Appendix B  Ōtaki Station and Sidings
COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

Identifier        WN55D/455
Land Registration District Wellington
Date Issued        01 November 1999

Prior References
WN77/163

Estate          Fee Simple
Area            7253 square metres more or less
Legal Description Lot 1 Deposited Plan 88386

Proprietors
Her Majesty The Queen

Interests
Subject to a communications right (in gross) over the within land in favour of Clear Communications Limited. Term to expire on 1.12.2035 created by Transfer B144443.1 - 15.2.1991 at 11.35 am
B752322.1 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 1.11.1999 at 3.51 pm
Subject to a right of way over part marked A,B DP 88386 created by Easement Instrument 7540312.1 - 14.9.2007 at 9:00 am
The easements created by Easement Instrument 7540312.1 are subject to Section 243 (a) Resource Management Act 1991
7787671.1 Lease Term 4 years commencing 1.9.2007 with renewal clause CIR 414579 issued - 17.4.2008 at 9:00 am
Identifier: WN55D/456
Land Registration District: Wellington
Date Issued: 01 November 1999

Prior References
WN77/163

Estate: Fee Simple
Area: 9276 square metres more or less
Legal Description: Part Te Awaroa 12A Block
Proprietors: Her Majesty the Queen

Interests
Subject to a right of communications (in gross) over the land in favour of Clear Communications Limited. Term to expire on 1.12.2035 created by Transfer B144443.1 - 15.2.1991 at 11.35 am
Appurtenant hereto is a right of way created by Easement Instrument 7540312.1 - 14.9.2007 at 9:00 am
The easements created by Easement Instrument 7540312.1 are subject to Section 243 (a) Resource Management Act 1991
Affected Computer Register(s) identified as potentially Maori Land

WN55D/456

*** End of Report ***
Proprietors
Kapiti Coast District Council

Estate Leasehold

Area 7253 square metres more or less

Instrument L 7787671.1

Term 4 years commencing 1.9.2007 with renewal clause

Legal Description Lot 1 Deposited Plan 88386

Proprietors
Kapiti Coast District Council

Interests
REGISTER
NEW ZEALAND.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the ______ day of ______, being a Certificate in lieu of
the land and null of the District Land Registrar of the Land Registration District of
_______, being a Certificate in lieu of
Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, Witness that

Autone Hakorioa and Mata Whenua Hakorioa

have conveyed to me

the land hereby described, viz:

The Metric Area
1.6444 ha
= 3.929 a (5340991)
1.7505 ha

or

The Surveyor-General, in accordance with the provisions of the Land Registry Act 1908.

This Certificate is to be inserted in the Register of Titles of the Wellington Land Registry Office.

Transfer No. 3141, produced 17th February 1910 at 3 p.m. in the land described above, was registered in the Majesty's name by virtue of the Land Registry Act 1908

Gazette Notice No. 534099.1 declaring part (143 m² hatched black heron) of the within land as road and part (816 m² hatched black heron) of the within land as service lane and vesting the said pieces of land in the Otaki Borough Council - 20.12.1902 at
1.32 p.m.

A.L.R.

"OVER"

EQUIVALENT METRIC
AREA IS 1.6444.... ha
B.144443.1 Transfer and grant to Clear Communications Limited at Auckland of a Communications Easement (in gross) over the within land to expire on 1.12.2035 - 15.2.1991 at 11.35 a.m.

B.L.R.
B752322.1 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council – 1.11.1999 at 3.51

Lot 2 DP 88386 is vested in The Kapiti Coast District Council as read under Section 238 Resource Management Act 1991

B752322.2 CxT 55D/455-456 issued for Lot 1 DP 88386 and Balance – all 1.11.1999 at 3.51

CANCELLED
DUPLICATE DESTROYED

For RGL
Wanganui, 28th July, 1910.

Chief Engineer,

WELLINGTON.

Otaki Station.

The fire at Otaki Station made a clean sweep of the building no timberwork at all being left.

Enc.) I attach a proposed design for the rebuilding. The present old verandah posts will come in again.

The Traffic Branch considers accommodation the same as Levin will suit, in addition there is the question of postal room and refreshment rooms to consider.

I have allowed for both of these in the design reducing the length of refreshment rooms considerably. It may be considered advisable not to rebuild the refreshment rooms as the distance from Pnakekariki is so small. I think, however, they would be a convenience and would always pay well on the cost of construction.

With regard to the Postal room, I presume you will arrange direct with the Postal Department as to this.

The present privies and urinals are much below our usual standard and should be rebuilt. It will be much more suitable to place them to the North end of the building as there is a difficulty at present in getting sufficient fall to the septic tank and for the same reason I propose placing the ladies waiting room at the North end of the building.

The gas house is somewhat close to the loading bank and I (1)
would recommend shifting it round as shown to give more room.

Considerable milk traffic is done at this end of station.

I estimate cost of rebuilding as under,

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Station building</td>
<td>800</td>
</tr>
<tr>
<td>Verandah (making good)</td>
<td>200</td>
</tr>
<tr>
<td>Urinals</td>
<td>60</td>
</tr>
<tr>
<td>Shift gas house</td>
<td>20</td>
</tr>
<tr>
<td>Docks &amp;c</td>
<td>30</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£1,130</strong></td>
</tr>
</tbody>
</table>

Kindly instruct if design approved.

[Signature]

District Engineer.

W.R.S.
Wanganui, 20th January 1925

5392/142.

The Foreman of Works,

EAST TOWN.

Station Building - Otaki.

The Stationmaster, Otaki has written the District Traffic Manager, Wellington as follows:—

"Owing to the summer heat and the pollution of air in the office due to leaky gas pipes at night the want of better ventilation of office is felt and complained of by staff and in order to improve this I would suggest that three simple vents be made in office ceiling to carry off the bad air and improve the ventilation generally.

Will you please give this matter your early attention as it is at this time of the year that such ventilation is most desirable."

Please report on the necessity for further ventilation and let me have an estimate of cost of what is proposed.

[Signature]

District Engineer
Memorandum for

District Engineer,

Wanganui.

Station Building - Otaki.

The office at Otaki requires ventilation in the ceiling owing to the smell of acetylene gas being very bad. I propose to place 4 ventilators of perforated zinc in the ceiling which should be sufficient to allow the bad air to escape.

This would cost as follows:

<table>
<thead>
<tr>
<th>Material</th>
<th>£0-17-6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Labour</td>
<td>£1-2-5</td>
</tr>
</tbody>
</table>

£2-0-0

No commission added.

[Signature]
Foreman of Works

Please arrange as proposed.

[Signature]
Act Dist. Engineer

11-2-25
Ref OS-005

Proposed 8 Aug 1947

↓ by District Traffic Manager

← please arrange doors

+ provide public counter

3.9.62

→ proposed lunchroom
The District Engineer,
Railway Department,
WELLINGTON.

Dear Sir,

re: Drainage - septic tank - Otaki Railway Station.

A recent inspection has revealed that effluent from a septic tank dealing with wastes from the public conveniences at Otaki Railway Station is discharging into a disused creek bed, about one hundred yards north of the main station buildings.

The ditch or drain into which the effluent is discharging is in such a state as to create a nuisance within the meaning of Section 29 of the Health Act 1956. Furthermore the effluent is discharging within fifty feet of one of your departmental dwellings.

I must now ask that you have the nuisance abated within fourteen (14) days of the date of this notice by disposing of the effluent into the ground by means of a large soakpit or other effectual means.

Yours faithfully,

(T. M. CORRIN)

Borough Health Inspector.
<table>
<thead>
<tr>
<th>Photo No.</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS-015</td>
<td>20/07/12</td>
<td>View of historic Otaki Railway Station building looking southeast.</td>
</tr>
<tr>
<td>OS-016</td>
<td>20/07/12</td>
<td>View of historic Otaki Railway Station building looking southwest.</td>
</tr>
</tbody>
</table>
PHOTOGRAPHS

Client Name: Opus International Consultants Ltd
Site Location: Otaki Station and Sidings
Project No. 42788090

<table>
<thead>
<tr>
<th>Photo No.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>OS-017</td>
<td>20/07/12</td>
<td>Information – Otaki Railway Station History</td>
</tr>
</tbody>
</table>
|          |            | The original station building designed by the renowned station designer George A. T. Irving, was built in 1889.
|          |            | It comprised of four rectangular sides and a roof.                  |
|          |            | A passenger service ran on 3 December 1889 with six
|          |            | passengers. The station of the Pyke Valley Line was to have a profound effect, not only on the Otaki community but on the entire Kapiti Coast, becoming the local station used to become a centre of commerce for almost a hundred years.
|          |            | The station was the major link between the town and the outside world. It provided a trading stop and Post Office and acted as a vital link for the community. In the years after World War II, a burgeoning market garden industry made the station a hub of activity, with several times a week garden trucks loaded with vegetables arriving from the area.
|          |            | Today, the area that views the station is the historic Otaki Railway Station Queen Victoria Gardens commemorating the end of the war and looks out across the town. The Otaki Centenary and Kapiti Coast District Council have plans for the development of the gardens, which will feature a modern station building on the site.

<p>| Photo No. | Date       | Description                                                          |
|----------|------------|                                                                      |
| OS-018   | 20/07/12   | View of southwest end of the Otaki Station Building              |
|          |            |                                                                      |</p>
<table>
<thead>
<tr>
<th>Photo No.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>OS-019</td>
<td>20/07/12</td>
</tr>
<tr>
<td>OS-020</td>
<td>20/07/12</td>
</tr>
</tbody>
</table>

**Description:**
View of railway corridor, looking southwest from the end of the Otaki Railway Station Platform

View of piles of gravel within the rail corridor looking south from the southwest end of the Otaki Railway Station Platform
<table>
<thead>
<tr>
<th>Photo No.</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS-021</td>
<td>20/07/12</td>
<td>View of agricultural properties located southeast, beyond the rail corridor.</td>
</tr>
<tr>
<td>OS-022</td>
<td>20/07/12</td>
<td>View of rail corridor looking southeast</td>
</tr>
<tr>
<td>Photo No.</td>
<td>Date</td>
<td>Description</td>
</tr>
<tr>
<td>-----------</td>
<td>------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>OS-023</td>
<td>20/07/12</td>
<td>View of carparking and landscaped areas located adjacent to the Otaki Railway Station Building.</td>
</tr>
<tr>
<td>OS-024</td>
<td>20/07/12</td>
<td>Otaki Station Building looking northeast</td>
</tr>
</tbody>
</table>
Photo No. OS-025  Date: 20/07/12
Description: View of northern corner of Otaki Station Building.

Photo No. OS-026  Date: 20/07/12
Description: View of rail corridor looking northeast.
Photo No. | Date: | Description:
--- | --- | ---
OS-027 | 20/07/12 | View towards unnamed creek, located to the north of the platform.

Photo No. | Date: | Description:
--- | --- | ---
OS-028 | 20/07/12 | View of mens toilets located to the north of the Otaki Station Building.
**Photo No.**  OS-029  **Date:**  20/07/12

**Description:**
View of mens toilets located to the north of the Otaki Station Building.

![Photo of mens toilets](image1)

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**Photo No.**  OS-030  **Date:**  20/07/12

**Description:**
View looking southwest towards Otaki Station Building. Services located in the foreground.

![Photo looking southwest](image2)
Photo No. | Date | Description:
---|---|---
OS-031 | 20/07/12 | View of creek located north of Otaki Station Building