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Certificate of Title with diagram: 1089015

Property: 49/70 Kingsford Smith Street, Rongotai, Wellington City

Legal Description: Principal Unit 49 Deposited Plan 582203 and Accessory Unit 63A Deposited Plan 582203

CoreLogic Reference: 3246389/1

Processed: 26 May 2025

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1089015**
Land Registration District **Wellington**
Date Issued 10 March 2023

Prior References
1114270

Supplementary Record Sheet
1109189

Estate Stratum in Freehold
Legal Description Principal Unit 49 Deposited Plan 582203
and Accessory Unit 63A Deposited Plan
582203

Registered Owners
Tracy Amelia Kent

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

UNLESS OTHERWISE SHOWN:

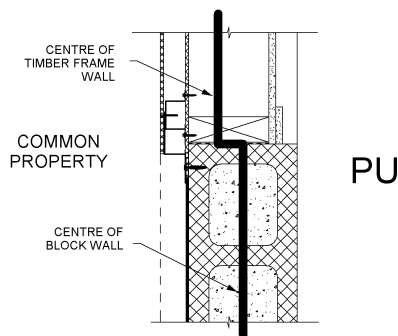
1. PRINCIPAL UNIT BOUNDARIES ARE CENTRELINE OF WALLS AND PROJECTION THEREOF.
2. PRINCIPAL UNIT LOWER LIMITS ARE 0.10m BELOW FINISHED FLOOR SURFACE AND PROJECTION THEREOF.
3. PRINCIPAL UNIT UPPER LIMITS ARE 0.10m BELOW FINISHED ROOF SURFACE OF REFERENCED PRINCIPAL UNITS.
4. ACCESSORY UNIT LOWER LIMITS ARE 1.00m BELOW PROJECTED FINISHED FLOOR SURFACE OF REFERENCED PRINCIPAL UNITS.
5. ACCESSORY UNIT UPPER LIMITS ARE 4.00m ABOVE PROJECTED FINISHED FLOOR SURFACE OF REFERENCED PRINCIPAL UNITS.
6. HORIZONTAL BOUNDARIES ARE ALSO THE VERTICAL PROJECTION TO WHERE THEY INTERSECT THE UPPER AND LOWER LIMITS OF THE UNITS.
7. OFFSET DIMENSIONS ARE TO THE EXTERNAL CORNER OF THE PERMANENT STRUCTURE.

PERMANENT STRUCTURE REFERENCES & ASSOCIATED ABBREVIATIONS:

EPB	UNDERLYING EXTERIOR PARCEL BOUNDARY	CTW	CENTRELINE OF TIMBER FRAME WALL
PU	PRINCIPAL UNIT	FFS	FINISHED FLOOR SURFACE
AU	ACCESSORY UNIT	FRS	FINISHED ROOF SURFACE
CP	COMMON PROPERTY	EFW	EXTERNAL FACE OF WALL
CBW	CENTRELINE OF BLOCK WALL	EMNT	UNDERLYING EASEMENT PARCEL BOUNDARY
PCBW	PROJECTED CENTRELINE OF BLOCK WALL		

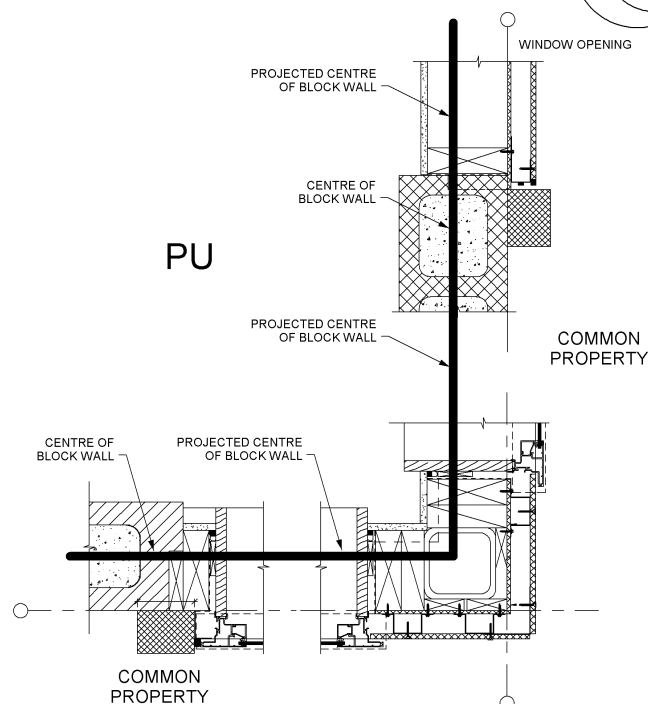
DP 582203**UNITS ON LOTS 19 & 20 DP 21360***GENERIC NOTES (SHEET 1/13)*

SpencerHolmes
engineers - surveyors - planners



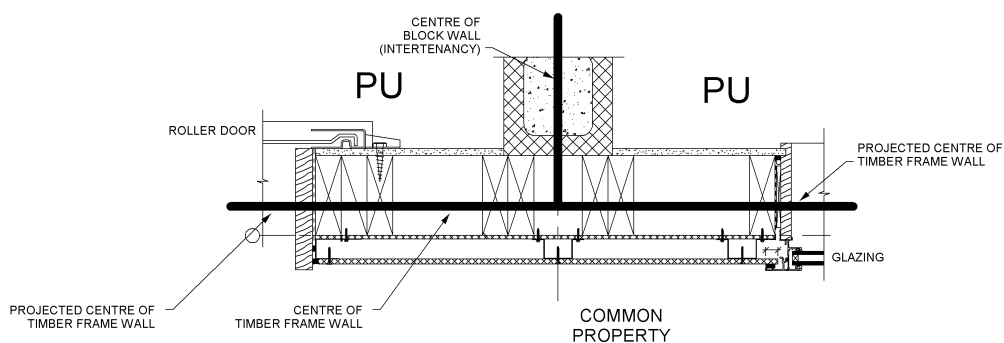
DETAIL 1

CHANGE IN CONSTRUCTION OF WALL



DETAIL 2

PROJECTED CENTRE OF
BLOCK WALL AT UNIT CORNER



TYPICAL TIMBER FRAME WALL AT INTERTENANCY WALL

DEPICTS PROJECTION OF WALL
THROUGH WINDOWS AND DOORS

Spencer Holmes Ltd

Level 10 - 57 Willis Street Ph (04) 472 2261
PO Box 588 www.spencerholmes.co.nz
Wellington NZ admin@spencerholmes.co.nz

SHEET 2 OF 13

DP 582203

UNITS ON LOTS 19 & 20 DP 21360
GENERIC DETAILS

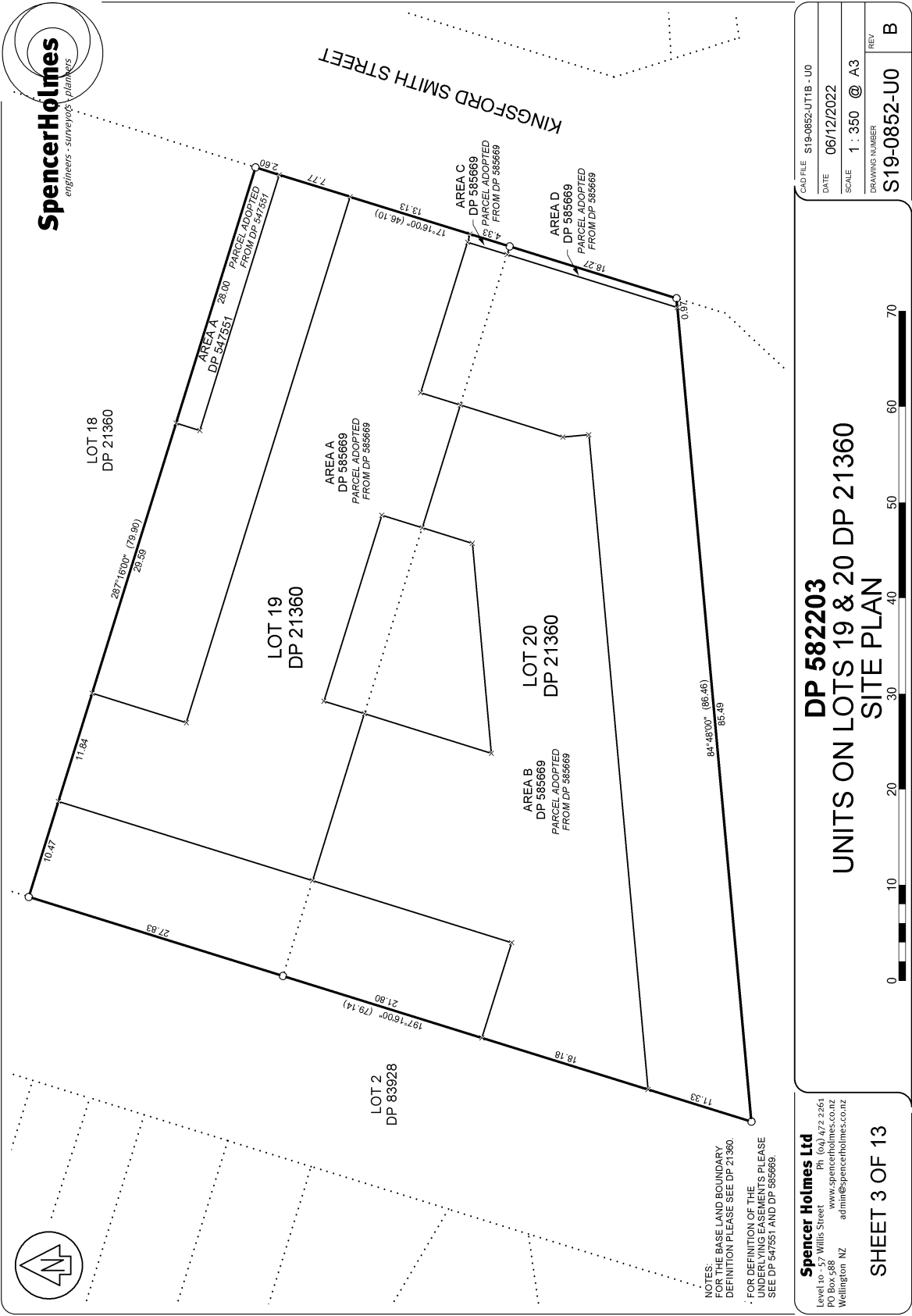
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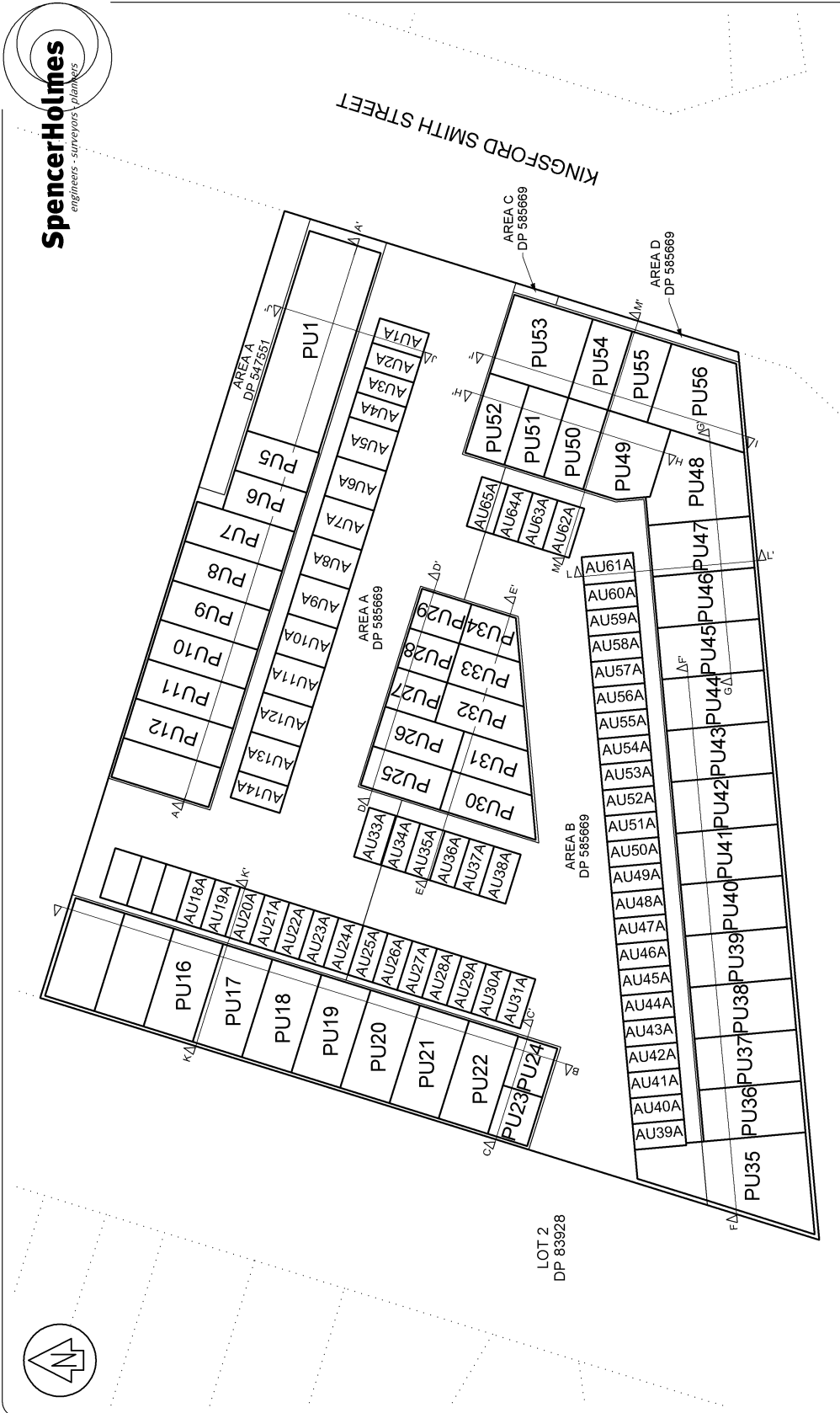
DATE 06/12/2022

SCALE NOT TO SCALE

DRAWING NUMBER
S19-0852-GD1

REV
B





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SHEET 4 OF 13

DP 582203
UNITS ON LOTS 19 & 20 DP 21360
OVERALL GROUND FLOOR PLAN

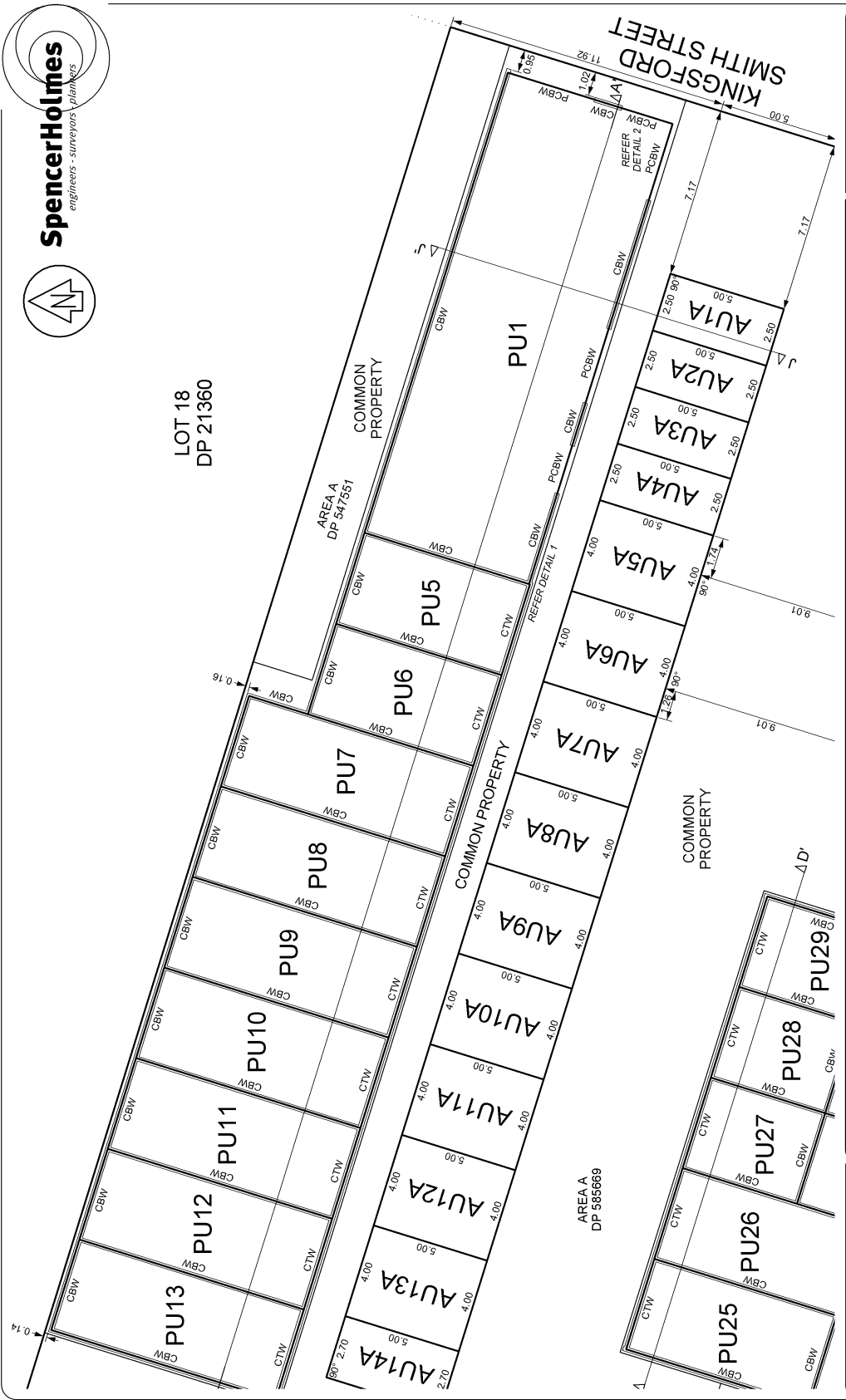
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DATE 06/12/2022

SCALE 1 : 350 @ A3

DRAWING NUMBER S19-0852-U1

REV B



DP 582203

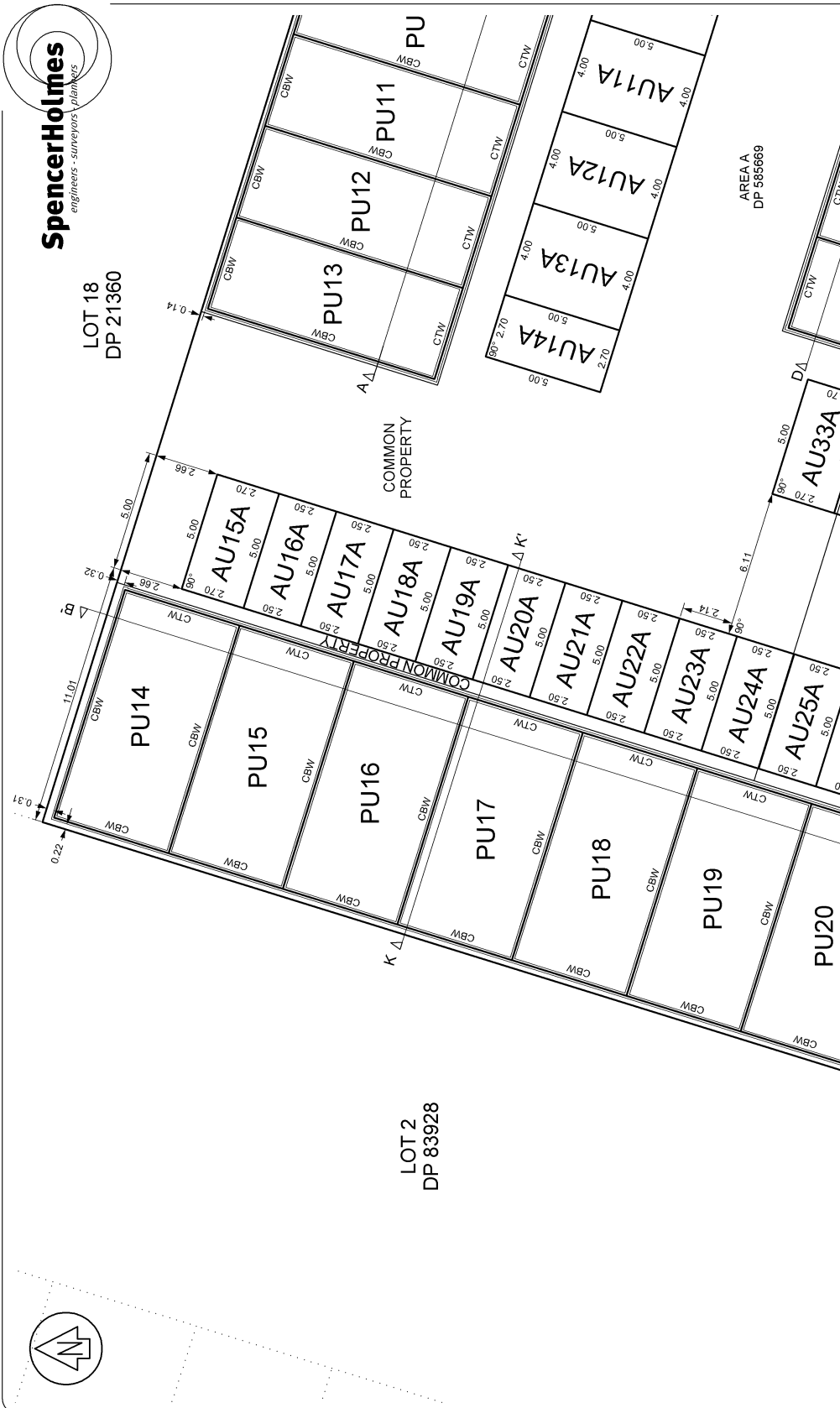
UNITS ON LOTS 19 & 20 DP 21360

GROUND FLOOR PLAN

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SHEET 5 OF 13

CAD FILE S19-0852-LT1B - U2
DATE 06/12/2022
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DRAWING NUMBER S19-0852-U2
REV B



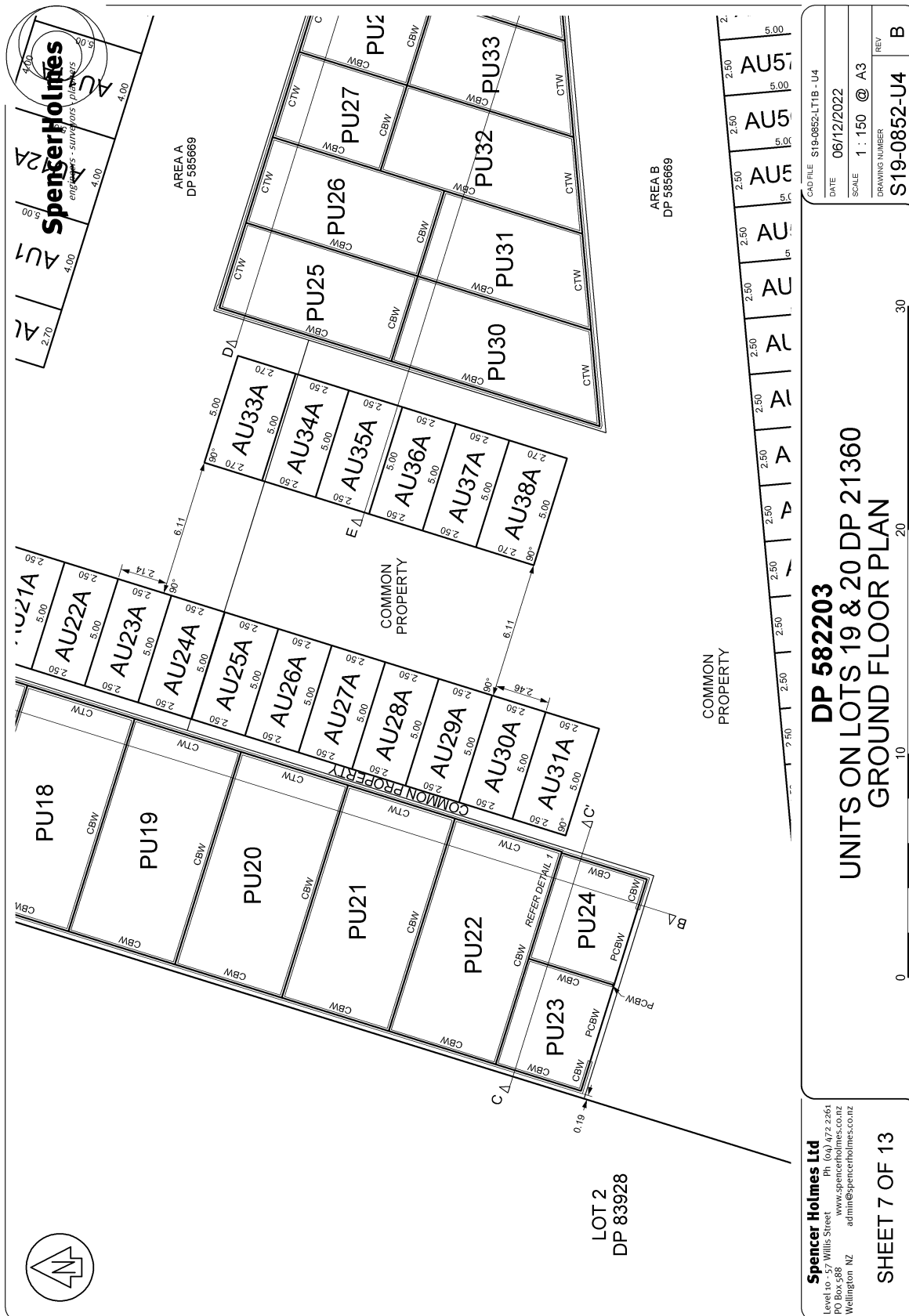
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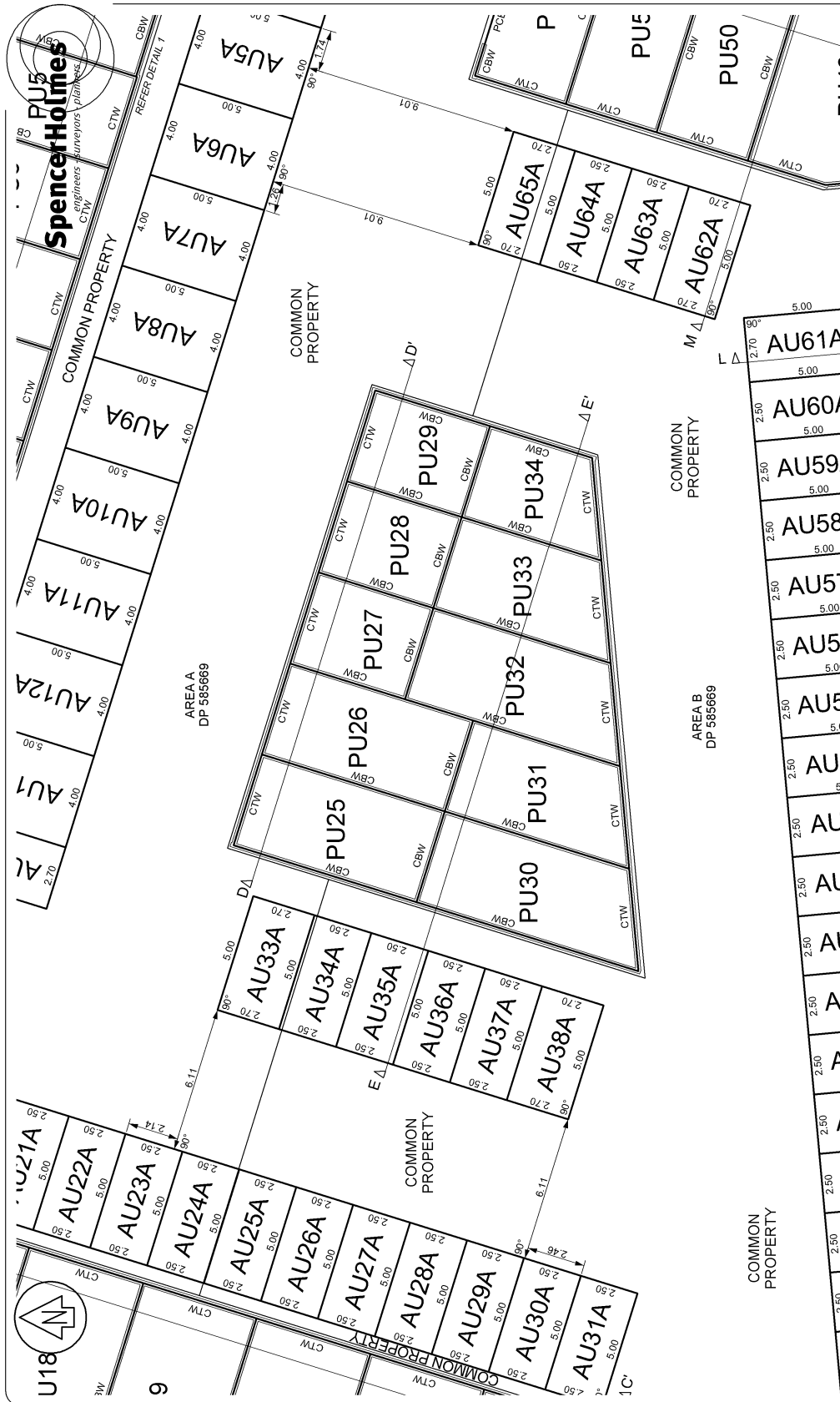
DP 582203

UNITS ON LOTS 19 & 20 DP 21360
GROUND FLOOR PLAN

SHEET 6 OF 13

CAD FILE	S19-0852-LT1B - U3
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SCALE	1 : 150 @ A3
DRAWING NUMBER	S19-0852-U3
REV	B





CAD FILE S19-0852-LT1B - U5

DATE 06/12/2022

SCALE 1 : 150 @ A3

DRAWING NUMBER S19-0852-U5

REV B

DP 582203

UNITS ON LOTS 19 & 20 DP 21360

GROUND FLOOR PLAN

SHEET 8 OF 13

0 10 20 30

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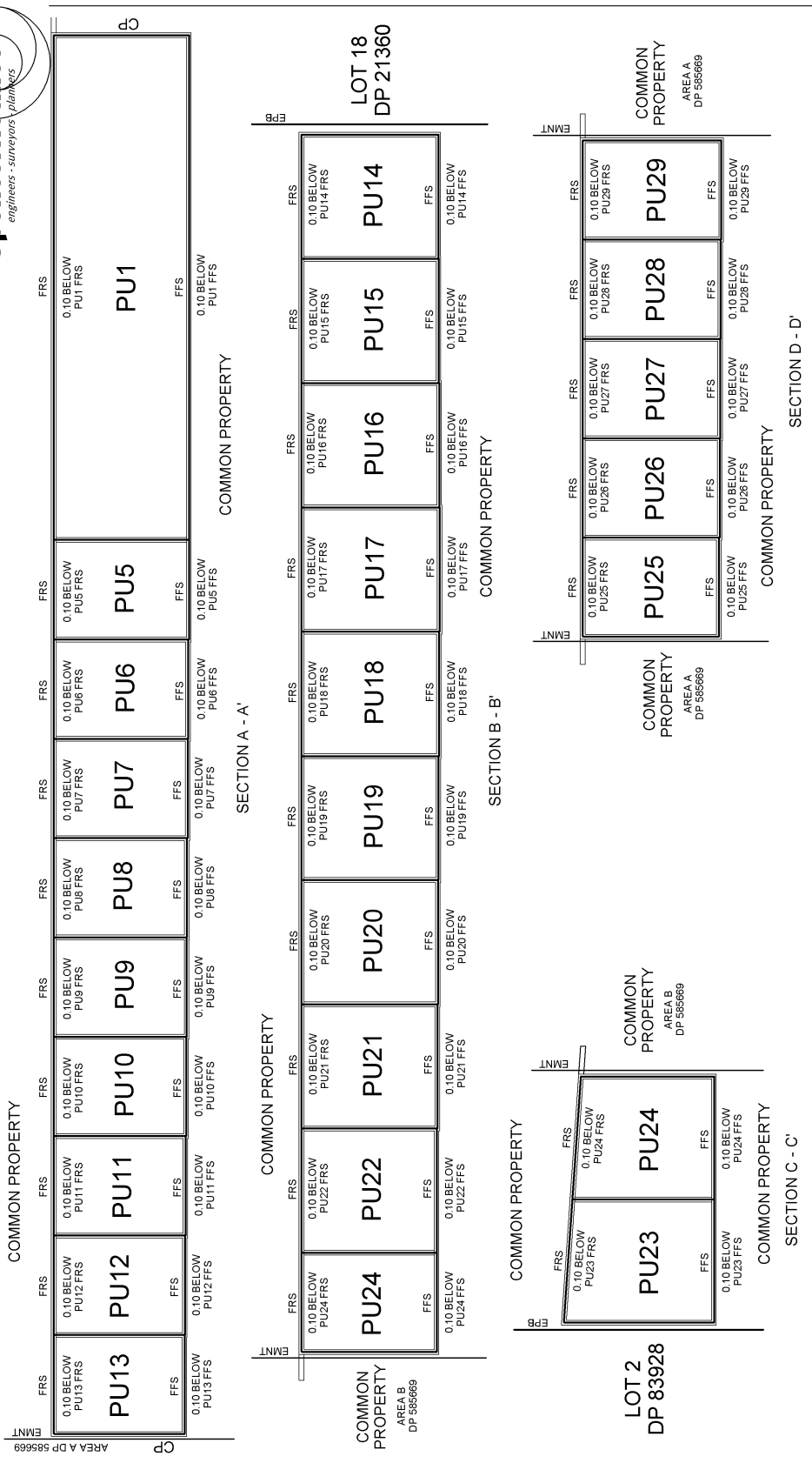
admin@spencerholmes.co.nz

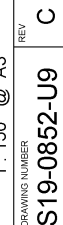
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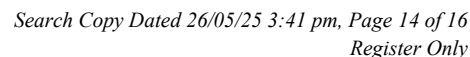
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Register Only













SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 2010

Search Copy

Identifier

1109189

Land Registration District **Wellington**

Date Issued 10 March 2023

Plan Number DP 582203

Subdivision of

Lot 19 Deposited Plan 21360 and Lot 20 Deposited Plan 21360

Prior References

1114270

Unit Titles Issued

1088970	1088971	1088972	1088973
1088974	1088975	1088976	1088977
1088978	1088979	1088980	1088981
1088982	1088983	1088984	1088985
1088986	1088987	1088988	1088989
1088990	1088991	1088992	1088993
1088994	1088995	1088996	1088997
1088998	1088999	1089000	1089001
1089002	1089003	1089004	1089005
1089006	1089007	1089008	1089009
1089010	1089011	1089012	1089013
1089014	1089015	1089016	1089017
1089018	1089019	1089020	1089021
1089022			

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

Subject to a right (in gross) to convey gas over part Lot 19 DP 21360 marked A on DP 547551 in favour of Powerco Limited created by Easement Instrument 12094732.5 - 30.4.2021 at 4:52 pm

Fencing Covenant in Transfer 12094732.7 - 30.4.2021 at 4:52 pm

Subject to a right (in gross) to convey water over part Lot 19 DP 21360 marked A DP 585669 and over part Lot 20 DP 21360 marked B DP 585669 all in favour of Wellington City Council created by Easement Instrument 12628400.1 - 10.3.2023 at 4:52 pm

Subject to a right (in gross) to convey telecommunications over part Lot 19 DP 21360 marked A and C DP 585669 and over part Lot 20 DP 21360 marked B and D DP 585669 in favour of Chorus New Zealand Limited created by Easement Instrument 12628400.2 - 10.3.2023 at 4:52 pm

12628400.4 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 10.3.2023 at 4:52 pm

12628400.5 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 10.3.2023 at 4:52 pm