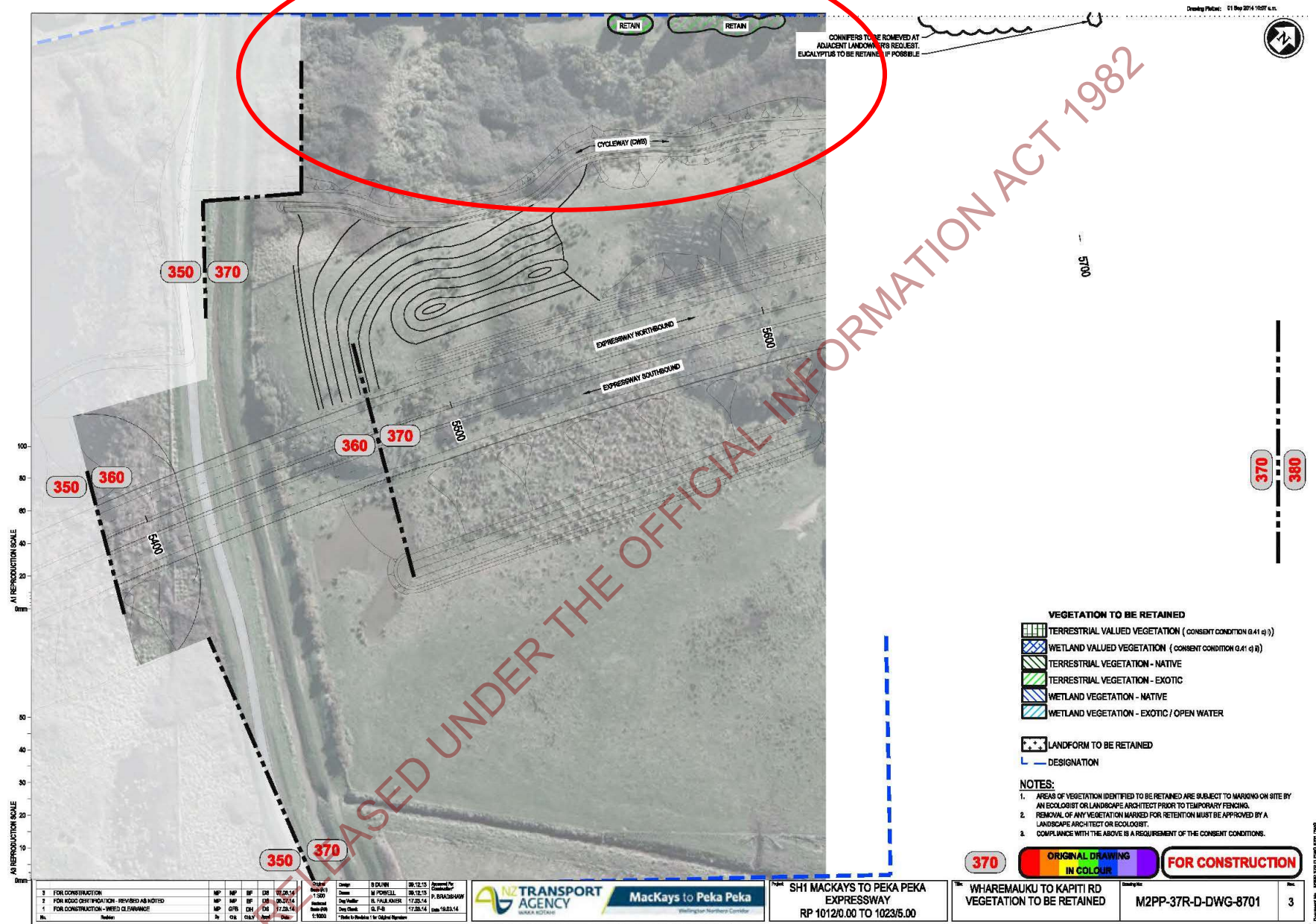
#### Recommendation

1. I confirm there is no planting to be retained affecting this surplus parcel of land.

Approve/ Decline

Signed:

Kathryn Barrett  
Senior Planner  
NZTA  
Date:





## NZ Transport Agency: Surplus Property Disposal Check-sheet

Project Name & Initiative Number: 164892013 Wgtn RoNs 6 Mackays to Peka Peka

Property Address & AO Number: Adjoining Quadrant Heights / Paraparamu 5032 – AO88329170

	Yes / No	Evidence / process undertaken to confirm this
1 Is the project on NZTA's 10-year programme?	No	
2 Does the property lie inside the designation?	Yes	
3 Is the property required for construction purposes e.g. access or temporary drying area?	No	
4 Is the property adjacent to feature identified in Risk Register e.g. significant cut or fill? If so, provide explanation & plan:	No	
5 Are there any RMA mitigation works or assets on/or required on the property that require protection (stormwater ponds, planting, noise bunds, etc)? If so, provide explanation & document link:  <i>Please check with the Consents &amp; Approvals planner on the project. [This question is designed to highlight the specific assets or work requiring protection]</i>	No	
6 Is the property subject to project specific resource consent conditions? If so, provide explanation & document link:  <i>Please check with the Consents &amp; Approvals planner on the project. [This question is designed to identify the relevant conditions that will help work out what kind of protection the mitigation/assets will require.] DELETE this text in red.</i>	No	
7 Is the property required for a known future project e.g. Busway, MSA, future interchange, safety works or similar?	No	
8 Is the property required to access SH/motorway for maintenance purposes e.g. vegetation or stormwater ponds?	No	
9 Has the project been reviewed to define maintenance boundaries?	Yes	
10 Does the property require an encumbrance or covenant to restrict activities to ensure compliance with consent or designation conditions, alert future owners of land which is unsuitable for building, or manage reverse sensitivity (lighting/signage)? If so, provide explanation:	No	
11 Has property legalisation been undertaken? If "No", who has/will the disposal manager instructed?	No	Refer to Liz Little
12 Is funding required to upgrade property e.g. fencing or other features? Is this a project cost included in the Construction Estimate?	No	
13 Can property disposal occur prior to completion of project? If <u>NO</u> , provide explanation.	Yes	
14 Can property be managed prior to disposal to generate income? If Yes – detail any limitations, time frame etc.	No	Refer to Liz Little

**Recommendation by:** (sign & date)

I have reviewed the evidence and confirm the above is a true and accurate record. This property is not required by the NZ Transport Agency and we recommend it is declared surplus.

Project Manager	Graham Taylor	Approved	26/02/2021
<b>Endorsed by:</b> (Sign & date. Comment if any)			
Delivery Portfolio Manager	Jetesh Bhula	Approved	11/4/2021
Comment, if any ....			
Manager System Management	Mark Owen	Approved	24/03/2021
Comment, if any ....			
Portfolio Manager, Design Portfolio(s), System Design	Adrienne Black	Approved	27/03/2021
Comment, if any ....			
Portfolio Manager, Design Portfolio 5, System Optimisation	Kirstan O'Donoghue	Approved	26/02/2021
Comment, if any ....			
Manager, Consents & Approval	Kathryn Barrett	Approved	8/2/2021
Comment, if any ....			
Regional Delivery Manager, SafeRoads Alliance	Dave van Staden	Approved	26/02/2021
Comment, if any ....			

**Note:** These are either the people in these roles or the person they have nominated for them who have relevant knowledge (must be at direction of T4 Manager).

**Approved:**

Julian Rattray

Manager Disposals, Property Services

Approval Date: 13 / 04 / 2021

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982





Sun 11/04/2021 3:09 PM

Jetesh Bhula

RE: Overdue - COB Fri 2nd April 2021 - DSPF\_memo\_89329170 -  
Quadrant Heights

To Liz Little

Cc Ashley Crean

Hi Liz, approved

Regards Jetesh



Wed 24/03/2021 6:07 AM

Mark Owen

RE: COB Mon 8th March 2021 - DSPF for approval - 88329170 -  
Quadrant Heights - Mackays to Peka Peka.pdf

To Liz Little

Cc Robin Shatford; Ashley Crean

Endorsed for disposal, assuming my previous items have been checked/confirmed ie the  
fencing is not clear, so need to make it clear that WK will not be responsible for any  
fencing, post disposal (as per GRPM Act)

cheers

**Mark Owen** / Manager, System Management Wellington  
**Transport Services**

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**E** [mark.owen@nzta.govt.nz](mailto:mark.owen@nzta.govt.nz) / **w** [nzta.govt.nz](http://nzta.govt.nz)



Fri 26/02/2021 1:42 PM

David Van Staden

RE: COB Mon 8th March 2021 - DSPF for approval - 88329170 -  
Quadrant Heights - Mackays to Peka Peka.pdf

To Liz Little

Cc Rachelle van der Westhuizen

Approved my end



Fri 26/02/2021 11:54 AM

Kirstan O'Donoghue

RE: COB Mon 8th March 2021 - DSPF for approval - 88329170 -  
Quadrant Heights - Mackays to Peka Peka.pdf

To  Liz Little

Hi

Safety team endorse the property disposal.

Ngā mihi,  
**Kirstan**

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982



## Declaration of Surplus Property Form

<b>Phase 1: Accredited Supplier</b>		
<b>Project Name</b> <i>From SAP</i>	Wgtn RoNs 6 Mackays to Peka Peka	164892013
<b>Property Details if Available:</b>		
SAP WBS No: 89329170		
Legal Description: Part Lot 2 DP 72985		
Purpose Land Held: For in connection with a road		
Property Management File Reference: 88329170		
Plan Reference: Final survey yet to be undertaken		
Street Address: adjoining Quadrant Heights / Paraparaumu 5032		
Title/Gazette Reference: RoT WN40D/129		
Tenancy Issues: N/A		
Interested Parties:		
Attachments: See attachments identified on the Surplus Disposal Property memo		
<b>Other Comments:</b> Access by any purchaser (other than an adjoining owner) will need to be secured from KCDC		
<b>Sign off</b>	<b>Name:</b> Steve Cavanagh 	<b>Signature:</b>  <b>Date:</b> 15/05/2020
<b>Phase 2: Manager Disposals, Property Services Action</b> I as the designated officer confirm that this land is no longer required by NZTA for the purpose it was held (as noted above) and that it is declared to be surplus.		
<b>Approved</b>	<b>Name:</b> Julian Rattray <b>Signature:</b> 	<b>Date:</b> 13/04/2021
<b>Attachments (Sale Conditions):</b>		
<b>Other Comments:</b>		

Phase 3: NZ Transport Agency Property Manager (Disposal) Actions		Tick relevant column	
		Yes	No
Is a Further Risk Assessment Required			
Is an Updated Disposal Strategy Required			
Is an update of MS Project Program Required			
Provided a copy of the s.182 RMA Notice to remove the Designation <i>(If the property is within the existing designation then this document is required, please liaise with the Consents &amp; Approvals Group to complete this.)</i>			
Other Comments: (refer comments on the Disposal Check-Sheet) LL to complete this section at a later date due to IT issues			
Sign off	Name: _____ Signature: _____	Date: _____	

Phase 4: Accredited Agent – Disposal Actions		Tick relevant column	
		Yes	No
Has a copy of the Declaration of Surplus Property Form been uploaded into SAP		X	
Has the Disposal Status been set to “Declared Surplus” in SAP (refer to the RE80 Maintain Property Declared Surplus/Disposal)		x	
Has a Resubmission Reason and Date been entered in the Create Reminder Rule dialog box (e.g. One Time Occurrence on 17.05.2013 – Declared Surplus)		x	
Has a New Partner been assigned in SAP (refer to the RE80 Maintain Property Declared Surplus/Disposal)		x	
Has a further risk assessment been completed			N/A
Has the disposal strategy been attached to SAP			N/A
Has MS Project been updated		X	
Has a draft s.182 RMA notice been provided to the NZTA Consents & Approval Group			N/A
Has a Resubmission Reason and Date been entered in the Create Reminder Rule dialog box Settlement Date (refer to the RE80 Maintain Property Declared Surplus/Disposal)		x	
Has the forecast settlement date and value been entered into the Forecasting module in SAP		x	
Has the forecast expenditure (to be as approved by NZTA) been entered into SAP		x	
Has the NZTA Property Manager (Management) been informed by email that the property has been declared surplus and that a copy of the DSPF has been uploaded into SAP		x	
Sign off	Name: Ashley Crean Signature: <i>Ashley Crean</i>	Date: 14.04.2021	

Attachments:  
Refer to Attachments listed in the Surplus Property Disposal memo.