



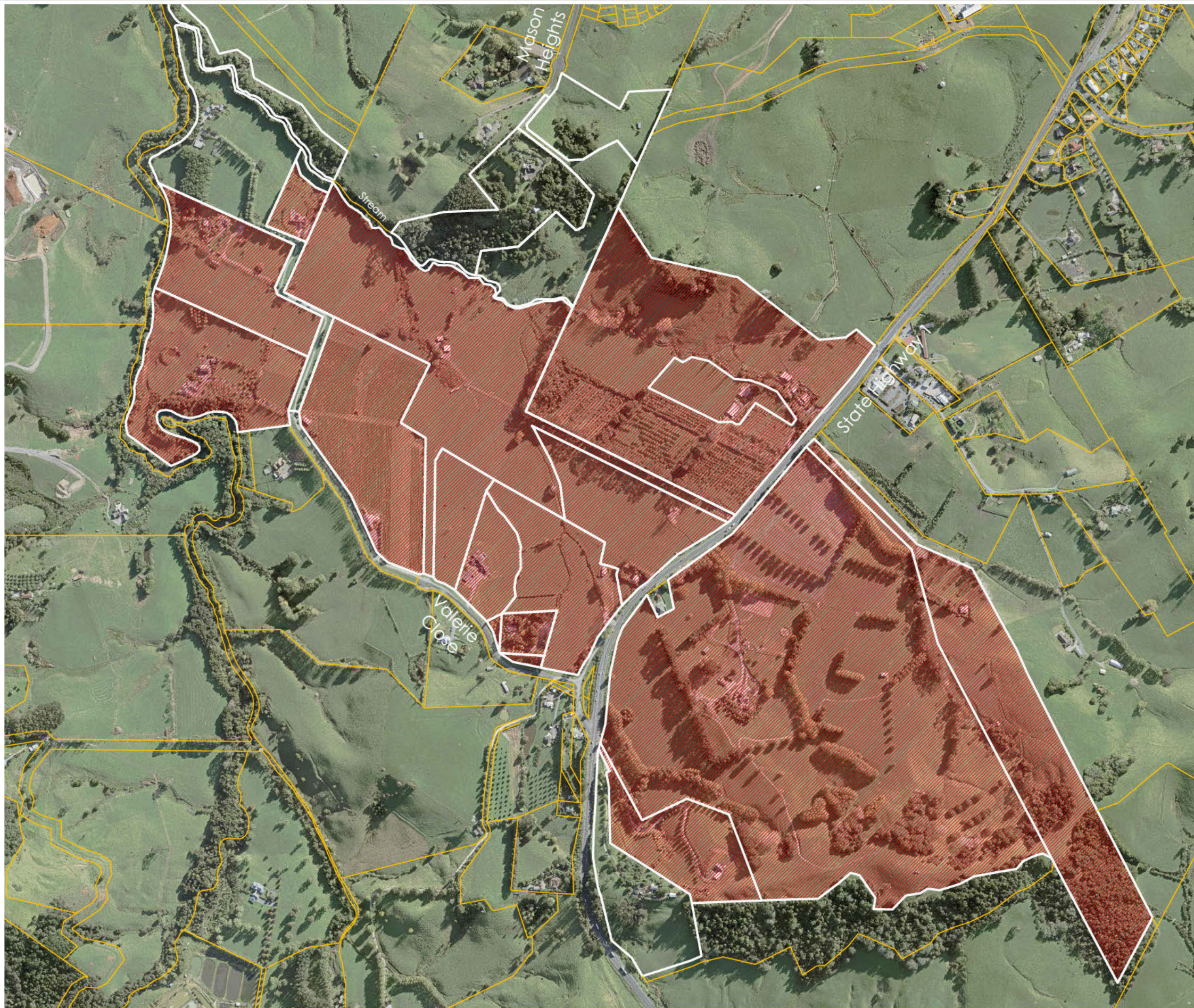
NOTES:  
 1. This plan has been prepared for consent purposes only and is not to be used for any other purpose.  
 2. See Sheet 2 for parcel descriptions.

# PRIMARY PARCELS

<u>Parcel</u>	<u>Legal Description</u>	<u>Address</u>	<u>RT</u>	<u>Owner</u>
P1	Lot 7 DP 150976	49 Mason Heights, Warkworth	NA90A/260	
P2	Lot 6 DP 150976	Lot 6 Mason Heights, Warkworth	NA90A/259	
P3	Lot 1 DP 563173	1773 State Highway 1, Warkworth	1000428	
P4	Lot 3 DP 539629	40 Valerie Close, Warkworth	902781	
P5	Lot 2 DP 539629	1723 State Highway 1, Warkworth	902780	
P6	Lot 1 DP 539629	11 State Highway 1, Warkworth	902779	
P7	Lot 6 DP 353748	8 Valerie Close, Warkworth	219708	
P8	Lot 4 DP 353748	8 Valerie Close, Warkworth	219708	
P9	Lot 5 DP 353748	8 Valerie Close, Warkworth	219708	
P10	Lot 2 DP 451512	30 Valerie Close, Warkworth	575619	
P11	Lot 4 DP 539629	36 Valerie Close, Warkworth	902782	
P12	Lot 3 DP 155544	46 Valerie Close, Warkworth	NA92D/742	
P13	Lot 5 DP 155544	83 Valerie Close, Warkworth	NA92D/744	
P14	Lot 6 DP 155544	123 Valerie Close, Warkworth	NA92D/745	
P15	Lots 2 and 4 DP 344489	125 Valerie Close, Warkworth	182623	
P16	Lot 1 DP 344489	127 Valerie Close, Warkworth	182622	
P17	Lot 3 DP 344489	No Details Available	182624	
P18	Lot 5 DP 150976	43 Mason Heights, Warkworth	NA90A/258	
P19	Lot 1 DP 568727	1738 State Highway 1, Warkworth	1029181	
P20	Lot 1 DP 578389	1768 State Highway 1, Warkworth	1075364	
P21	Lot 2 DP 119449	1684A State Highway 1, Warkworth	NA68C/987	
P22	Lot 1 DP 119449	1684 State Highway 1, Warkworth	NA68C/986	
P23	Lot 2 DP 563173	1765 State Highway 1, Warkworth	1000429	

## Environmental Protection Parcels

<u>Parcel</u>	<u>Legal Description</u>	<u>Burdened Parcel</u>	<u>Created By</u>
P1-G	AREA G DP 150976	Lot 7 DP 150976	BOND C388235.5
P1-F	AREA H DP 150976	Lot 7 DP 150976	BOND C388235.5
P2-S	AREA S LT 514515	Lot 6 DP 150976	Covenant 10888032.2
P4-T	AREA T LT 514515	Lot 3 DP 539629	Covenant 10888032.1
P4-U	AREA U LT 514515	Lot 3 DP 539629	Covenant 10888032.1
P4-V	AREA V LT 514515	Lot 3 DP 539629	Covenant 10888032.1
P4-W	AREA W LT 514515	Lot 3 DP 539629	Covenant 10888032.1
P15-F	AREA F DP 344489	Lot 2 DP 344489	Consent Notice 6291643.2
P15-G	AREA G DP 344489	Lot 2 DP 344489	Consent Notice 6291643.2
P15-G	AREA H DP 344489	Lot 4 DP 344489	Consent Notice 6291643.2



Land owned by applicants and/or cooperating landowners

NOTES:  
1. This plan has been prepared for consent purposes only and is not to be used for any other purpose.



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 1075364  
**Land Registration District** North Auckland  
**Date Issued** 03 March 2023

**Prior References**  
NA1008/250

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**Estate** Fee Simple  
**Area** 13.2558 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 578389

**Registered Owners**

[REDACTED]

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**Interests**

Appurtenant hereto is a right of way created by Conveyance 233624 (R215/571)  
464508.1 Gazette Notice (NZ Gazette 3 November 1977 p. 2868) pursuant to Section 4 Public Works Amendment Act 1963 declaring the adjoining State Highway to be a limited access road - 29.11.1977 at 1.47 pm  
12056929.2 Mortgage to ASB Bank Limited - 14.4.2021 at 11:30 am



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 1029181  
**Land Registration District** North Auckland  
**Date Issued** 07 April 2022

**Prior References**  
NA67B/483

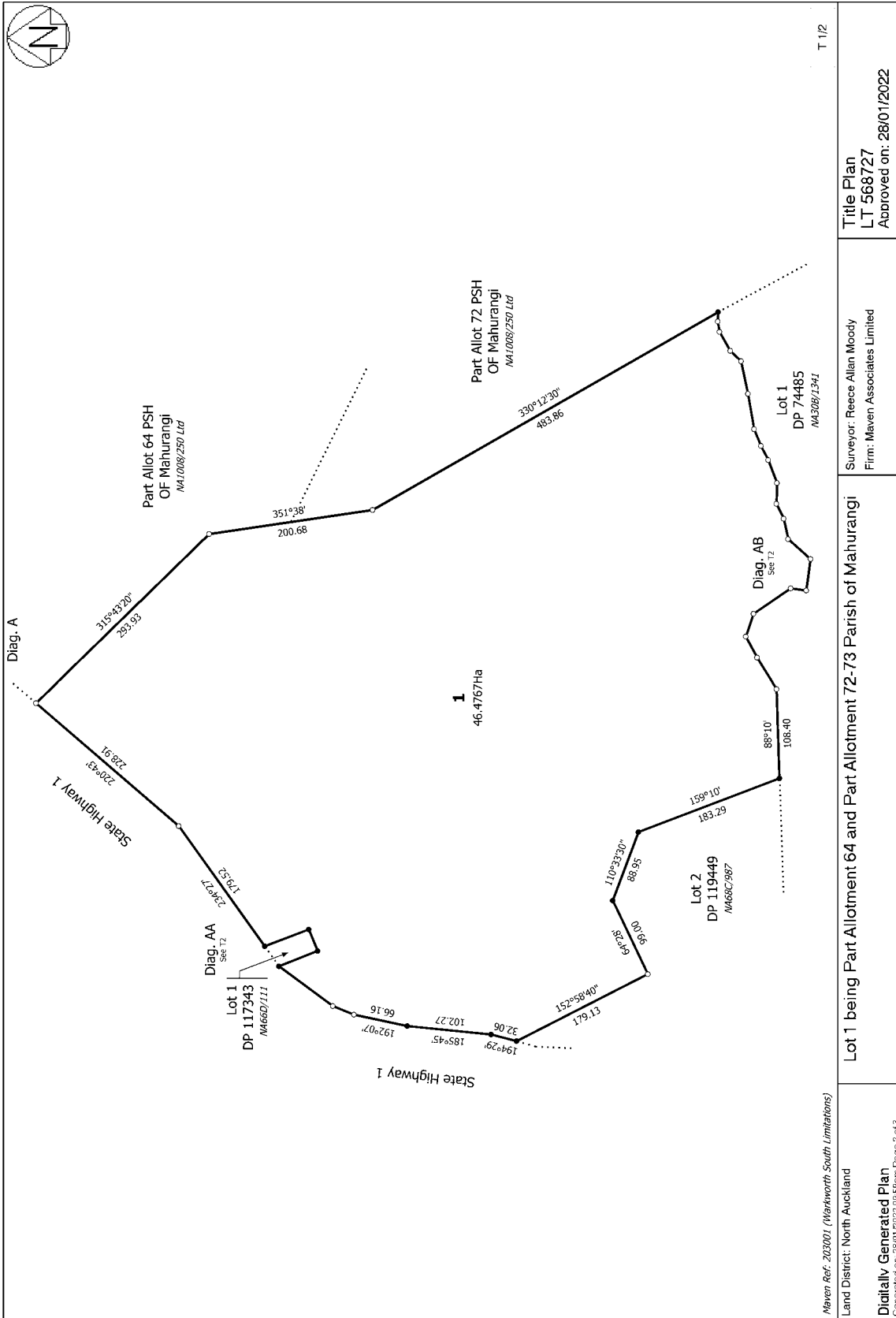
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**Estate** Fee Simple  
**Area** 46.4767 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 568727  
**Registered Owners**  
Thriving Development Limited

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**Interests**

Subject to Section 36 (4) Counties Amendment Act 1961  
Subject to Section 59 Land Act 1948(affects part)  
Subject to Section 8 Coal Mines Amendment Act 1950(affects part)  
Appurtenant hereto is a right of way created by Conveyance 233624 (affects part Allotment 64 Parish of Mahurangi) - 17.8.1929 at 11:10 am  
Appurtenant hereto is a right of way created by Transfer 191332.4 - 18.9.1975 at 2:11 pm  
The easements created by Transfer 191332.4 are subject to Section 37 (1) (a) Counties Amendment Act 1961  
464508.1 Gazette Notice (N.Z. Gazette No. 112 3.11.1877 2868) declaring the adjoining State Highway No:1 to be a limited access road - 28.11.1988 at 1.47 pm



Maven Ref: 203001 (Maworth South Limitations)

Land District: North Auckland

Digitally Generated Plan

Generated on: 28/01/2022 05:59am Page 2 of 3

Lot 1 being Part Allotment 64 and Part Allotment 72-73 Parish of Mahurangi

Surveyor: Reece Allan Moody  
Firm: Maven Associates Limited

Title Plan  
LT 568727  
Approved on: 28/01/2022

T 1/2



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA90A/260**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 June 1992

**Prior References**  
NA35B/379      NA49C/1413

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**Estate** Fee Simple  
**Area** 5.0384 hectares more or less  
**Legal Description** Lot 7 Deposited Plan 150976

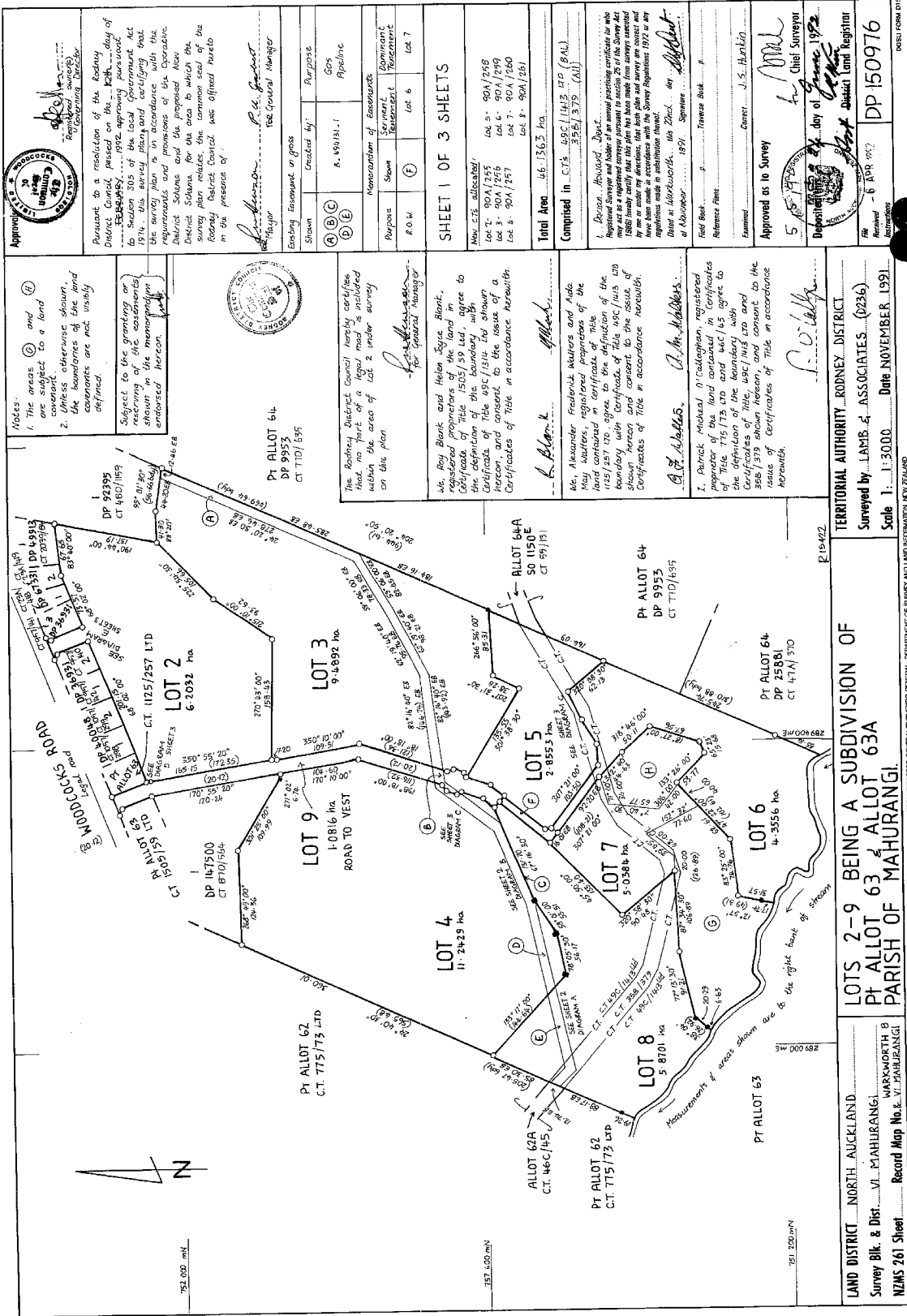
**Registered Owners**



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**Interests**

Appurtenant hereto is a right of way specified in Easement Certificate C388235.4 - 24.6.1992 at 10.26 am  
The easements specified in Easement Certificate C388235.4 are subject to Section 309 (1) (a) Local Government Act 1974  
C388235.5 Bond under Part XX Local Government Act 1974 - 24.6.1992 at 10.26 am  
Land Covenant in Transfer C404733.2 - 17.8.1992 at 10.25 am



**Notes:**

- The areas (A) and (B) are subject to a land consent otherwise shown, the boundaries of the land covenants are not visibly defined.
- Subject to the granting or receiving of the easements shown in the memorandum endorsed hereon.

Pursuant to a resolution of the Rodney District Council passed on the 10th day of February, 1992, approving pursuant to Section 303 of the Local Government Act 1974, the survey plan and the proposed requirements and provisions of the Operative District Scheme and the proposed New District Scheme for the area to which the survey plan relates, the common seal of the Rodney District Council was affixed hereto in the presence of:

*[Signature]* For General Manager

**Created by:** Purposes  
A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

**Memorandum of Easements:**  
Shown: F  
Dominant Tenement: Lot 6  
Subservient Tenement: Lot 7

**SHEET 1 OF 3 SHEETS**

**Total Area:** 46.1363 ha

**Comprised in:** CT 49C/1413, 17D (BAL) 3581/375 (ALL)

**1. Deeds:** Advanced Deed Registered Survey and Order of an annual partition certificate in the 1985/86 term of office. It is noted that the plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and agree with the original documents, and that the survey is in accordance with the Survey Regulations 1972 or any amendments made in substitution therefor, as amended, in force at the date of the survey.

*[Signature]* Surveyor

**2. Deeds:** Michael O'Callaghan, registered proprietor of the land contained in Certificates of Title 175 470 and 14C/1539, to the definition of the land 1/4816 ha and 258/1399 shown hereon, and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* A. M. Walters

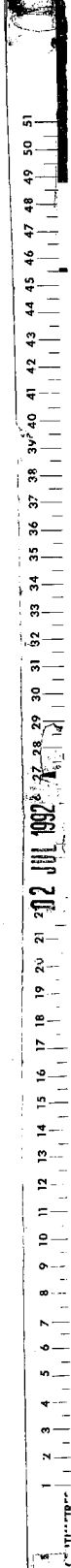
**3. Deeds:** Michael O'Callaghan, registered proprietor of the land contained in Certificates of Title 175 470 and 14C/1539, to the definition of the land 1/4816 ha and 258/1399 shown hereon, and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* R. O'Leary

**Approved as to Survey:** 5/11/92  
Chief Surveyor

**Deposited:** 6 APR 1992  
District Land Registrar

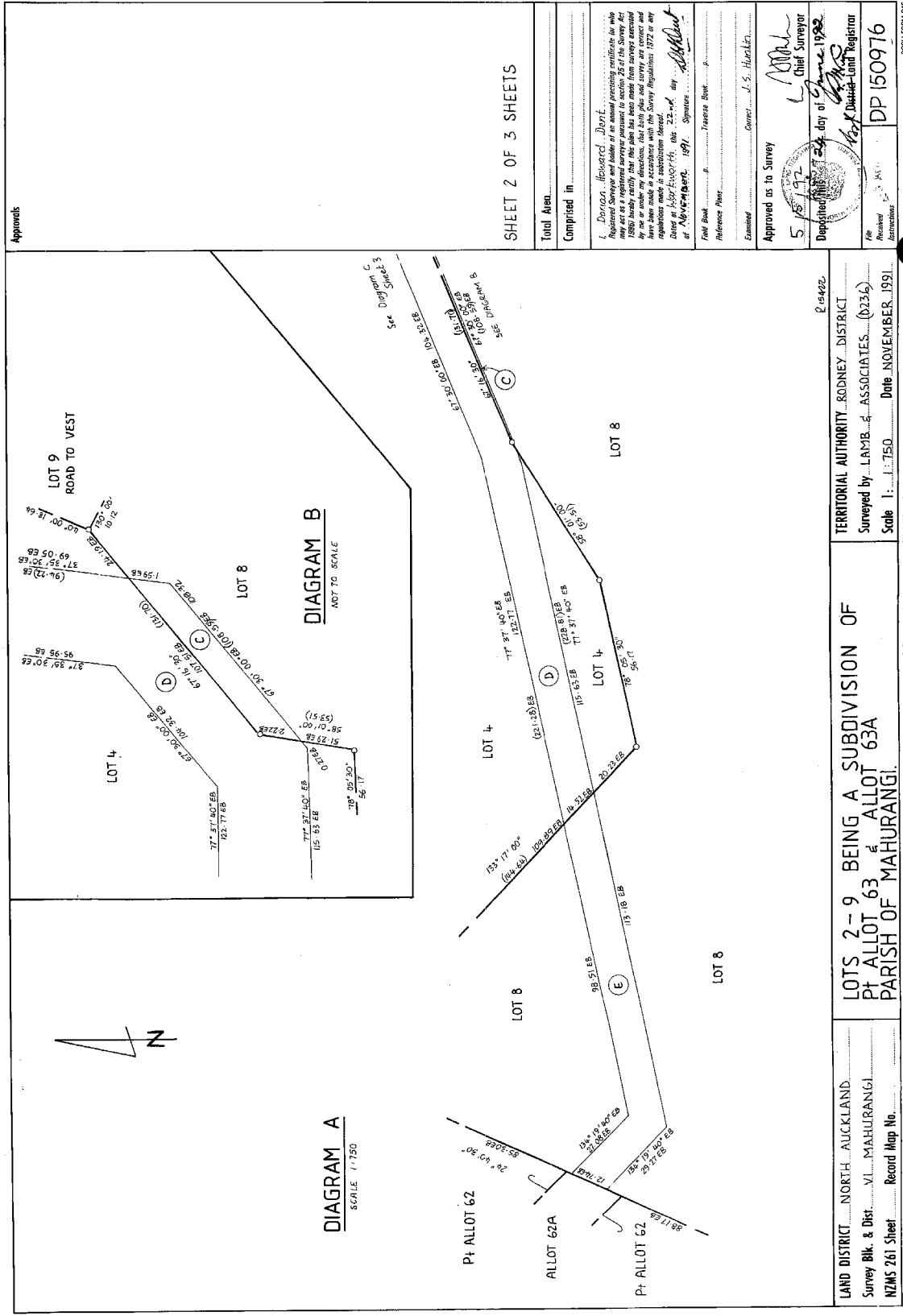
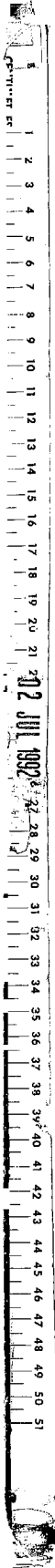
**Record Map No.:** DP 150976



LAND DISTRICT NORTH AUCKLAND  
Survey Blk. & Dist. VI MAHURANGI-HARBOROUGH B  
NZMS 261 Sheet Record Map No. & VI MAHURANGI

TERRITORIAL AUTHORITY RODNEY DISTRICT  
Surveyed by LAMB. & ASSOCIATES (20236)  
Scale 1:13000 Date NOVEMBER 1991





Approvals

SHEET 2 OF 3 SHEETS

Total Area.....

Comprised in.....

I, David Howard Duff, Registered Surveyor and holder of an annual practicing certificate in who may act as a registered surveyor pursuant to section 26 of the Survey Act 1950 hereby certify that this plan has been made from surveys executed by me or by a registered surveyor under my supervision and that the same have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland, this 22 day of November, 1991. Signature..... *[Signature]*

Field Book.....  
Reference Plan.....  
Examined.....  
Approved as to Survey.....

5/8/92  
Chief Surveyor  
Deputy Chief Surveyor  
Day of June, 1992  
L. S. HANCKLER  
Chief Surveyor  
L. S. HANCKLER  
Chief Surveyor

264922  
TERRITORIAL AUTHORITY... RODNEY DISTRICT  
Surveyed by... LAMB & ASSOCIATES... (0236)  
Scale 1:1750  
Date... NOVEMBER 1991

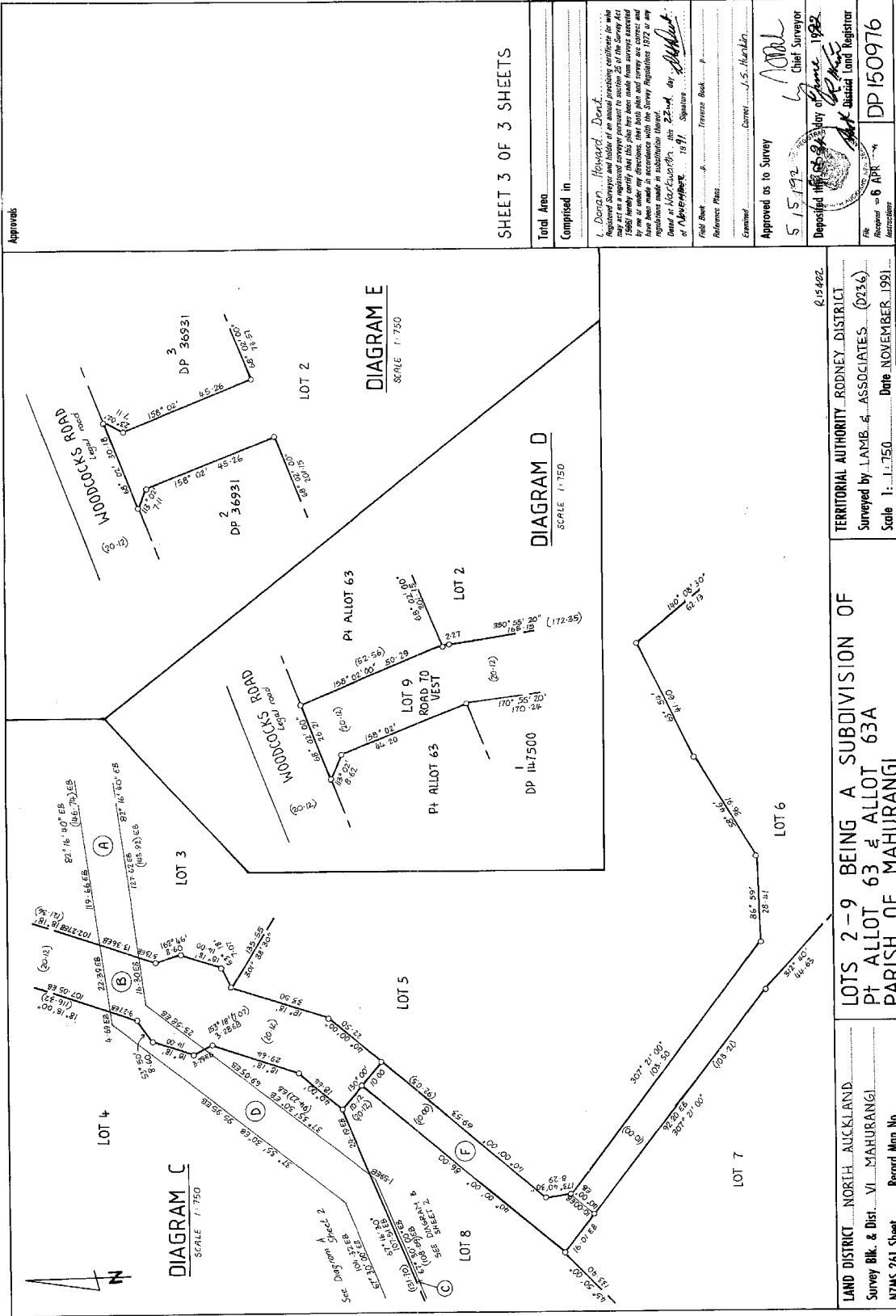
LOTS 2-9 BEING A SUBDIVISION OF  
P+ ALLOT 63 & ALLOT 63A  
PARISH OF MAHURANGI.

LAND DISTRICT... NORTH AUCKLAND  
Survey Blk. & Dist... VI MAHURANGI  
NZMS 261 Sheet... Record Map No.....

W.A. ROBERTSON, DIRECTOR GENERAL SURVEYS (GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND)

DP 150976  
As Prescribed  
As Required  
As Required

DOCU FORM D16



Approvals

SHEET 3 OF 3 SHEETS

Total Area

Comprised in

L. Donan, Howard, Dent  
Registered Surveyor and holder of an annual practicing certificate in who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980. I hereby certify that this plan has been prepared in accordance with the regulations made in accordance with the Survey Regulations 1972 or any other regulations made in substitution thereof.  
Date at Auckland, this 22nd day of November, 1992. Signature: [Signature]

Field Book: [Blank] Reference Plan: [Blank] Corner: J.S. Hankin

Approved as to Survey: 5/15/92 [Signature] Chief Surveyor

Deposited 14/05/92 [Signature] Deputy of 1992

File: DP 150976  
Received 6 APR 1992  
District Land Registrar

DCSU FORM D16

215402

TERRITORIAL AUTHORITY... RODNEY DISTRICT

Surveyed by LAMB & ASSOCIATES (0236)

Scale 1:1,750 Date NOVEMBER 1991

LOTS 2-9 BEING A SUBDIVISION OF

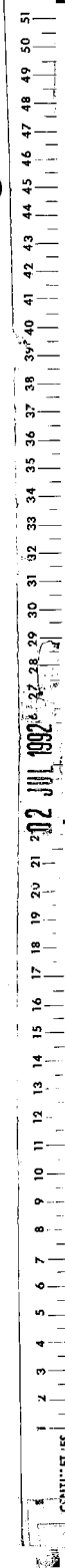
P1 ALLOT 63 & ALLOT 63A

PARISH OF MAHURANGI

LAND DISTRICT NORTH AUCKLAND

Survey Blk. & Dist. VI MAHURANGI

NZMS 261 Sheet Record Map No.





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA90A/259**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 June 1992

**Prior References**  
NA35B/379 NA49C/1413

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**Estate** Fee Simple  
**Area** 4.3556 hectares more or less  
**Legal Description** Lot 6 Deposited Plan 150976

**Registered Owners**



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**Interests**

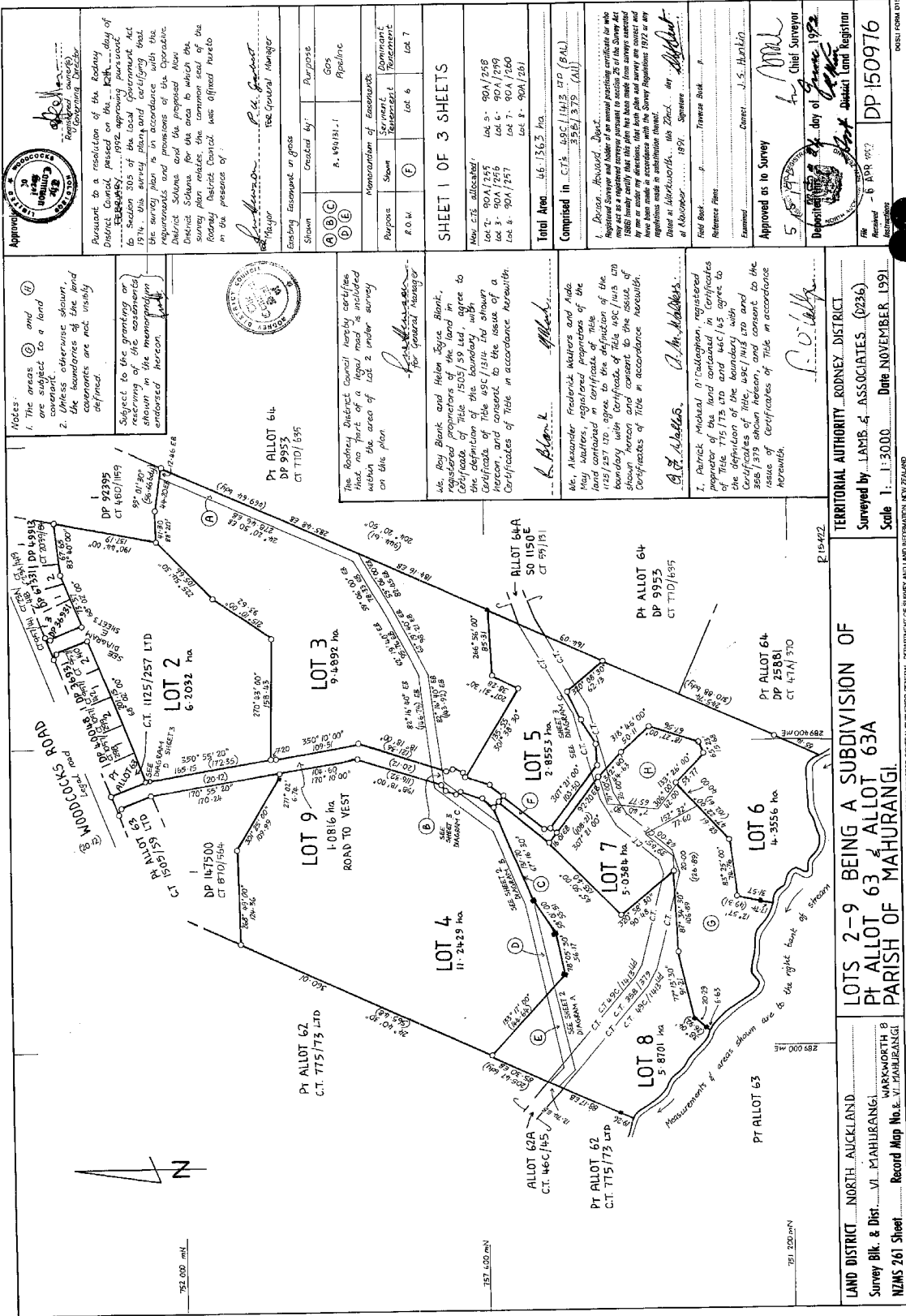
Subject to a right of way over part marked F on Plan 150976 specified in Easement Certificate C388235.4 - 24.6.1992 at 10.26 am

The easements specified in Easement Certificate C388235.4 are subject to Section 309 (1) (a) Local Government Act 1974

Land Covenant in Transfer C433500.2 - 23.11.1992 at 2.22 pm

9657841.2 Mortgage to Bank of New Zealand - 3.3.2014 at 5:36 pm

10888032.2 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 11.9.2017 at 3:31 pm



**Approval:** [Stamp]

Pursuant to a resolution of the Rodney District Council passed on the 18th day of February, 1992, approving pursuant to Section 303 of the Local Government Act 1974, the survey plan and the proposed easements and provisions of the Operative District Scheme and the proposed Operative District Scheme for the area to which the survey plan relates, the common seal of the Rodney District Council was affixed hereto in the presence of:

*[Signature]* For General Manager

**Created by:** Purposes  
GOS  
Aplinc

**Memorandum of Easements:**

Shown	Servient Tenement	Dominant Tenement
(F)	Lot 6	Lot 7

**Total Area:** 46.1363 ha.

**Comprised in:** 49C/1413 LP (BAL) 35.8137 (AL)

**1. Deeds:** Advanced Deed Registered Survey and Order of an annual partition certificate in 1981 (1981) made 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 therefor, in 1971, signed by me at Auckland at the date of registration.

**2. Deeds:** Michael O'Callaghan, registered proprietor of the land contained in Certificates of Title 49C/1413 and 49C/1414, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* A. O'Callaghan

**3. Deeds:** Frederick Walters and Aide May Walters, registered proprietors of the land contained in Certificates of Title 49C/1413 and 49C/1414, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* A. Walters

**4. Deeds:** Michael O'Callaghan, registered proprietor of the land contained in Certificates of Title 716/175 and 716/176, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* M. O'Callaghan

**Approved as to Survey:** [Signature] Chief Surveyor

**Deposited:** 6 APR 1992

**Record Map No. & Dist.:** DP 150976

**Notes:**

- The areas (C) and (H) are subject to a land consent wherever shown, the boundaries of the land covered are not visibly defined.
- Subject to the granting or receiving of the easements shown in the memorandum endorsed hereon.

**Created by:** Purposes  
GOS  
Aplinc

**Memorandum of Easements:**

Shown	Servient Tenement	Dominant Tenement
(F)	Lot 6	Lot 7

**Total Area:** 46.1363 ha.

**Comprised in:** 49C/1413 LP (BAL) 35.8137 (AL)

**1. Deeds:** Advanced Deed Registered Survey and Order of an annual partition certificate in 1981 (1981) made 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 therefor, in 1971, signed by me at Auckland at the date of registration.

**2. Deeds:** Michael O'Callaghan, registered proprietor of the land contained in Certificates of Title 49C/1413 and 49C/1414, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* A. O'Callaghan

**3. Deeds:** Frederick Walters and Aide May Walters, registered proprietors of the land contained in Certificates of Title 49C/1413 and 49C/1414, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* A. Walters

**4. Deeds:** Michael O'Callaghan, registered proprietor of the land contained in Certificates of Title 716/175 and 716/176, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* M. O'Callaghan

**Approved as to Survey:** [Signature] Chief Surveyor

**Deposited:** 6 APR 1992

**Record Map No. & Dist.:** DP 150976

**Notes:**

- The areas (C) and (H) are subject to a land consent wherever shown, the boundaries of the land covered are not visibly defined.
- Subject to the granting or receiving of the easements shown in the memorandum endorsed hereon.

**Created by:** Purposes  
GOS  
Aplinc

**Memorandum of Easements:**

Shown	Servient Tenement	Dominant Tenement
(F)	Lot 6	Lot 7

**Total Area:** 46.1363 ha.

**Comprised in:** 49C/1413 LP (BAL) 35.8137 (AL)

**1. Deeds:** Advanced Deed Registered Survey and Order of an annual partition certificate in 1981 (1981) made 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 therefor, in 1971, signed by me at Auckland at the date of registration.

**2. Deeds:** Michael O'Callaghan, registered proprietor of the land contained in Certificates of Title 49C/1413 and 49C/1414, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* A. O'Callaghan

**3. Deeds:** Frederick Walters and Aide May Walters, registered proprietors of the land contained in Certificates of Title 49C/1413 and 49C/1414, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* A. Walters

**4. Deeds:** Michael O'Callaghan, registered proprietor of the land contained in Certificates of Title 716/175 and 716/176, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* M. O'Callaghan

**Approved as to Survey:** [Signature] Chief Surveyor

**Deposited:** 6 APR 1992

**Record Map No. & Dist.:** DP 150976

**Notes:**

- The areas (C) and (H) are subject to a land consent wherever shown, the boundaries of the land covered are not visibly defined.
- Subject to the granting or receiving of the easements shown in the memorandum endorsed hereon.

**Created by:** Purposes  
GOS  
Aplinc

**Memorandum of Easements:**

Shown	Servient Tenement	Dominant Tenement
(F)	Lot 6	Lot 7

**Total Area:** 46.1363 ha.

**Comprised in:** 49C/1413 LP (BAL) 35.8137 (AL)

**1. Deeds:** Advanced Deed Registered Survey and Order of an annual partition certificate in 1981 (1981) made 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 therefor, in 1971, signed by me at Auckland at the date of registration.

**2. Deeds:** Michael O'Callaghan, registered proprietor of the land contained in Certificates of Title 49C/1413 and 49C/1414, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* A. O'Callaghan

**3. Deeds:** Frederick Walters and Aide May Walters, registered proprietors of the land contained in Certificates of Title 49C/1413 and 49C/1414, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* A. Walters

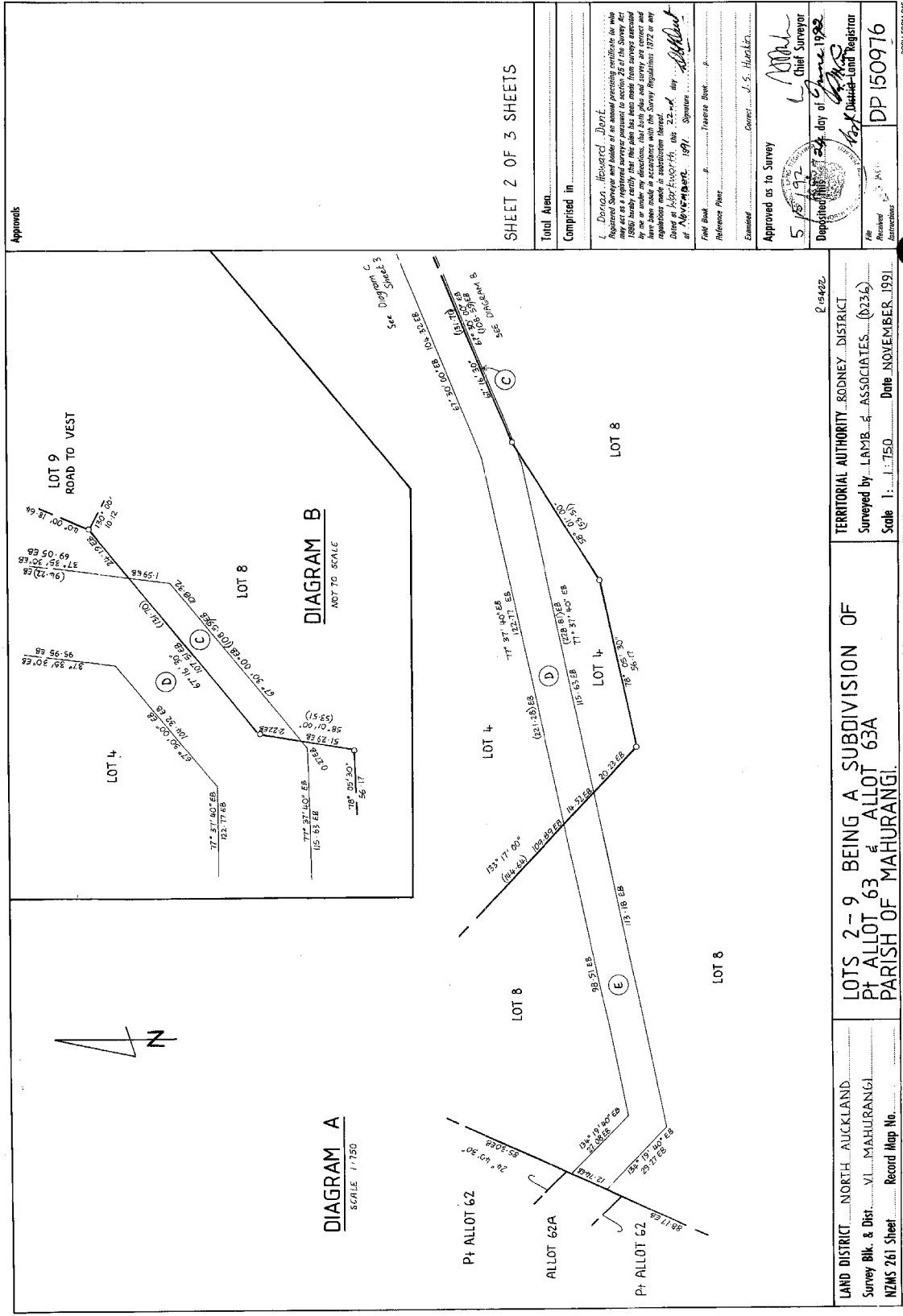
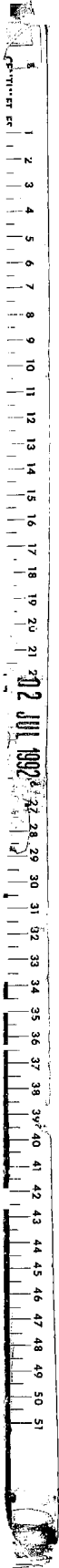
**4. Deeds:** Michael O'Callaghan, registered proprietor of the land contained in Certificates of Title 716/175 and 716/176, the definition of the land and the area of the land and consent to the issue of Certificates of Title in accordance herewith.

*[Signature]* M. O'Callaghan

**Approved as to Survey:** [Signature] Chief Surveyor

**Deposited:** 6 APR 1992

**Record Map No. & Dist.:** DP 150976



Approvals

SHEET 2 OF 3 SHEETS

Total Area.....

Comprised in.....

1. *Deacon Howard Duff*  
Registered Surveyor and holder of an annual practicing certificate in who may act as a registered surveyor pursuant to section 26 of the Survey Act 1950 hereby certifies that this plan has been made from surveys executed by him or under his supervision and that the same are in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.  
Dated at *Wairarapa*, this *22* day of *November*, 1991. Signature *[Signature]*

Field Book..... Traverse Book.....  
Reference Plan.....  
Examined.....  
Approved as to Survey.....  
5/8/92  
Deputy Chief Surveyor  
Chief Surveyor  
Dated this 24 day of June 1988  
Deputy District Land Registrar  
District Land Registrar  
DP 150976  
Approved  
District Registrar  
Dated this 11 day of November 1991

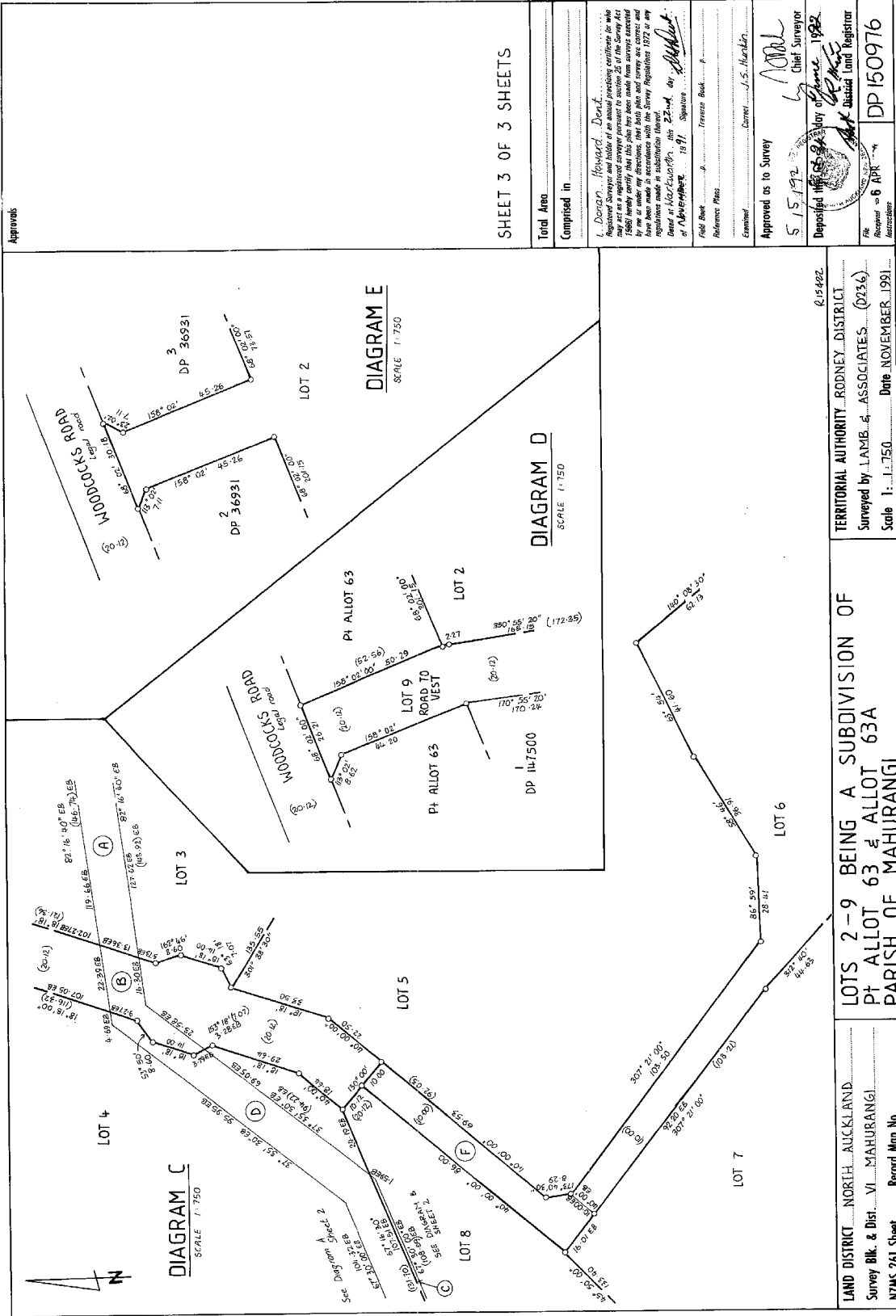
254922

TERRITORIAL AUTHORITY... RODNEY DISTRICT  
Surveyed by... LAMB & ASSOCIATES... (0236)  
Scale 1:1750 Date NOVEMBER 1991

LOTS 2-9 BEING A SUBDIVISION OF  
PT ALLOT 63 & ALLOT 63A  
PARISH OF MAHURANGI.

LAND DISTRICT... NORTH AUCKLAND  
Survey Blk. & Dist... VI MAHURANGI  
NZMS 261 Sheet... Record Map No...

W.A. ROBERTSON, DIRECTOR GENERAL SURVEYS (GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND)



Approvals

SHEET 3 OF 3 SHEETS

Total Area

Comprised in

L. Donan, Howard, Dent  
Registered Surveyors and holders of an annual practicing certificate in who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980. We hereby certify that the boundaries shown on this plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.  
Date at Auckland, this 22nd day of November, 1992. Signature: [Signature] or [Signature] 19 91. Signature: [Signature]

Field Book: [Blank] Reference: [Blank] Corner: J.S. Hurdick

Approved as to Survey: 5.15.92 [Signature] Chief Surveyor

Deposited 14th day of June 1992  
[Signature] District Land Registrar

File: DP 150976  
Received 6 APR 1992

DCSU FORM D16

215402

TERRITORIAL AUTHORITY: RODNEY DISTRICT

Surveyed by: LAMB & ASSOCIATES (0236)

Scale: 1:1,750 Date: NOVEMBER 1991

LOTS 2-9 BEING A SUBDIVISION OF

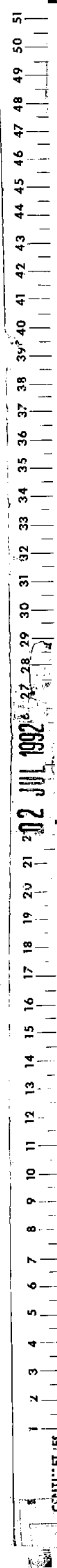
P1 ALLOT 63 & ALLOT 63A

PARISH OF MAHURANGI

LAND DISTRICT: NORTH AUCKLAND

Survey Blk. & Dist.: VI MAHURANGI

NZMS 261 Sheet: [Blank] Record Map No.: [Blank]





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 1000428  
**Land Registration District** North Auckland  
**Date Issued** 18 November 2022

**Prior References**  
NA47A/370

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**Estate** Fee Simple  
**Area** 2.0300 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 563173

**Registered Owners**

[REDACTED]  
[REDACTED]

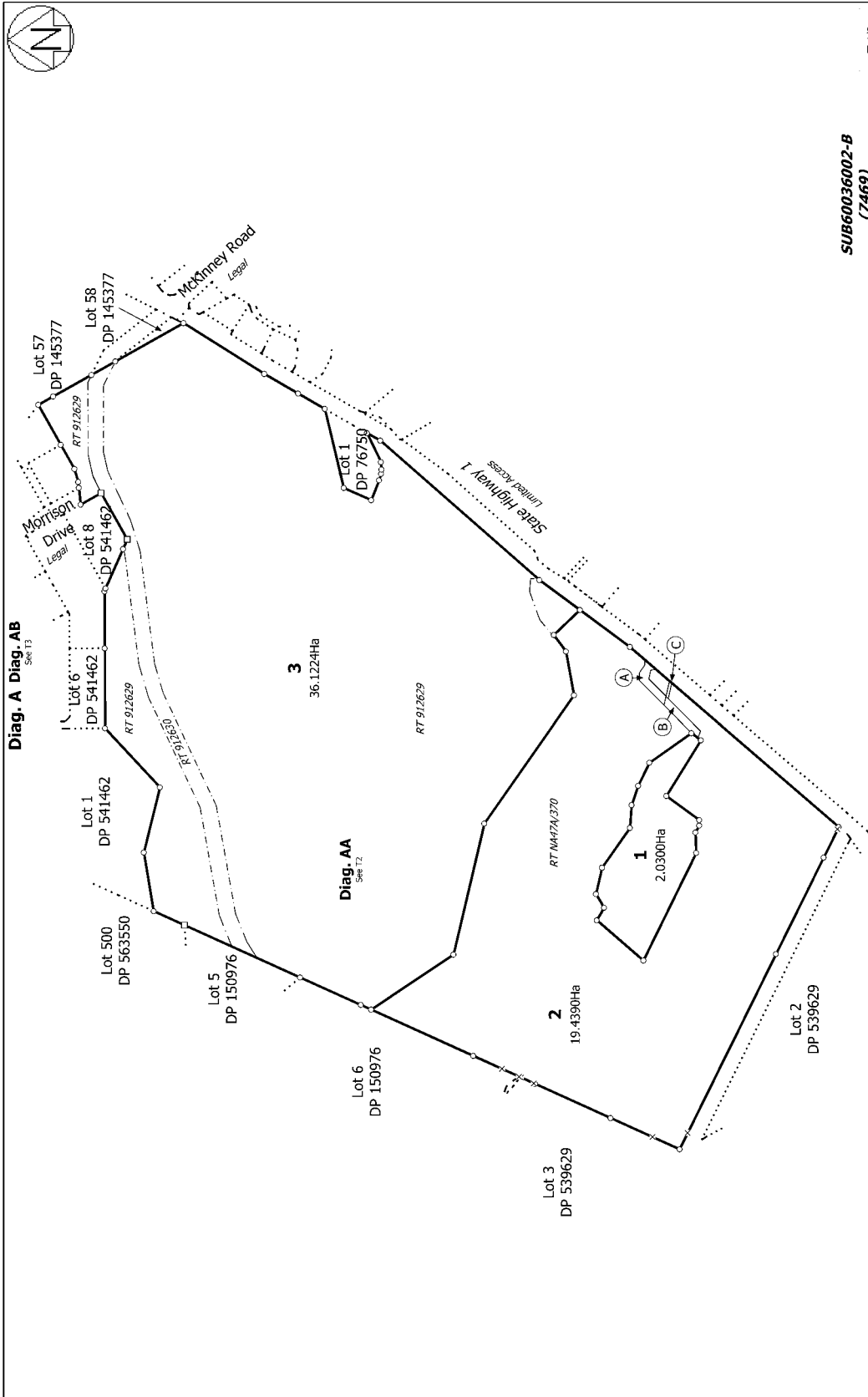
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**Interests**

464508.1 Gazette Notice (N.Z. Gazette 3.11.1977 p. 2868) declaring State Highway adjoining to be a limited access road - 29.11.1977 at 1.47 pm

Appurtenant hereto is a right of way, right to convey electricity and telecommunications created by Easement Instrument 12603100.3 - 18.11.2022 at 3:04 pm

Some of the easements created by Easement Instrument 12603100.3 are subject to Section 243 (a) Resource Management Act 1991 (See DP 563173)



SUB60036002-B (7469)

T 1/3

<p>Land District: North Auckland  <b>Digitally Generated Plan</b>  <small>Generated on: 05/12/2022 09:24am Page 3 of 5</small></p>	<p>Plan of Lots 1 to 3 being a subdivision of Part Allotments 64 &amp; 226, Allotment 225 Psh of Mahurangi and Lots 10, 11 &amp; 13 DP 541462</p>	<p>Surveyor: Daniel John Chapman        Firm: Buckton Consulting Surveyors Limited</p>	<p>Title Plan        LT 563173        Approved on: 5/12/2022</p>
--	---	--	--





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 902781  
**Land Registration District** North Auckland  
**Date Issued** 13 August 2020

**Prior References**  
575618 575620 575621

---

**Estate** Fee Simple  
**Area** 16.3450 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 539629

**Registered Owners**

---

**Interests**

464508.1 Gazette Notice (1977 p 2868) declaring State Highway adjoining to be a limited access road - 29.11.1977 at 1.47 pm

Subject to a right (in gross) to convey electricity over part marked BA on DP 539629 in favour of Vector Limited created by Easement Instrument 7938889.3 - Produced 17.9.2008 at 9:00 am and Entered 21.10.2008 at 9:00 am

Fencing Covenant in Transfer 7980607.2 - 12.11.2008 at 3:05 pm (affects part formerly Lot 1 DP 353748)

10888032.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 11.9.2017 at 3:31 pm (affects part formerly Lots 3-4 DP 451512)

11674745.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.8.2020 at 10:55 am

Subject to a right of way and a right to convey electricity and telecommunications over parts marked BA and K on DP 539629 created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am

Appurtenant hereto is a right to convey water created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am

The easements created by Easement Instrument 11674745.6 are subject to Section 243 (a) Resource Management Act 1991

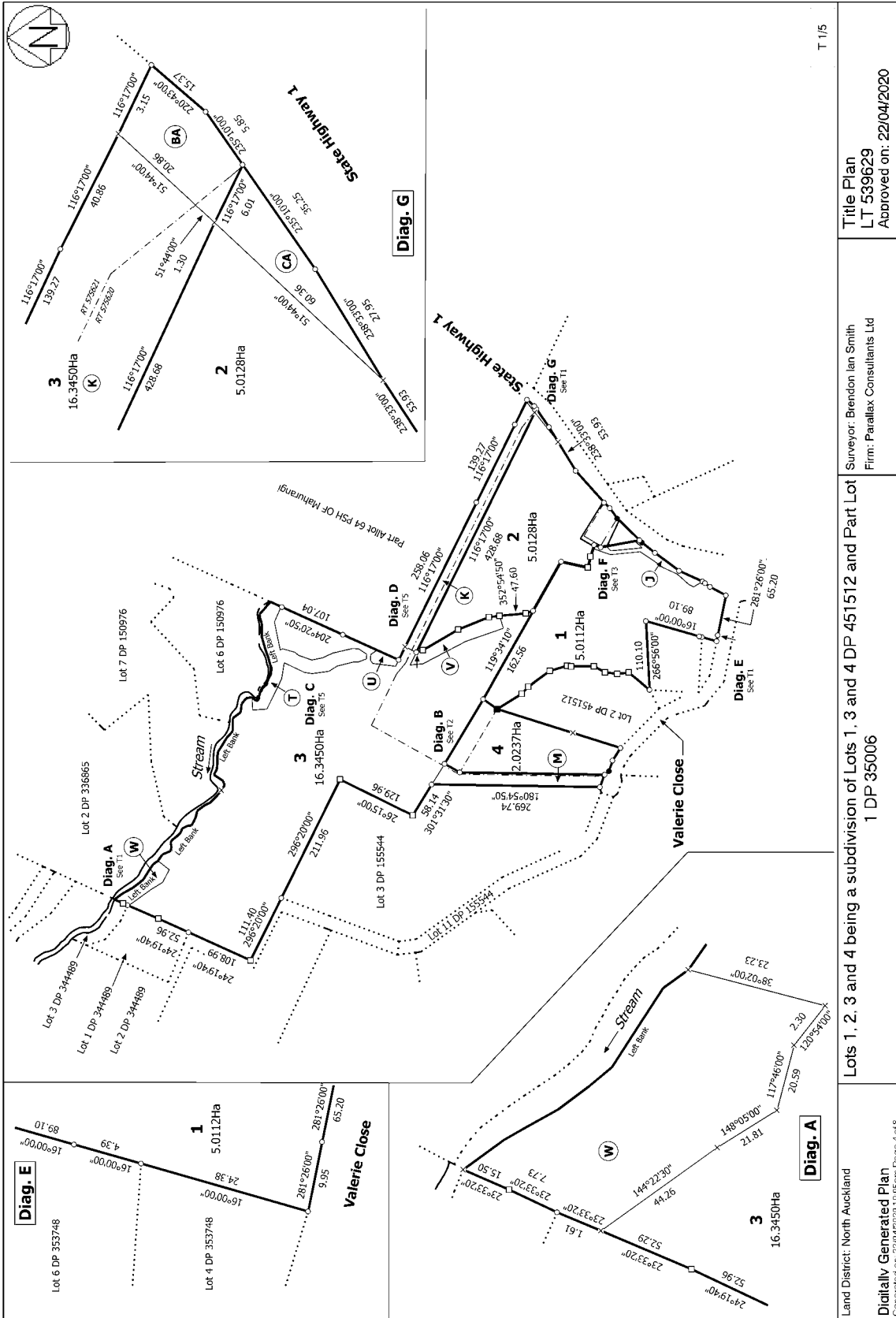
11674745.8 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 902782 and NA92D/742 ) - 13.8.2020 at 10:55 am

11674745.8 Subject to Section 81(2) and 81(3) Building Act 2004 (also affects 902782 and NA92D/742 ) - 13.8.2020 at 10:55 am

Subject to a right of way over part marked A on DP 557603 created by Easement Instrument 12005357.2 - 12.2.2021 at 11:37 am

Subject to a right to drain water over part marked A on DP 564661 created by Easement Instrument 12171145.1 - 11.10.2021 at 4:15 pm

12269848.7 Mortgage to KA Waimanawa Limited Partnership - 1.11.2021 at 4:05 pm



Land District: North Auckland	Surveyor: Brendon Ian Smith Firm: Parallax Consultants Ltd	Title Plan LT 539629 Approved on: 22/04/2020
Lots 1, 2, 3 and 4 being a subdivision of Lots 1, 3 and 4 DP 451512 and Part Lot 1 DP 35006		T 1/5
Digitally Generated Plan Generated on: 22/04/2020 10:05am Page 4 of 8		



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **902780**  
**Land Registration District** **North Auckland**  
**Date Issued** 13 August 2020

**Prior References**

575620 NA12D/906

---

**Estate** Fee Simple  
**Area** 5.0128 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 539629

**Registered Owners**

[REDACTED]

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**Interests**

464508.1 Gazette Notice (1977 p 2868) declaring State Highway adjoining to be a limited access road - 29.11.1977 at 1.47 pm

Subject to a right (in gross) to convey electricity over part marked CA on DP 539629 in favour of Vector Limited created by Easement Instrument 7938889.3 - Produced 17.9.2008 at 9:00 am and Entered 21.10.2008 at 9:00 am

Fencing Covenant in Transfer 7980607.2 - 12.11.2008 at 3:05 pm (affects part formerly Lot 1 DP 353748)

10888032.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 11.9.2017 at 3:31 pm (affects part formerly Lot 3 DP 451512)

11674745.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.8.2020 at 10:55 am

Subject to a right to convey electricity over part marked F, G and I and a right to convey water over part marked F, H, R and S all on DP 539629 created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am

Appurtenant hereto is a right of way and a right to convey electricity and telecommunications created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am

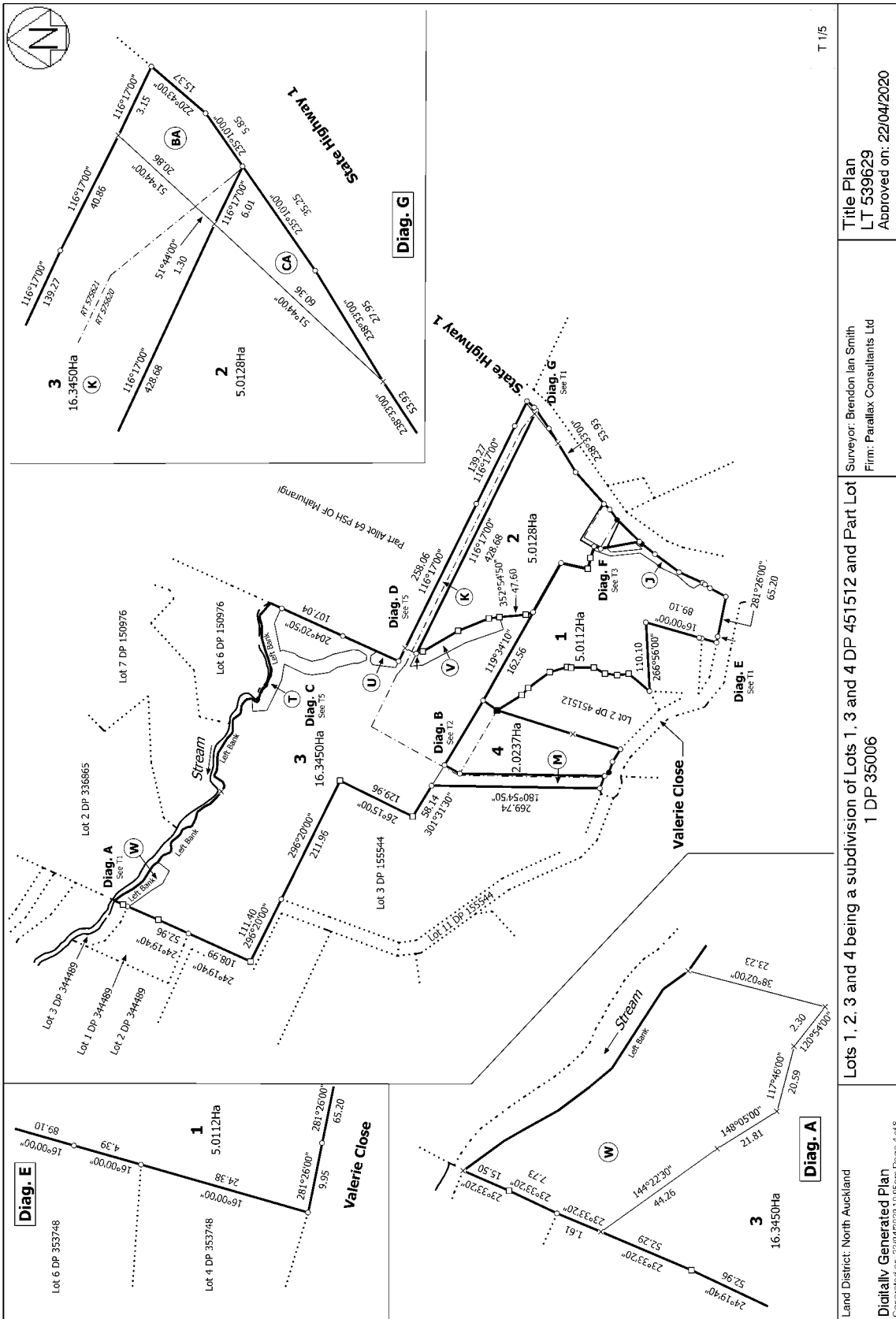
The easements created by Easement Instrument 11674745.6 are subject to Section 243 (a) Resource Management Act 1991

11674745.7 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 902779) - 13.8.2020 at 10:55 am

11674745.7 Subject to Section 81(2) and 81(3) Building Act 2004 (also affects 902779) - 13.8.2020 at 10:55 am

Fencing Covenant in Transfer 12269848.6 - 1.11.2021 at 4:05 pm

12269848.8 Mortgage to Guardians of New Zealand Superannuation as the manager and administrator of the New Zealand Superannuation Fund - 1.11.2021 at 4:05 pm



Land District: North Auckland  
Digitally Generated Plan  
Generated on: 22/04/2020 10:05am Page 4 of 8

Surveyor: Brendon Ian Smith  
Firm: Parallax Consultants Ltd

Lots 1, 2, 3 and 4 being a subdivision of Lots 1, 3 and 4 DP 451512 and Part Lot 1 DP 35006  
1 DP 35006

Title Plan  
LT 539629  
Approved on: 22/04/2020



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 902779  
**Land Registration District** North Auckland  
**Date Issued** 13 August 2020

**Prior References**  
575620

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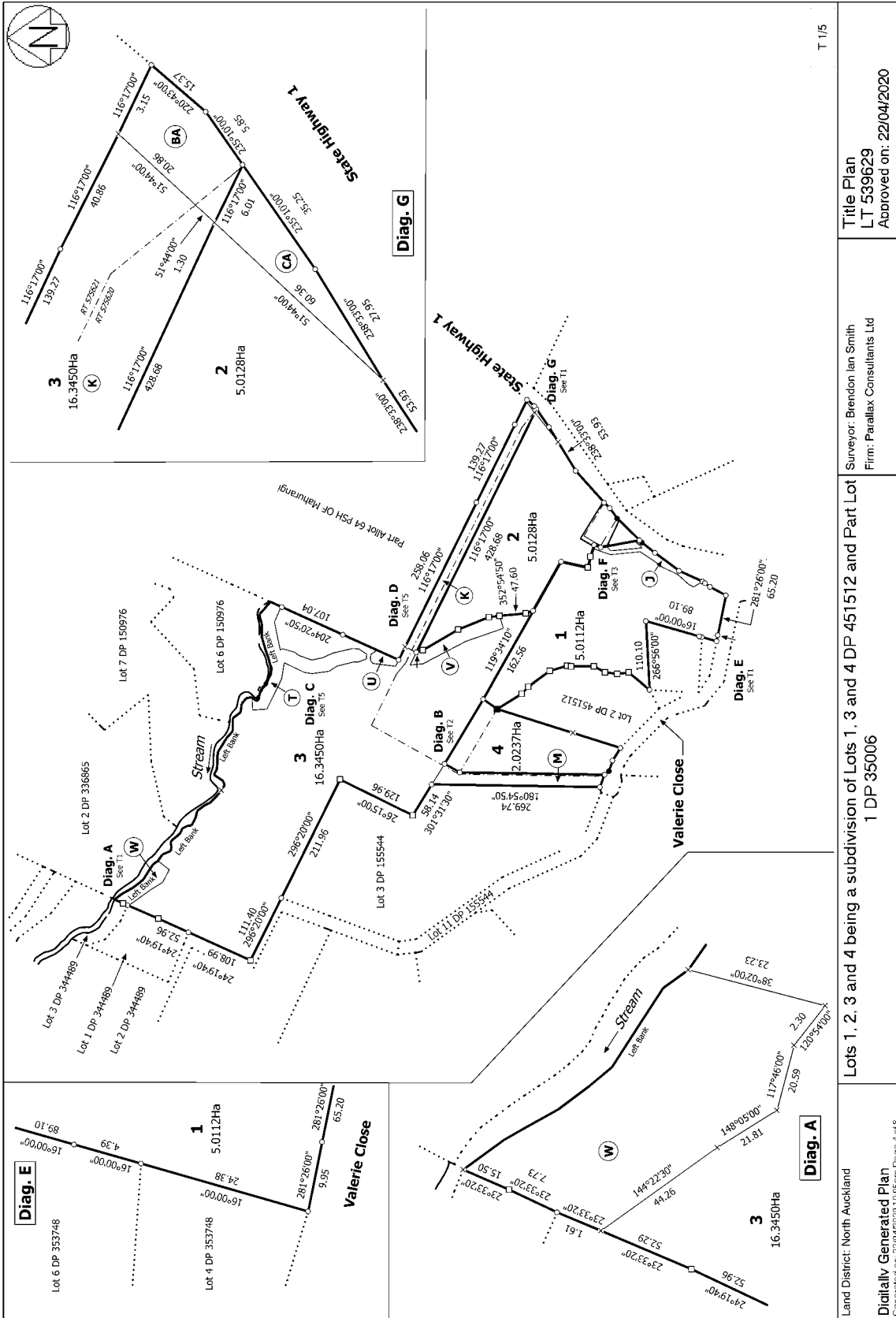
**Estate** Fee Simple  
**Area** 5.0112 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 539629

**Registered Owners**

---

**Interests**

464508.1 Gazette Notice (1977 p 2868) declaring State Highway adjoining to be a limited access road - 29.11.1977 at 1.47 pm  
Fencing Covenant in Transfer 7980607.2 - 12.11.2008 at 3:05 pm (affects part formerly Lots 1-3 DP 353748)  
10888032.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 11.9.2017 at 3:31 pm  
11674745.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.8.2020 at 10:55 am  
Subject to a right of way over part marked J and P and a right to convey water over part marked P and Q all on DP 539629 created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am  
Appurtenant hereto is a right to convey electricity created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am  
The easements created by Easement Instrument 11674745.6 are subject to Section 243 (a) Resource Management Act 1991  
11674745.7 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 902780 ) - 13.8.2020 at 10:55 am  
11674745.7 Subject to Section 81(2) and 81(3) Building Act 2004 (also affects 902780 ) - 13.8.2020 at 10:55 am  
Fencing Covenant in Transfer 12269848.6 - 1.11.2021 at 4:05 pm  
12269848.8 Mortgage to Guardians of New Zealand Superannuation as the manager and administrator of the New Zealand Superannuation Fund - 1.11.2021 at 4:05 pm



Land District: North Auckland  
 Digitally Generated Plan  
 Generated on: 22/04/2020 10:05am Page 4 of 8

Surveyor: Brendon Ian Smith  
 Firm: Parallax Consultants Ltd

Title Plan  
 LT 539629  
 Approved on: 22/04/2020

Lots 1, 2, 3 and 4 being a subdivision of Lots 1, 3 and 4 DP 451512 and Part Lot 1 DP 35006  
 1 DP 35006  
 T 1/5



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 219708  
**Land Registration District** North Auckland  
**Date Issued** 07 November 2005

**Prior References**  
NA101A/115 NA1819/14

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**Estate** Fee Simple  
**Area** 1.0772 hectares more or less  
**Legal Description** Lot 4-6 Deposited Plan 353748

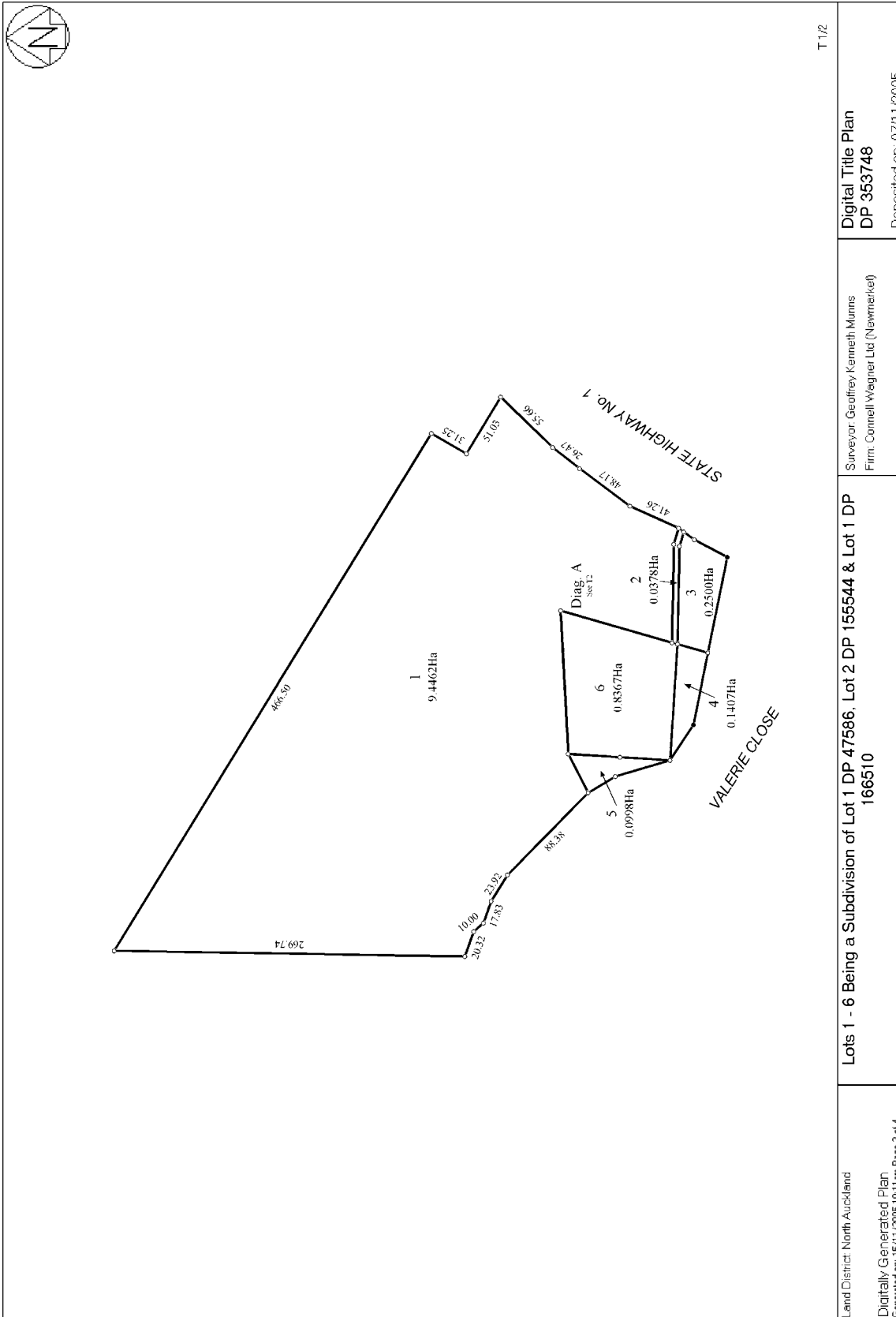
**Registered Owners**

[REDACTED]  
[REDACTED]

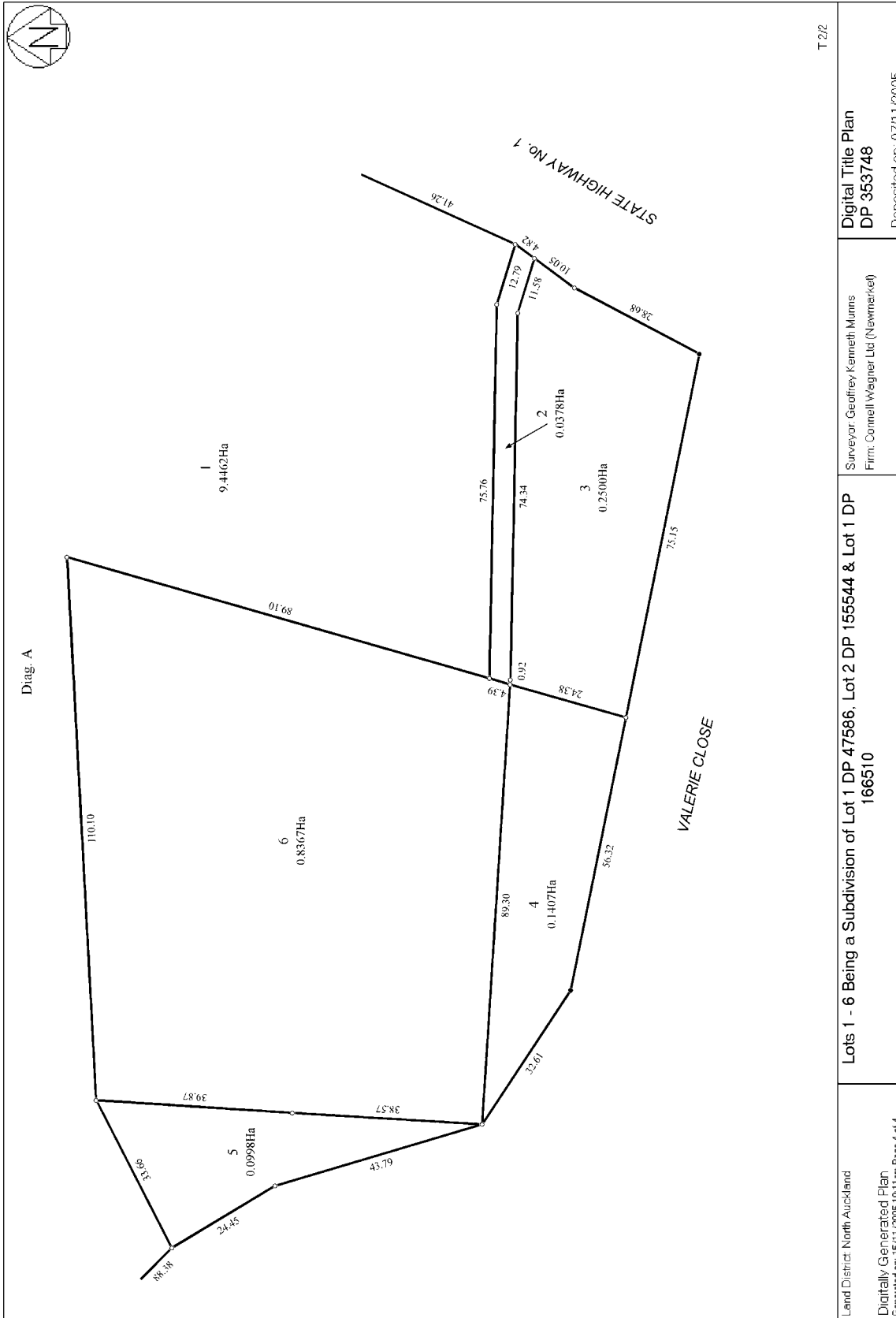
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**Interests**

Subject to Section 241(2) Resource Management Act 1991 (affects DP 353748)  
9901639.2 Mortgage to Bank of New Zealand - 28.11.2014 at 4:32 pm







T 2/2

Digital Title Plan  
DP 353748

Surveyor: Geoffrey Kenneth Munnis  
Firm: Connell Wagner Ltd (Newmarket)

Lots 1 - 6 Being a Subdivision of Lot 1 DP 47586, Lot 2 DP 155544 & Lot 1 DP 166510

Land District: North Auckland  
Digitally Generated Plan  
Generated on: 15/11/2005 10:11 am Page 4 of 4

Deposited on: 07/11/2005



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **575619**  
**Land Registration District** **North Auckland**  
**Date Issued** 30 August 2012

**Prior References**  
441210

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**Estate** Fee Simple  
**Area** 2.0277 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 451512

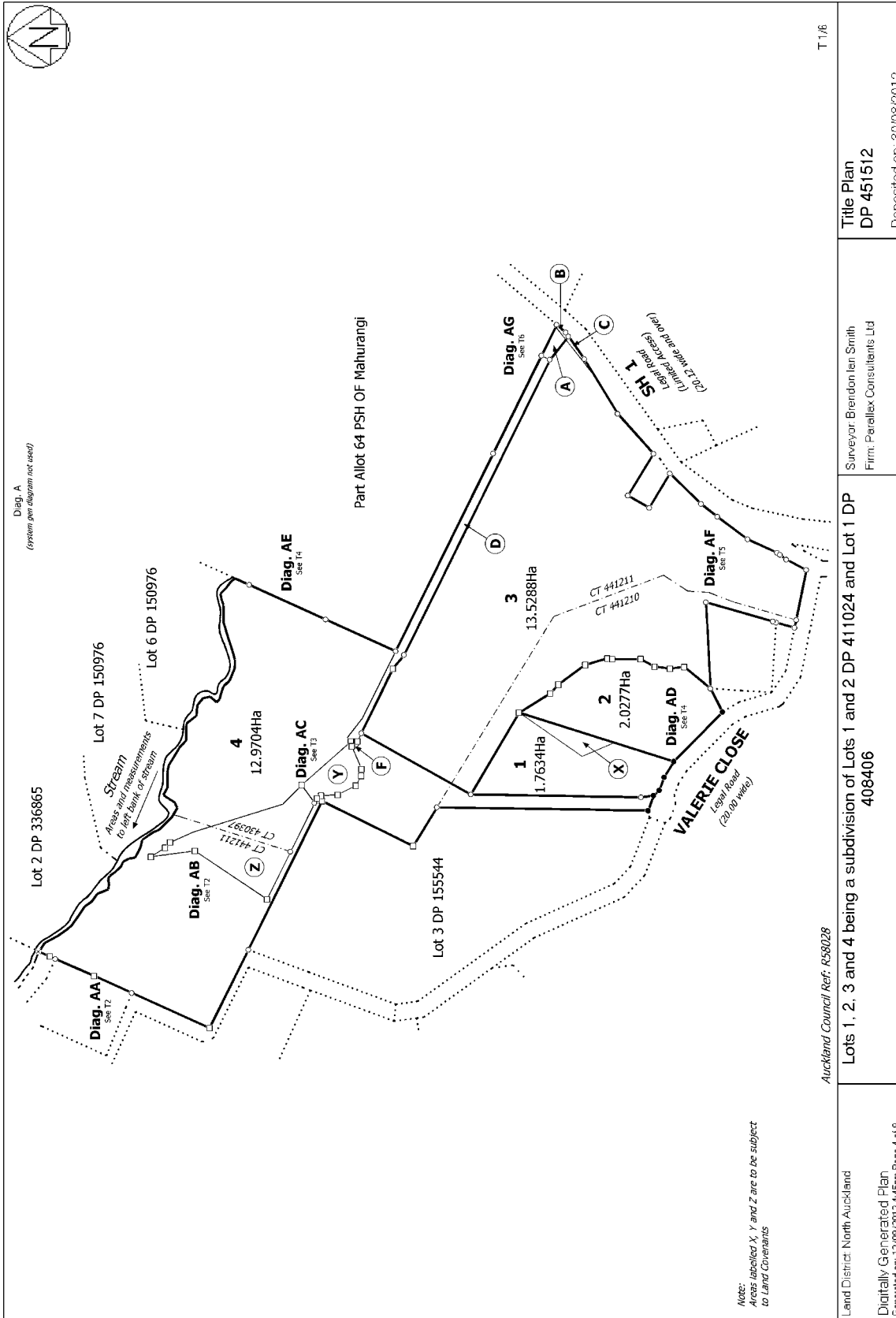
**Registered Owners**

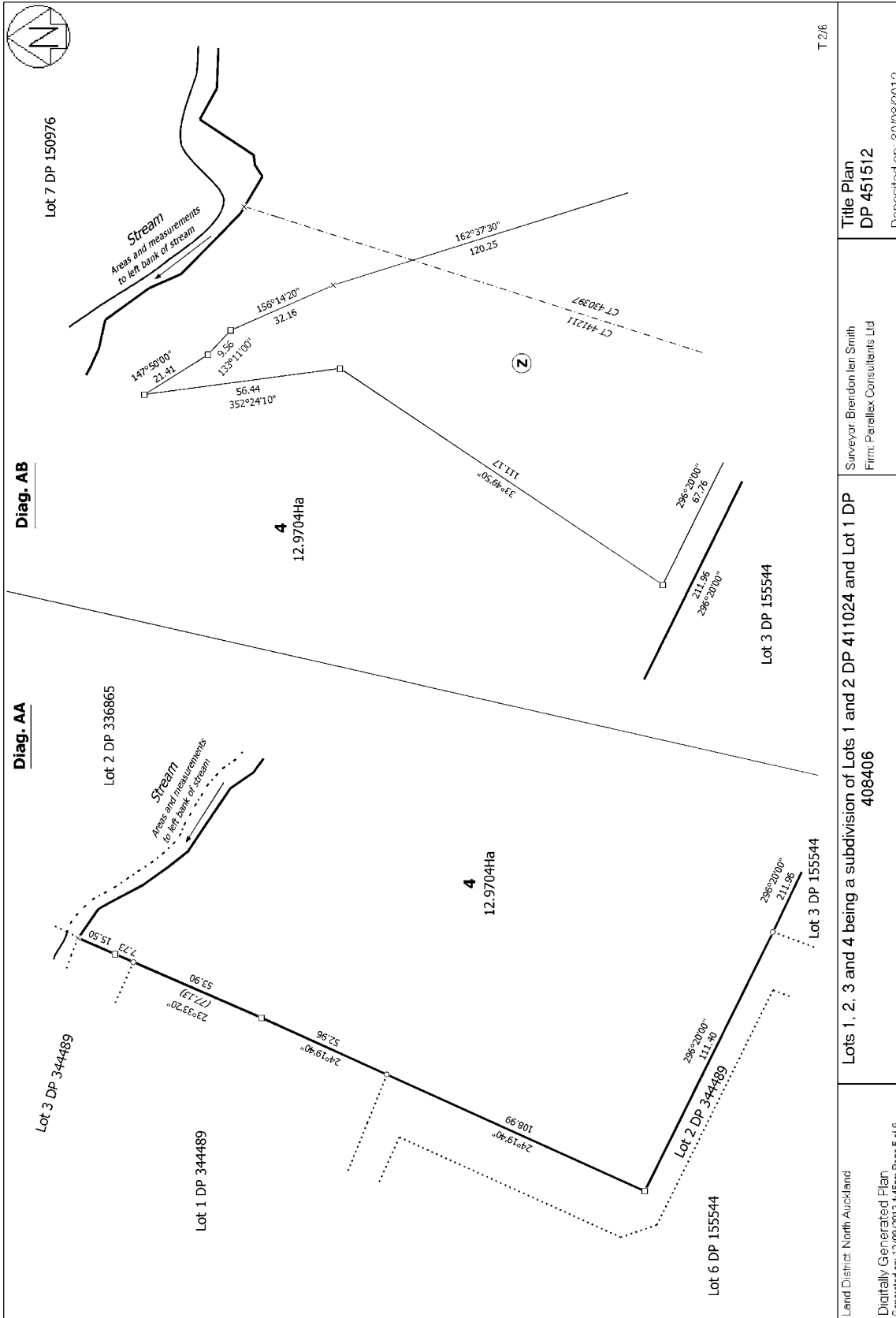
[REDACTED]

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**Interests**

9169377.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.8.2012 at 10:32 am  
9182228.2 Mortgage to ANZ National Bank Limited - 21.9.2012 at 3:02 pm  
12340330.1 CAVEAT BY EVA CROSSWELL - 20.12.2021 at 3:33 pm

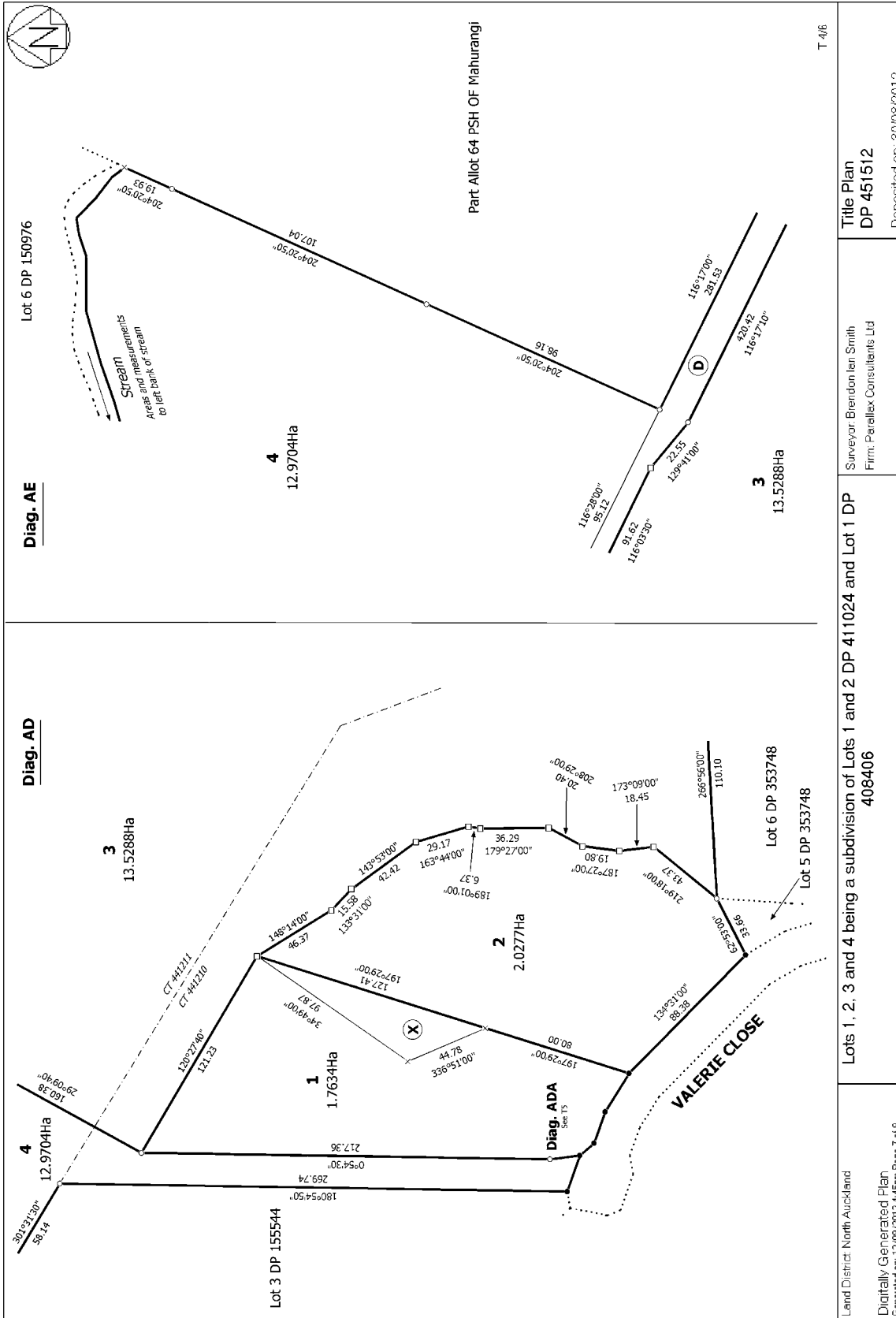




T 2/6

<p>Land District: North Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 12/09/2012 4:45pm Page 5 of 9</p>	<p>Surveyor: Brendon Ian Smith</p> <p>Firm: Parallel Consultants Ltd</p>	<p>Lots 1, 2, 3 and 4 being a subdivision of Lots 1 and 2 DP 411024 and Lot 1 DP 408406</p>	<p>Title Plan</p> <p>DP 451512</p> <p>Deposited on: 30/08/2012</p>
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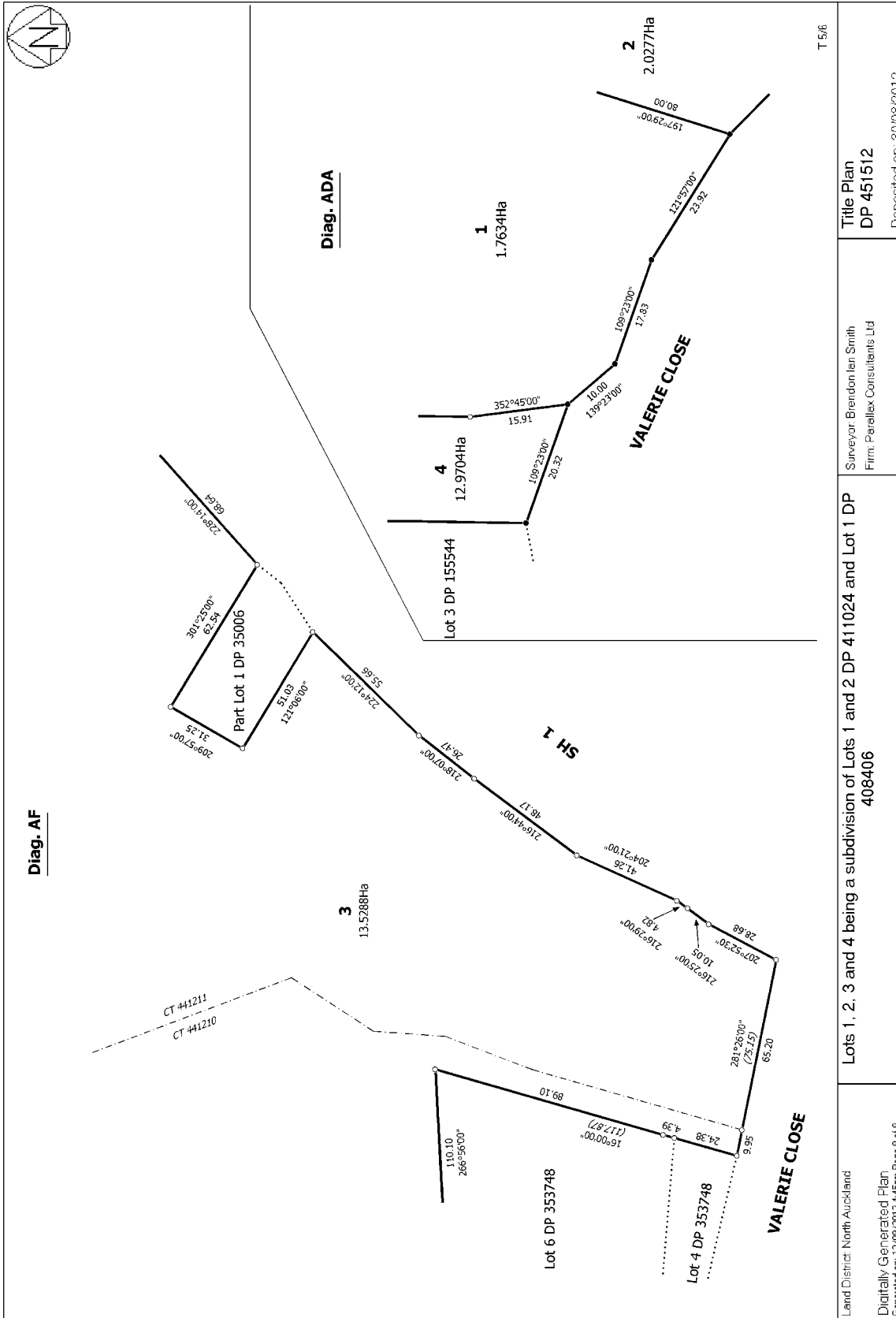


Title Plan  
 DP 451512  
 Deposited on: 30/08/2012

Surveyor: Brendon Ian Smith  
 Firm: Parallel Consultants Ltd

Lots 1, 2, 3 and 4 being a subdivision of Lots 1 and 2 DP 411024 and Lot 1 DP 408406

Land District: North Auckland  
 Digitally Generated Plan  
 Generated on: 12/09/2012 4:45pm Page 7 of 9



T 5/6

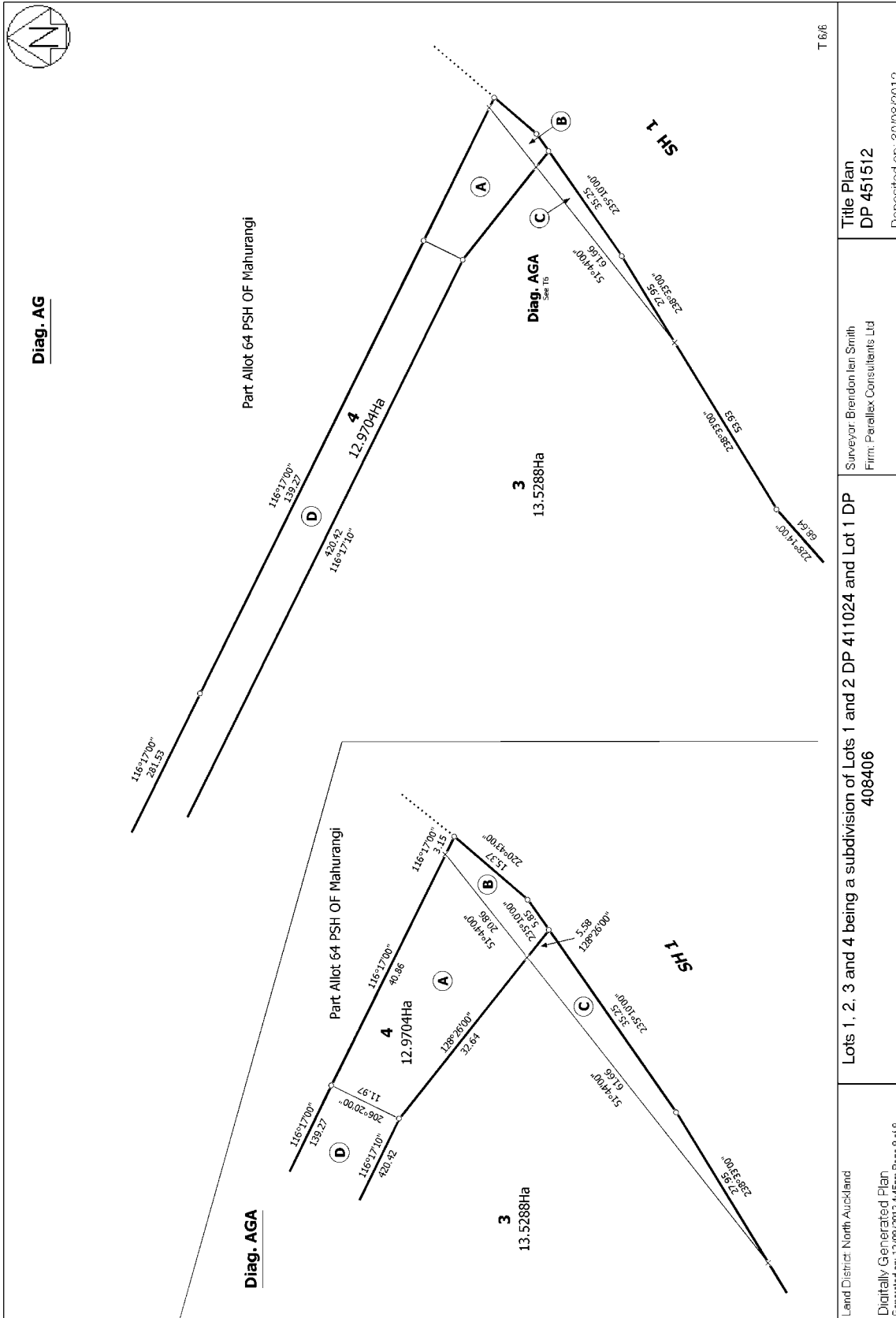
Title Plan  
DP 451512

Surveyor: Brendon Ian Smith  
Firm: Parallel Consultants Ltd

Lots 1, 2, 3 and 4 being a subdivision of Lots 1 and 2 DP 411024 and Lot 1 DP 408406

Land District: North Auckland  
Digitally Generated Plan  
Generated on: 12/09/2012 4:45pm Page 8 of 9

Deposited on: 30/08/2012







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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 902782  
**Land Registration District** North Auckland  
**Date Issued** 13 August 2020

**Prior References**

575618 575620

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**Estate** Fee Simple  
**Area** 2.0237 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 539629

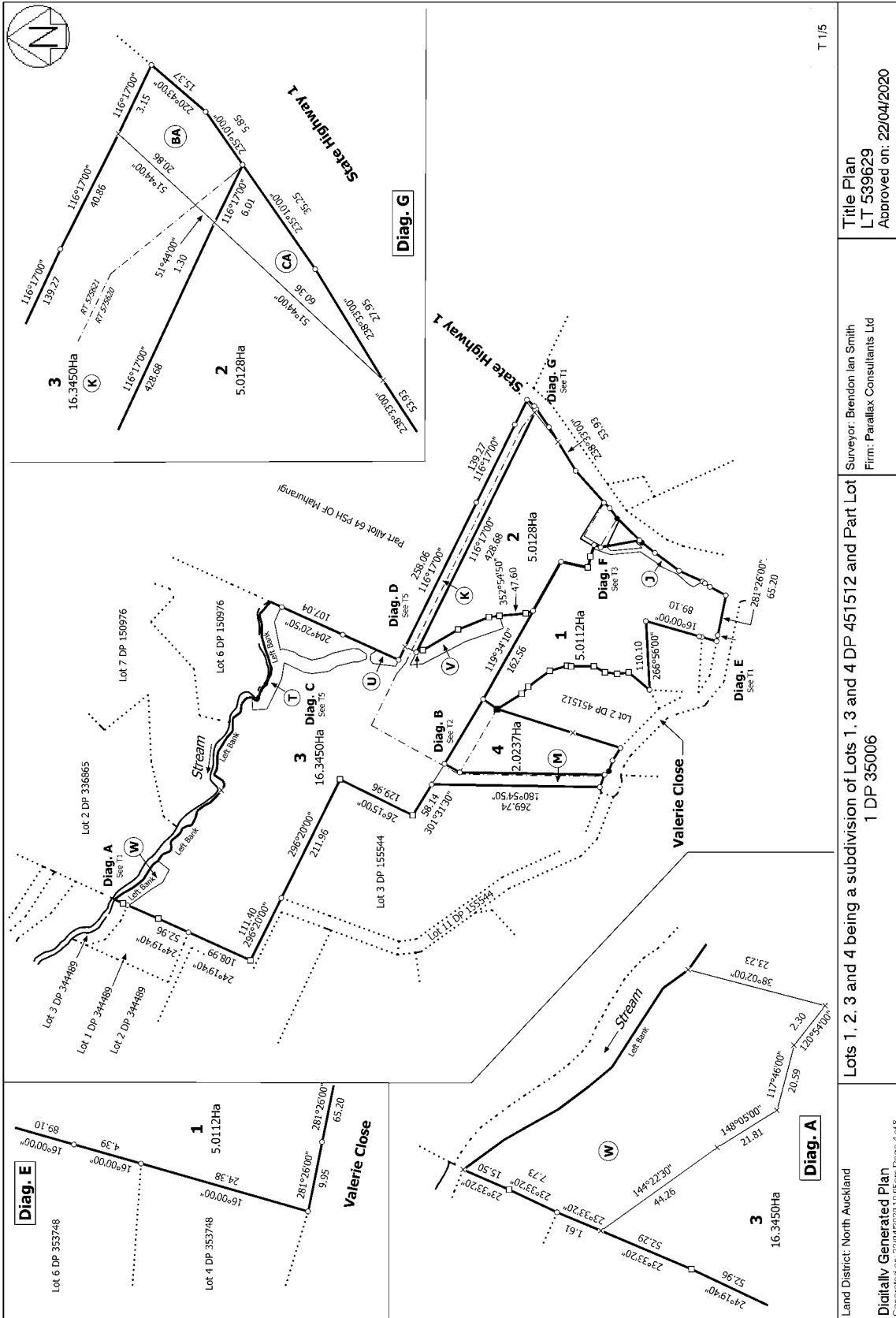
**Registered Owners**

[REDACTED]

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**Interests**

Fencing Covenant in Transfer 7980607.2 - 12.11.2008 at 3:05 pm (affects part formerly Lot 1 DP 353748)  
10888032.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 11.9.2017 at 3:31 pm (affects part formerly Lot 3 DP 451512)  
11674745.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.8.2020 at 10:55 am  
11674745.8 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 902781 and NA92D/742 ) - 13.8.2020 at 10:55 am  
11674745.8 Subject to Section 81(2) and 81(3) Building Act 2004 (also affects 902781 and NA92D/742 ) - 13.8.2020 at 10:55 am  
Appurtenant hereto is a right of way created by Easement Instrument 12005357.2 - 12.2.2021 at 11:37 am  
12269848.7 Mortgage to KA Waimanawa Limited Partnership - 1.11.2021 at 4:05 pm



Land District: North Auckland  
 Digitally Generated Plan  
 Generated on: 22/04/2020 10:05am Page 4 of 8

Surveyor: Brendon Ian Smith  
 Firm: Parallax Consultants Ltd

Lots 1, 2, 3 and 4 being a subdivision of Lots 1, 3 and 4 DP 451512 and Part Lot 1 DP 35006

Title Plan  
 LT 539629  
 Approved on: 22/04/2020

T 1/5



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** NA92D/742  
**Land Registration District** North Auckland  
**Date Issued** 23 August 1993

**Prior References**  
NA20B/107

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**Estate** Fee Simple  
**Area** 8.0000 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 155544

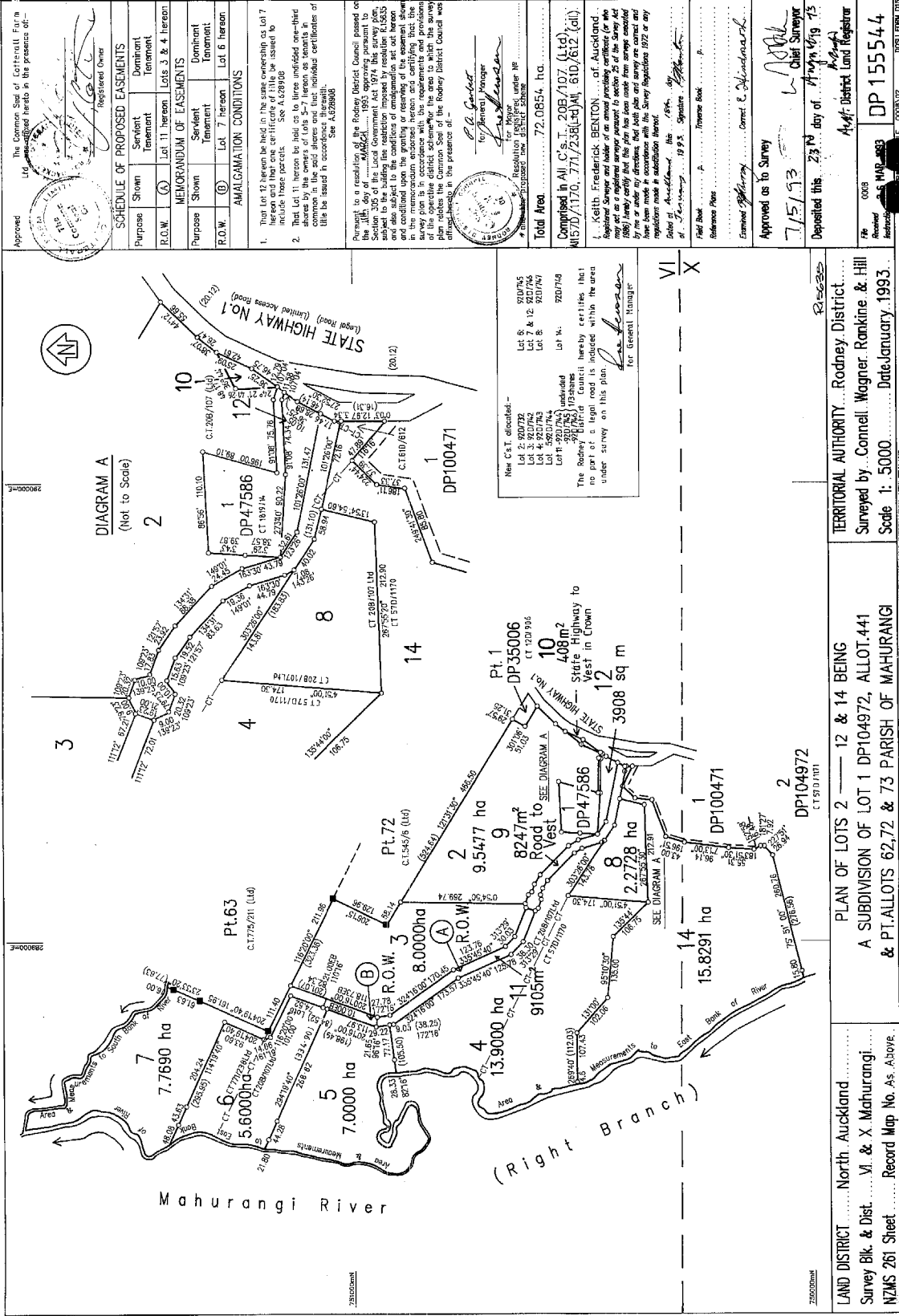
**Registered Owners**

[REDACTED]

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**Interests**

Appurtenant hereto are rights of way specified in Easement Certificate C509598.5 - 23.8.1993 at 1.48 pm  
D631344.1 Variation of Easement Certificate C509598.5 - 15.8.2001 at 10.30 am  
11674745.8 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 902781 and 902782 ) - 13.8.2020 at 10:55 am  
11674745.8 Subject to Section 81(2) and 81(3) Building Act 2004 (also affects 902781 and 902782 ) - 13.8.2020 at 10:55 am  
Appurtenant hereto is a right to drain water created by Easement Instrument 12171145.1 - 11.10.2021 at 4:15 pm  
12269848.7 Mortgage to KA Waimanawa Limited Partnership - 1.11.2021 at 4:05 pm



The Common Seal of Northland for a Registered Plan is required here in the presence of:

Approved: [Signature]

Registered Owner: [Signature]

SCHEDULE OF PROPOSED EASEMENTS		
Purpose	Servient Tenement	Dominant Tenement
Purpose: (A)	Lot 11 hereon	Lots 3 & 4 hereon

MEMORANDUM OF EASEMENTS		
Purpose	Servient Tenement	Dominant Tenement
Purpose: (B)	Lot 7 hereon	Lot 6 hereon

**AMALGAMATION CONDITIONS**

1. That lot 12 hereon be held in the state ownership as lot 7 hereon and that one certificate of title be issued to include these parcels. See A228930

2. That lot 10 hereon be held in the state ownership as lot 10 hereon and that one certificate of title be issued to include these parcels. See A228930

3. That lot 11 hereon be held in the state ownership as lot 11 hereon and that one certificate of title be issued to include these parcels. See A228930

4. That lot 12 hereon be held in the state ownership as lot 12 hereon and that one certificate of title be issued to include these parcels. See A228930

Pursuant to a resolution of the Rodney District Council passed on the 11th day of May 1993 approving pursuant to Section 305 of the Local Government Act 1974 the survey plan, plan 208/107 (L14) and also subject to the conditions of amalgamation set out hereon and conditioned upon the granting or reserving of the easement shown in the memorandum enclosed hereon and certifying that the plan relates to the common seal of the Rodney District Council was attached hereto in the presence of:

Approved: [Signature]

Resolution for Maps under 18 prepared New Survey

Total Area: 72,0854 ha.

Completed in N.C.S.T. 208/107 (L14) MS/D/1170, 77/2581 (L14), 610/612 (L14)

Keith Frederick BENTON of Auckland Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1974) is hereby certifying that the survey plan shown hereon and the regulations made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Date at Auckland: this 18th day of February 1993. Signature: [Signature]

Field Book: [Blank]

Reference Plan: [Blank]

Examined: [Signature] Carol E. Stinson

Approved as to Survey: [Signature]

7/5/93

Deposited this 23rd day of August 1993

Chief Surveyor: [Signature]

DP 155544

New C.S.T. identified:

Lot 2: 920732  
 Lot 3: 920742  
 Lot 4: 920743  
 Lot 5: 920744

The Rodney District Council hereby certifies that no part of a legal road is indicated within the area under survey on this plan.

VI X

PLAN OF LOTS 2 - 12 & 14 BEING  
 A SUBDIVISION OF LOT 1 DP104972, ALLOT 441  
 & PT. ALLOTS 62.72 & 73 PARISH OF MAHURANGI  
 Scale 1: 5000. Date January, 1993.

TERRITORIAL AUTHORITY: Rodney District  
 Surveyed by: Connel Wagner, Rankine & Hill  
 Date: January, 1993

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA92D/744  
**Land Registration District** North Auckland  
**Date Issued** 23 August 1993

**Prior References**  
NA20B/107

---

**Estate** Fee Simple  
**Area** 7.0000 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 155544

**Registered Owners**

---

**Estate** Fee Simple - 1/3 share  
**Area** 9105 square metres more or less  
**Legal Description** Lot 11 Deposited Plan 155544

**Registered Owners**

**Interests**

Subject to Section 308 (4) Local Government Act 1974

Subject to a right of way over part marked A on DP 155544 specified in Easement Certificate C509598.5 - 23.8.1993 at 1.48 pm (Affects Lot 11 DP 155544)

Appurtenant hereto is a right of way created by Transfer C599562.3 - 12.5.1994 at 1.31 pm

D631344.1 Variation of easement specified in Easement Certificate C509598.5 - 15.8.2001 at 10.30 am

Subject to a right of way and right to transmit telecommunications and computer media and electricity over parts marked Y and Z on DP 342415 created by Easement Instrument 6423054.4 - 17.5.2005 at 9:00 am (affects Lot 11 DP 155544)

Some of the easements created by Easement Instrument 6423054.4 are subject to Section 243 (a) Resource Management Act 1991

Approved \_\_\_\_\_  
The Common Seal of Northland District Council is hereunto affixed in the presence of:  
\_\_\_\_\_  
Registered Owner

**DIAGRAM A**  
(Not to Scale)

Lot 1: 8.0000 ha  
Lot 2: 9.5477 ha  
Lot 3: 7.7690 ha  
Lot 4: 13.9000 ha  
Lot 5: 7.0000 ha  
Lot 6: 5.6000 ha  
Lot 7: 7.7690 ha  
Lot 8: 2.278 ha  
Lot 9: 8247m²  
Lot 10: 408m²  
Lot 11: 9103m²  
Lot 12: 2.278 ha  
Lot 13: 15.8291 ha  
Lot 14: 15.8291 ha

**SCHEDULE OF PROPOSED EASEMENTS**

Purpose	Shown	Servient Tenement	Dominant Tenement
Purpose	Shown	Servient Tenement	Dominant Tenement
R.O.W.	(A)	Lot 11 hereon	Lots 3 & 4 hereon

**MEMORANDUM OF EASEMENTS**

Purpose	Shown	Servient Tenement	Dominant Tenement
Purpose	Shown	Servient Tenement	Dominant Tenement
R.O.W.	(B)	Lot 7 hereon	Lot 6 hereon

**AMALGAMATION CONDITIONS**

1. That lot 12 hereon be held in the state ownership as lot 7 hereon and that one certificate of title be issued to include these parcels. See A239390

2. That lot 1 hereon be held in the state ownership as lot 1 hereon and that one certificate of title be issued to include these parcels and that the said parcels be held in common in the said shares and that individual certificates of title be issued in accordance therewith. See A239880

Pursuant to a resolution of the Rodney District Council passed on the 11th day of March 1993 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan, and also subject to the conditions of amalgamation set out hereon and conditioned upon the granting or reserving of the easement shown in the memorandum enclosed hereon and certifying that the plan relates to the operative district scheme, the area to which the survey plan relates the Common Seal of the Rodney District Council was affixed hereon in the presence of:

\_\_\_\_\_  
for General Manager  
Resolution for Maps under 19  
\_\_\_\_\_  
District Engineer

**Total Area** ..... 72.0854 ha.

**Compared in All C.S.T. 208/107 (14), 183/2170, 77/2381(4)AN, 610/612 (41)**

Keith Frederick BENTON, of Auckland, Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1976) hereby certifies that this survey plan has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland, this 18th day of February, 1993. Signature: \_\_\_\_\_  
Field Book .....  
Reference Plan: \_\_\_\_\_

Examined & Approved: \_\_\_\_\_  
Approved as to Survey: \_\_\_\_\_  
7/5/93  
Deposited this 23rd day of August 1993  
Chief Surveyor  
Northland District Land Registrar  
DP 155544

LAND DISTRICT North Auckland  
Survey Bk. & Dist. VI & X Mahurangi  
NZMS 261 Sheet Record Map No. As Above

TERRITORIAL AUTHORITY Rodney District  
Surveyed by Connel Wagner Rankine & Hill  
Scale 1: 5000 Date January 1993

PLAN OF LOTS 2, 12 & 14 BEING  
A SUBDIVISION OF LOT 1 DP104972, ALLOT 441  
& PT. ALLOTS 62.72 & 73 PARISH OF MAHURANGI

W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA92D/745  
**Land Registration District** North Auckland  
**Date Issued** 23 August 1993

**Prior References**  
NA20B/107 NA771/238

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**Estate** Fee Simple  
**Area** 5.6000 hectares more or less  
**Legal Description** Lot 6 Deposited Plan 155544  
**Registered Owners**  
[REDACTED]

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**Estate** Fee Simple - 1/3 share  
**Area** 9105 square metres more or less  
**Legal Description** Lot 11 Deposited Plan 155544  
**Registered Owners**  
[REDACTED]

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**Interests**

Subject to Section 308 (4) Local Government Act 1974

Subject to a right of way over part marked A on DP 155544 specified in Easement Certificate C509598.5 - 23.8.1993 at 1.48 pm (affects Lot 11 DP 155544)

Appurtenant hereto is a right of way specified in Easement Certificate C509598.5 - 23.8.1993 at 1.48 pm

Some of the easements specified in Easement Certificate C509598.5 are subject to Section 309 (1) (a) Local Government Act 1974 (See DP 155544)

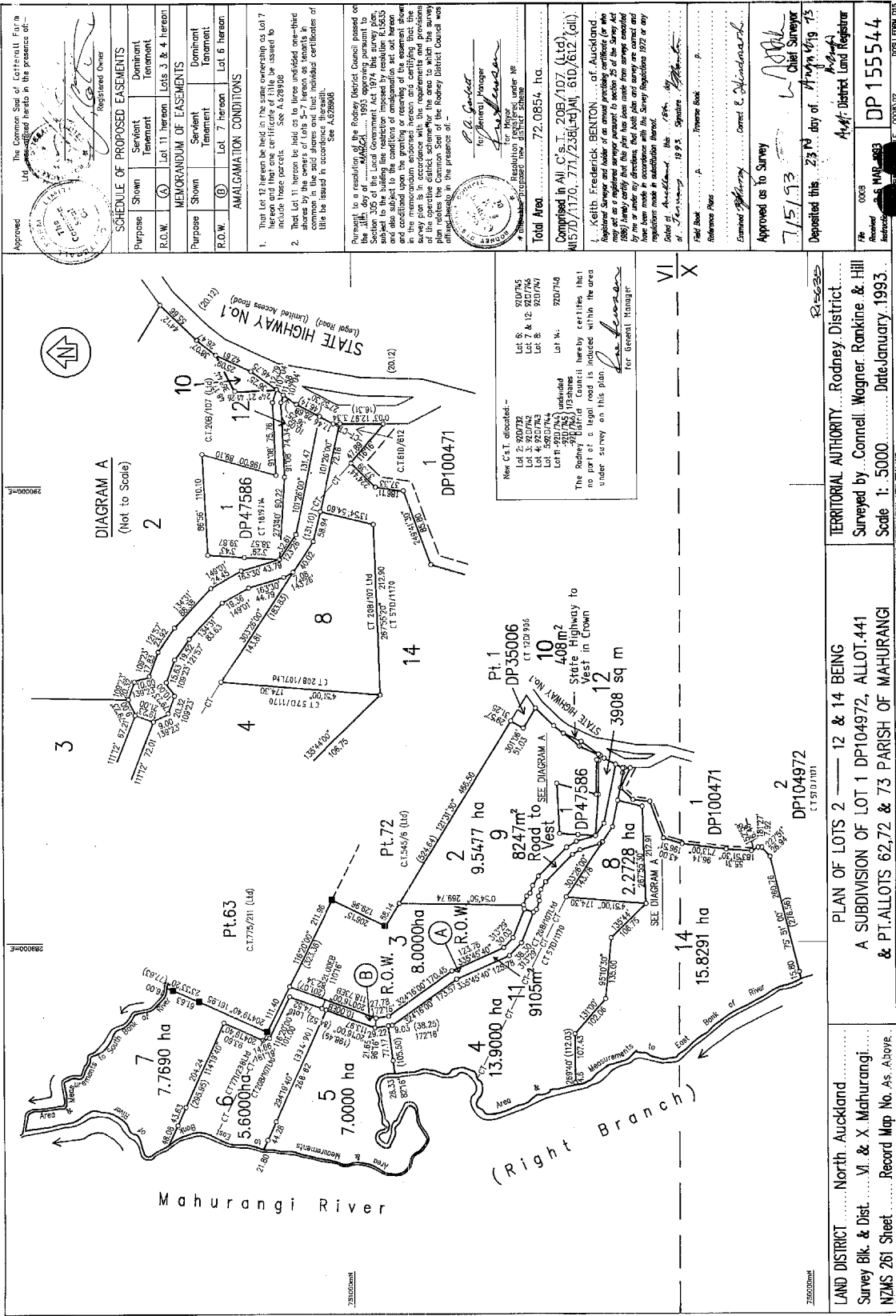
Appurtenant hereto is a right of way created by Transfer C636064.3 - 2.8.1994 at 2.37 pm

D631344.1 Variation of Easement C509598.5 - 15.8.2001 at 10.30 am

Subject to a right of way and right to transmit telecommunications and computer media and electricity over parts marked Y and Z on DP 342415 created by Easement Instrument 6423054.4 - 17.5.2005 at 9:00 am (affects Lot 11 DP 155544)

Some of the easements created by Easement Instrument 6423054.4 are subject to Section 243 (a) Resource Management Act 1991

10390398.2 Mortgage to ASB Bank Limited - 10.5.2016 at 12:33 pm



Approved \_\_\_\_\_  
 The Common Seal of Northland District Council is hereunto affixed in the presence of:  
 \_\_\_\_\_  
 Registered Owner

SCHEDULE OF PROPOSED EASEMENTS	
Purpose	Dominant Tenement
Shown	
Servient Tenement	
Purpose <th>Dominant Tenement</th>	Dominant Tenement
Shown	
Servient Tenement	
Purpose <th>Dominant Tenement</th>	Dominant Tenement
Shown	
Servient Tenement	

MEMORANDUM OF EASEMENTS	
Purpose	Dominant Tenement
Shown	
Servient Tenement	
Purpose <th>Dominant Tenement</th>	Dominant Tenement
Shown	
Servient Tenement	

AMALGAMATION CONDITIONS	
Shown	
Servient Tenement	
Purpose <th>Dominant Tenement</th>	Dominant Tenement
Shown	
Servient Tenement	

1. That lot 12 herein be held in the state ownership as lot 7 herein and that one certificate of title be issued to include these parcels. See A239330

2. That lot 12 herein be held in the state ownership as lot 7 herein and that one certificate of title be issued to include these parcels. See A239330

3. That lot 12 herein be held in the state ownership as lot 7 herein and that one certificate of title be issued to include these parcels. See A239330

Pursuant to a resolution of the Rodney District Council passed on the 11th day of March 1993 approving pursuant to Section 305 of the Local Government Act 1974 the survey plan, and also subject to the conditions of amalgamation set out herein and conditioned upon the granting or reserving of the easement shown in the memorandum enclosed herein and certifying that the plan relates to the Common Seal of the Rodney District Council was affixed thereto in the presence of:

\_\_\_\_\_ for General Manager  
 Resolution for Maps under 10  
 Proposed New Survey

Total Area ..... 72,0854 ha.

Comprising in All C.S.T. 208/107 (14),  
 MS/D/11/0, 77/2381(4)AN, 610/612 (41)

Keith Frederick BENTON of Auckland Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1974) hereby certifies that the area indicated within the area shown on the plan is the area which has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland this 18th day of February 1993. Signature \_\_\_\_\_  
 \_\_\_\_\_  
 Field Book .....  
 Reference Plan .....

Examined & Approved by \_\_\_\_\_  
 Approved as to Survey \_\_\_\_\_  
 7/5/93  
 Deposited this 23rd day of August 1993  
 Chief Surveyor  
 Northland District Land Registrar

DP 155544  
 Record Map No. A.S. Above  
 NZMS 261 Sheet

New C.S.T. identified:-  
 Lot 2: 920732  
 Lot 3: 920742  
 Lot 4: 920743  
 Lot 5: 920744  
 Lot 6: 920745  
 Lot 7: 920746  
 Lot 8: 920747  
 Lot 9: 920748  
 Lot 10: 920749

The Rodney District Council hereby certifies that no part of a legal road is indicated within the area under survey on this plan.

\_\_\_\_\_ for General Manager

VI X

PLAN OF LOTS 2, 12 & 14 BEING  
 A SUBDIVISION OF LOT 1 DP104972, ALLOT 441  
 & PT. ALLOTS 62.72 & 73 PARISH OF MAHURANGI  
 Scale 1: 5000. Date January, 1993.

TERRITORIAL AUTHORITY... Rodney District  
 Surveyed by Connel Wagner, Rankine & Hill  
 Date January, 1993

North Auckland  
 VI & X Mahurangi  
 Record Map No. A.S. Above

North Auckland  
 VI & X Mahurangi  
 Record Map No. A.S. Above

North Auckland  
 VI & X Mahurangi  
 Record Map No. A.S. Above

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51





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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **182623**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 January 2005

**Prior References**  
170935

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**Estate** Fee Simple  
**Area** 8.6960 hectares more or less  
**Legal Description** Lot 2, 4 Deposited Plan 344489

**Registered Owners**

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**Estate** Fee Simple - 1/6 share  
**Area** 9105 square metres more or less  
**Legal Description** Lot 11 Deposited Plan 155544

**Registered Owners**

**Interests**

Subject to a right of way over part Lot 11 marked A on DP 155544 and part Lot 2 marked B on DP 344489 specified in Easement Certificate C509598.5

The easements specified in Easement Certificate C509598.5 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right of way over part Lot 2 marked B on DP 344489 created by Transfer C599562.3

Subject to a right of way over part Lot 2 marked C on Plan 344489 created by Transfer C636064.3

D631344.1 Variation of the conditions of the easement specified in Easement Certificat C509598.5 - 15.8.2001 at 10.30 am

6291643.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.1.2005 at 9:00 am (affects Lots 2 and 4)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 344489)

Subject to a right of way and right to convey electric power, telecommunications and computer media over parts Lot 2 marked B, C and D on DP 344489 created by Easement Instrument 6291643.4 - 27.1.2005 at 9:00 am

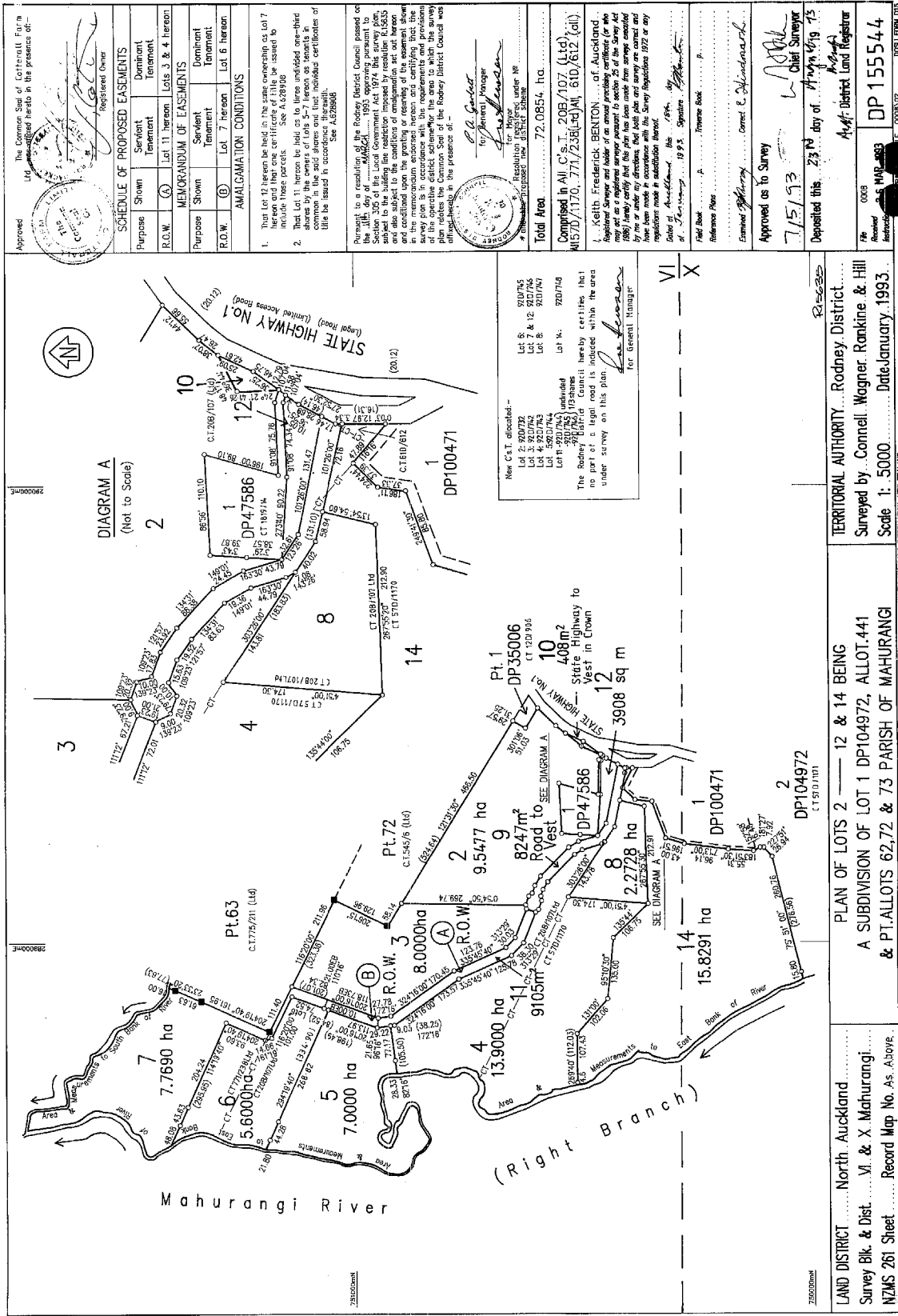
The easements created by Easement Instrument 6291643.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and right to transmit telecommunications and computer media and electricity over parts marked Y and Z on DP 342415 created by Easement Instrument 6423054.4 - 17.5.2005 at 9:00 am (affects Lot 11 DP 155544)

Some of the easements created by Easement Instrument 6423054.4 are subject to Section 243 (a) Resource Management Act 1991

11467414.2 Mortgage to Westpac New Zealand Limited - 4.7.2019 at 9:19 am

12350908.1 CAVEAT BY REMUERA PROPERTY HOLDINGS LIMITED - 17.1.2022 at 8:45 am



Approved \_\_\_\_\_  
 The Common Seal of Northland District Council is hereunto affixed in the presence of:  
 \_\_\_\_\_  
 Registered Owner

SCHEDULE OF PROPOSED EASEMENTS	
Purpose	Dominant Tenement
Shown	
Servient Tenement	
Purpose	
R.O.W. (A)	Lot 11 hereon, Lots 3 & 4 hereon

MEMORANDUM OF EASEMENTS	
Purpose	Dominant Tenement
Shown	
Servient Tenement	
Purpose	
R.O.W. (B)	Lot 7 hereon

**AMALGAMATION CONDITIONS**

1. That lot 12 hereon be held in the state ownership as lot 7 hereon and that one certificate of title be issued to include these parcels. See A239930

2. That lot 1 hereon be held in the state ownership as lot 1 hereon and that one certificate of title be issued to include these parcels and that individual separate titles be issued in accordance therewith. See A239880

Pursuant to a resolution of the Rodney District Council passed on the 11th day of March 1993 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan, and subject to the conditions of amalgamation set out hereon and conditioned upon the granting or reserving of the easement shown in the memorandum attached hereon and certifying that the plan relates to the operative district scheme, the area to which the survey plan relates the Common Seal of the Rodney District Council was affixed hereon in the presence of:

\_\_\_\_\_ for General Manager  
 Resolution for Maps under 10  
 deposited New Zealand

Total Area ..... 72,0854 ha.

Comprising in All C.S.T. 208/107 (14),  
 183/110, 77/258 (14), 610/612 (41)

of Auckland.  
 Keith Frederick BENTON, Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1976) hereby certifies that this survey plan was prepared by him or under his direction, that both plans and surveys are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland, this 18th day of February, 1993. Signature \_\_\_\_\_  
 \_\_\_\_\_  
 Field Book .....  
 Reference Plan .....

Examined & Approved by \_\_\_\_\_  
 Approved as to Survey \_\_\_\_\_  
 7/5/93

Deposited this 23rd day of August 1993

Chief Surveyor  
 Northland District Land Registrar  
 DP 155544  
 S.M.S. 483  
 DISTRICT FORM DT1

New C.S.T. identified:-  
 Lot 2: 920732  
 Lot 3: 920742  
 Lot 4: 920743  
 Lot 5: 920744  
 Lot 6: 920745  
 Lot 7: 920746  
 Lot 8: 920747  
 Lot 9: 920748  
 Lot 10: 920749

The Rodney District Council hereby certifies that no part of a legal road is indicated within the area under survey on this plan.

\_\_\_\_\_ for General Manager

PLAN OF LOTS 2, 12 & 14 BEING  
 A SUBDIVISION OF LOT 1 DP104972, ALLOT 441  
 & PT. ALLOTS 62.72 & 73 PARISH OF MAHURANGI  
 Scale 1: 5000. Date January, 1993.

TERRITORIAL AUTHORITY... Rodney District  
 Surveyed by Connel Wagner, Rankine & Hill  
 Scale 1: 5000. Date January, 1993.

LAND DISTRICT North Auckland  
 Survey Blk. & Dist. VI & X Mahurangi  
 NZMS 261 Sheet Record Map No. As Above.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

I hereby certify that this plan was approved by the Rodney District Council pursuant to Section 223 of the Resource Management Act 1991 on the 27th day of January 2005. The following information is set out hereon and conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon.

*[Signature]*  
 Authorised Officer

**Amalgamation Conditions.**  
 1) That Lots 2 and 4, hereon be held in the sc Certificate of title. See File: 315918.  
 2) That Lot 11, DP.155544, be held as two lots, Lots 1 and 2, hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.  
 See File: 315918.

Existing Easements		servient tenement created by purpose shown	
R.O.W.	B	Transf. C.59872	Lot 2 hereon
	C	Transf. C.59872	Lot 2 hereon
		Transf. C.632064.3	Lot 2 hereon

**Note:**  
 1/ Boundary adoptions are from DP.155544 and DP.341541.  
 2/ Areas shown E, F & G hereon are to be subject to Land Covenant DP.155544, dimensions see New Cs.I., allocated:  
 LOT 1, .182622, LOT 3, .182624, LOT 2 and 4, .182623.

**Class of Survey**  
 Lots 1 to 4 ... Class 1.  
**Total Area** .9.8996 ha.  
 Comprised in c/s, NA.1024/588 and NA.17093

Richard Thomas O'Flaherty of Matchless being a person entitled to practice as a Licensed Geometer under the Geomatics Act 2002, do hereby certify that the above plan was prepared by me or under my direction in accordance with the provisions of the said Act and the Survey-General's rules for Geomatics Survey Act 2002, and that the plan is accurate and has been created in accordance with the Act and the rules.

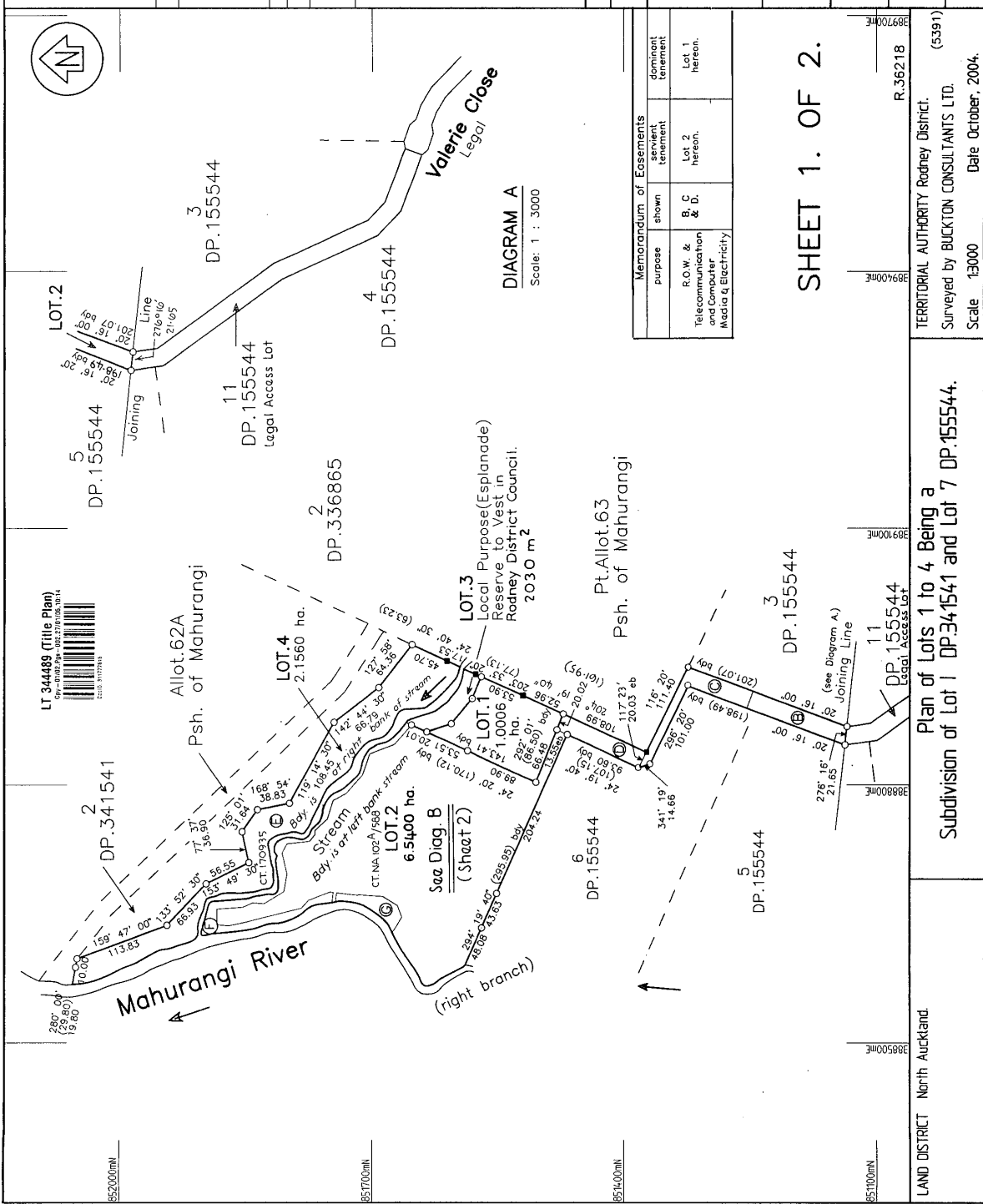
*[Signature]*  
 Richard Thomas O'Flaherty  
 Geometer

Field Book .....  
 Reference Plans .....

Examined .....  
 Approved as to Survey by Land Information NZ on 8 / 2 / 2005

Deposited by Land Information NZ on 27 / 1 / 2005

File Received 27 JAN 2005 DP.344489  
 Restrictions



Memorandum of Easements		servient tenement		dominant tenement	
R.O.W. & Telecommunication and Cable or Electricity	B, C & D.	Lot 2 hereon.	Lot 1 hereon.		

**SHEET 1. OF 2.**  
 R.36218  
 TERRITORIAL AUTHORITY Rodney District. (5391)  
 Surveyed by BUCKTON CONSULTANTS LTD.  
 Scale 1:3000 Date October, 2004.

Plan of Lots 1 to 4 Being a Subdivision of Lot 1 DP.341541 and Lot 7 DP.155544.  
 LAND DISTRICT North Auckland.  
 1/1000 Survey Area, Not Referenced to State

SHEET 2 OF 2.

Class of Survey.

Lots 1 - 4 ----- Class 1.

Total Area 9.8996 ha.

Comprised in Cat. No. 102A/588, NA.170935.

Richard Thomas O'Flaherty of Matukona being a person entitled to practise as a Licensed Cadastral Surveyor in accordance with the provisions of the Land Information Act 2004 and the Land Information Regulations 2005, in accordance with the provisions of the Land Information Act 2004 and the Land Information Regulations 2005, has surveyed the area shown on this plan and has been created in accordance with the provisions of the Land Information Act 2004 and the Land Information Regulations 2005.

Signed: R. Thomas Date 21/1/04

Field Book: Traverse Book

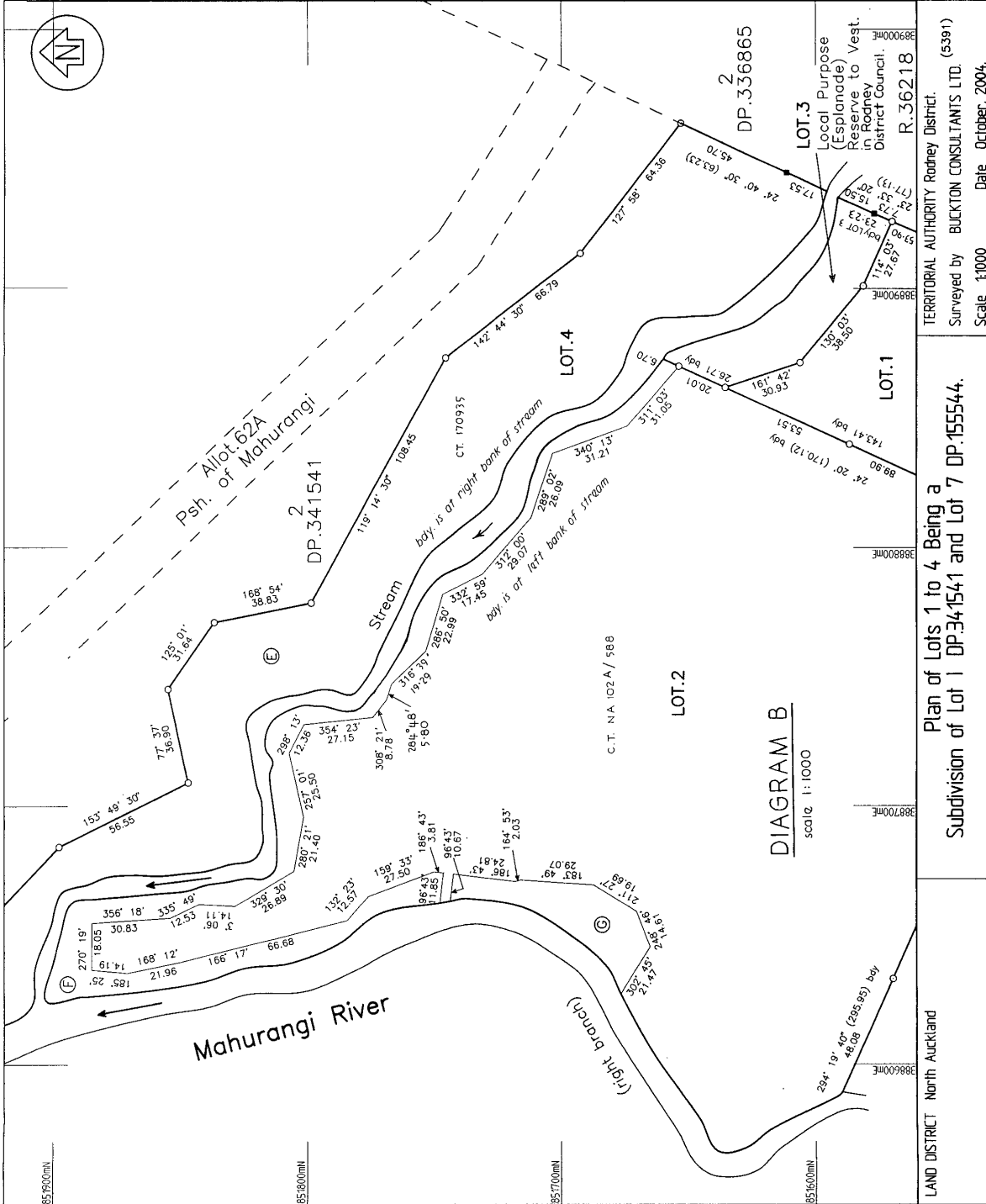
Reference Plans

Examined: Corner

Approved as to Survey by Land Information NZ or District Council: 8.1.2. / 2.005

Deposited by Land Information NZ on: 27/1/2005

File No: DP.344489  
Received: 27 JAN 2005  
Restrictions: DP.344489





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **182622**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 January 2005

**Prior References**  
170935

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**Estate** Fee Simple  
**Area** 1.0006 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 344489

**Registered Owners**

[REDACTED]

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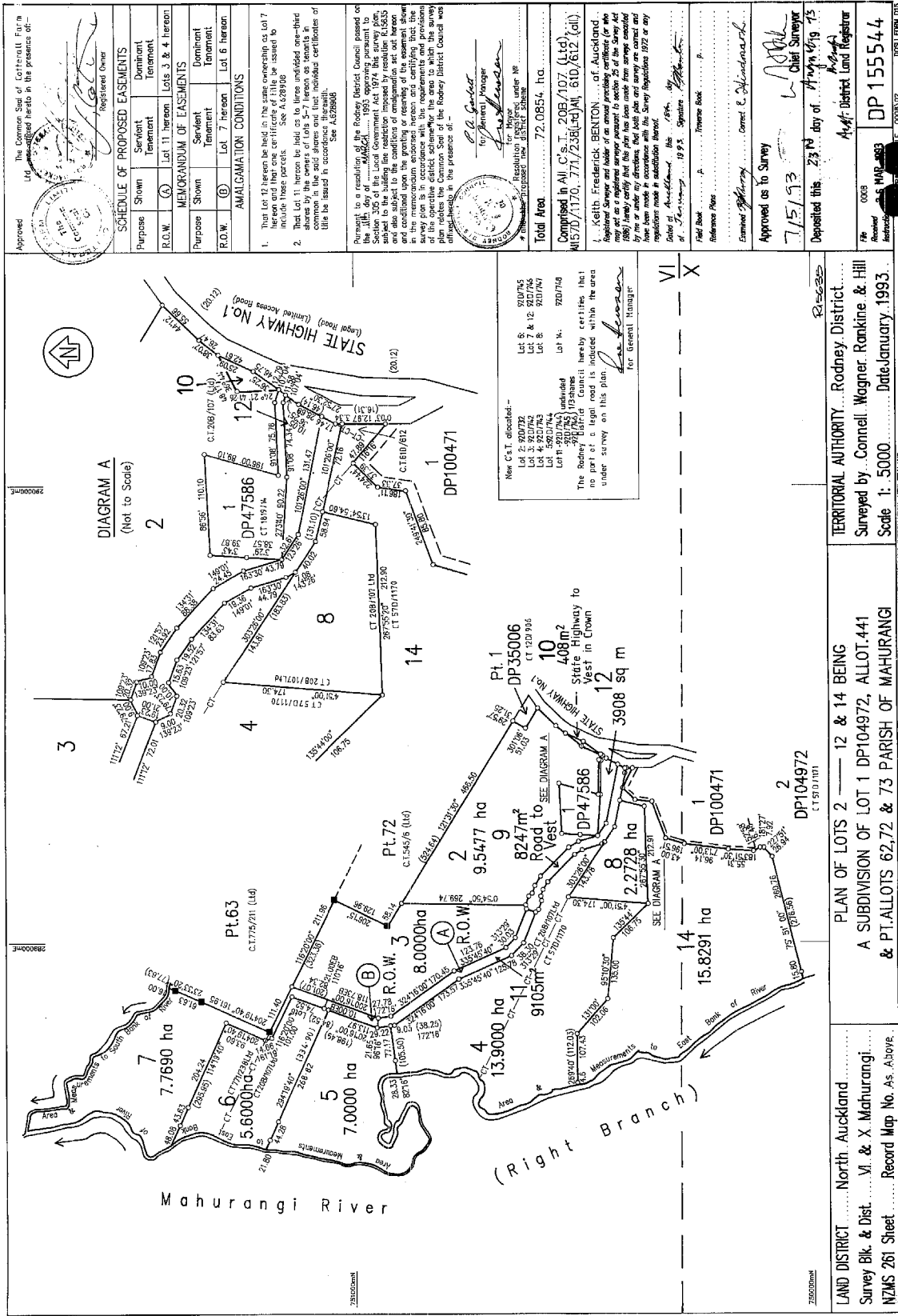
**Estate** Fee Simple - 1/6 share  
**Area** 9105 square metres more or less  
**Legal Description** Lot 11 Deposited Plan 155544

**Registered Owners**

[REDACTED]

**Interests**

Subject to a right of way over part Lot 11 marked A on DP 155544 specified in Easement Certificate C509598.5  
The easements specified in Easement Certificate C509598.5 are subject to Section 309 (1) (a) Local Government Act 1974 D631344.1 Variation of the conditions of the easement specified in Easement Certificat C509598.5 - 15.8.2001 at 10.30 am  
Subject to Section 241(2) Resource Management Act 1991 (affects DP 344489)  
Appurtenant to Lot 1 hereto is a right of way and right to convey electric power, telecommunications and computer media created by Easement Instrument 6291643.4 - 27.1.2005 at 9:00 am  
The easements created by Easement Instrument 6291643.4 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right of way and right to transmit telecommunications and computer media and electricity over parts marked Y and Z on DP 342415 created by Easement Instrument 6423054.4 - 17.5.2005 at 9:00 am (affects Lot 11 DP 155544)  
Some of the easements created by Easement Instrument 6423054.4 are subject to Section 243 (a) Resource Management Act 1991  
9611269.3 Mortgage to ASB Bank Limited - 20.1.2014 at 2:09 pm



Approved \_\_\_\_\_  
The Common Seal of Northland District Council is hereunto affixed in the presence of:  
\_\_\_\_\_  
Registered Owner

SCHEDULE OF PROPOSED EASEMENTS		
Purpose	Servient Tenement	Dominant Tenement
R.O.W. (A)	Lot 11 hereon	Lots 3 & 4 hereon

MEMORANDUM OF EASEMENTS		
Purpose	Servient Tenement	Dominant Tenement
R.O.W. (B)	Lot 7 hereon	Lot 6 hereon

**AMALGAMATION CONDITIONS**

1. That lot 12 hereon be held in the state ownership as lot 7 hereon and that one certificate of title be issued to include these parcels. See A239330

2. That lot 10 hereon be held in the state ownership as lot 10 hereon and that one certificate of title be issued to include these parcels. See A239330

3. That the common seal of the Northland District Council be affixed to the said certificate of title and that the said certificate of title be issued in accordance therewith. See A239330

Pursuant to a resolution of the Rodney District Council passed on the 11th day of March 1993 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan, and subject to the conditions of amalgamation set out hereon and conditioned upon the granting or reserving of the easement shown in the memorandum attached hereon and certifying that the plan relates to the operative district scheme, the area to which the survey plan relates the Common Seal of the Rodney District Council was affixed hereon in the presence of:

\_\_\_\_\_  
for General Manager  
Resolution for Maps under 10  
\_\_\_\_\_  
District Engineer

Total Area ..... 72.0854 ha.

Comprising in All C.S.T. 208/107 (14),  
MS/D/11/0, 77/2381(4)AN, 610/612 (41).

Keith Frederick BENTON, of Auckland, Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1977) hereby certifies that this survey plan has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland, this 18th day of February, 1993. Signature \_\_\_\_\_  
\_\_\_\_\_  
Field Book \_\_\_\_\_  
Reference Plan \_\_\_\_\_

Examined & Approved \_\_\_\_\_  
Approved as to Survey \_\_\_\_\_  
7/5/93  
Deposited this 23rd day of August 1993  
Chief Surveyor  
Northland District Land Registrar

DP 155544  
S.M.S. MAP 483  
RECORD MAP NO. AS ABOVE

New C.S.T. identified:-  
Lot 2: 920732  
Lot 3: 920742  
Lot 4: 920762  
Lot 5: 920772  
Lot 6: 920782  
Lot 7: 920792  
Lot 8: 920802  
Lot 9: 920812  
Lot 10: 920822  
Lot 11: 920832  
Lot 12: 920842  
Lot 13: 920852  
Lot 14: 920862

The Rodney District Council hereby certifies that no part of a legal road is indicated within the area under survey on this plan.

\_\_\_\_\_  
for General Manager

TERRITORIAL AUTHORITY... Rodney District  
Surveyed by Connel Wagner Rankine & Hill  
Scale 1: 5000. Date January, 1993.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

I hereby certify that this plan was approved by the Rodney District Council pursuant to Section 223 of the Resource Management Act 1991 on the 27th day of January 2005. The following information is set out hereon and conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon.

*[Signature]*  
 Authorised Officer

**Amalgamation Conditions.**  
 1) That Lots 2 and 4, hereon be held in the sc Certificate of title. See File: 315918.  
 2) That Lot 11, DP.155544, be held as two lots, Lot 1 and Lot 2, hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.  
 See File: 315918.

Existing Easements		servient tenement created by purpose shown	
R.O.W.	B	Trans E. 53825	Lot 2 hereon
	C	Trans E. 50955	Lot 2 hereon
		Trans E. 635054.3	Lot 2 hereon

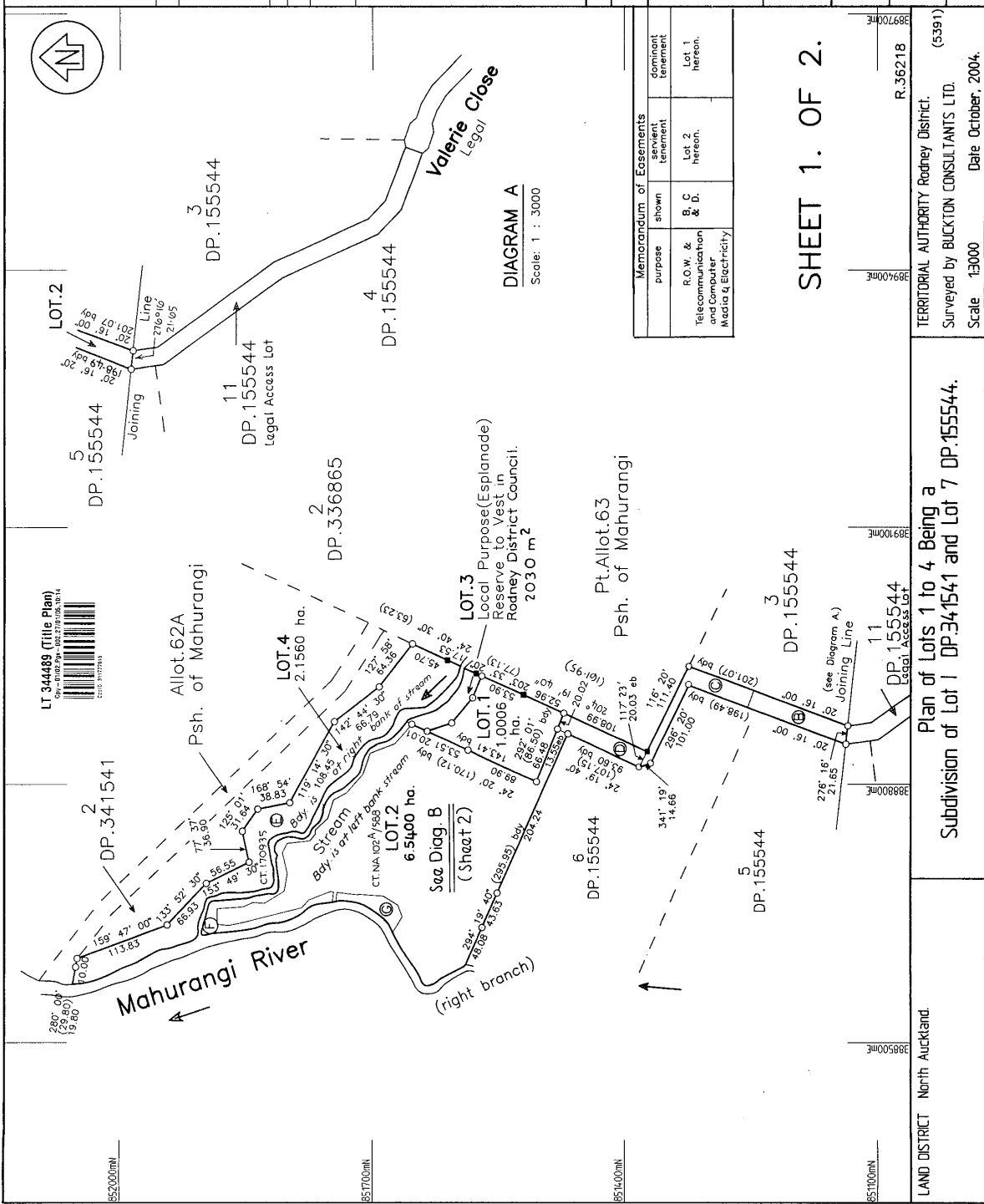
**Note:**  
 1/ Boundary adoptions are from DP.155544 and DP.341541.  
 2/ Areas shown E, F & G hereon are to be subject to Land Covenant DP.155544, dimensions see New C.S.I. allocated:  
 LOT 1, .182622, LOT 3, .182624, LOT 2 and 4, .182623.

**Class of Survey**  
 Lots 1 to 4 ... Class 1.  
**Total Area** 9.8996 ha.  
 Comprised in c/s. NA.1024/588 and NA.17093

Richard Thomas O'Flaherty of Matchless a person entitled to practice as a Licensed Geometer, hereby certifies that the above plan was prepared by him or under his direction in accordance with the Land Information Act 2004 and the Survey-General's rules for the class of survey above and that the plan is accurate and has been created in accordance with the Act and regulations thereunder.

*[Signature]*  
 Field Book .....  
 Reference Plans .....  
 Examined .....  
 Approved as to Survey by Land Information NZ on 8 / 2 / 2005

Deposited by Land Information NZ on 27 / 1 / 2005  
 Received 27 JAN 2005  
 DP.344489



**Memorandum of Easements**

purpose shown	servient tenement	dominant tenement
R.O.W. & Telecommunication and Electricity	B, C & D.	Lot 1 hereon.

**SHEET 1. OF 2.**  
 R.36218  
 TERRITORIAL AUTHORITY Rodney District.  
 Surveyed by BUCKTON CONSULTANTS LTD.  
 Scale 1:3000 Date October, 2004.

Plan of Lots 1 to 4 Being a Subdivision of Lot 1 DP.341541 and Lot 7 DP.155544.

LAND DISTRICT North Auckland.

SHEET 2 OF 2.

Class of Survey.

Lots 1 - 4 ----- Class 1.

Total Area 9.8996 ha.

Comprised in Cat. No. 102A/588, NA.170935.

Richard Thomas O'Flaherty of Matukona being a person entitled to practise as a Licensed Cadastral Surveyor in accordance with the provisions of the Land Information Act 2004 and the Land Information Regulations 2004, in accordance with the provisions of the Land Information Act 2004 and the Land Information Regulations 2004, in accordance with the provisions of the Land Information Act 2004 and the Land Information Regulations 2004.

Signed: [Signature] Date 21/1/04

Field Book: [Blank] Traverse Book: [Blank]

Reference Plans

Examined: [Blank] Corner: [Blank]

Approved as to Survey by Land Information NZ or District Council: [Blank]

8.1.2. / 2.005

Deposited by Land Information NZ on

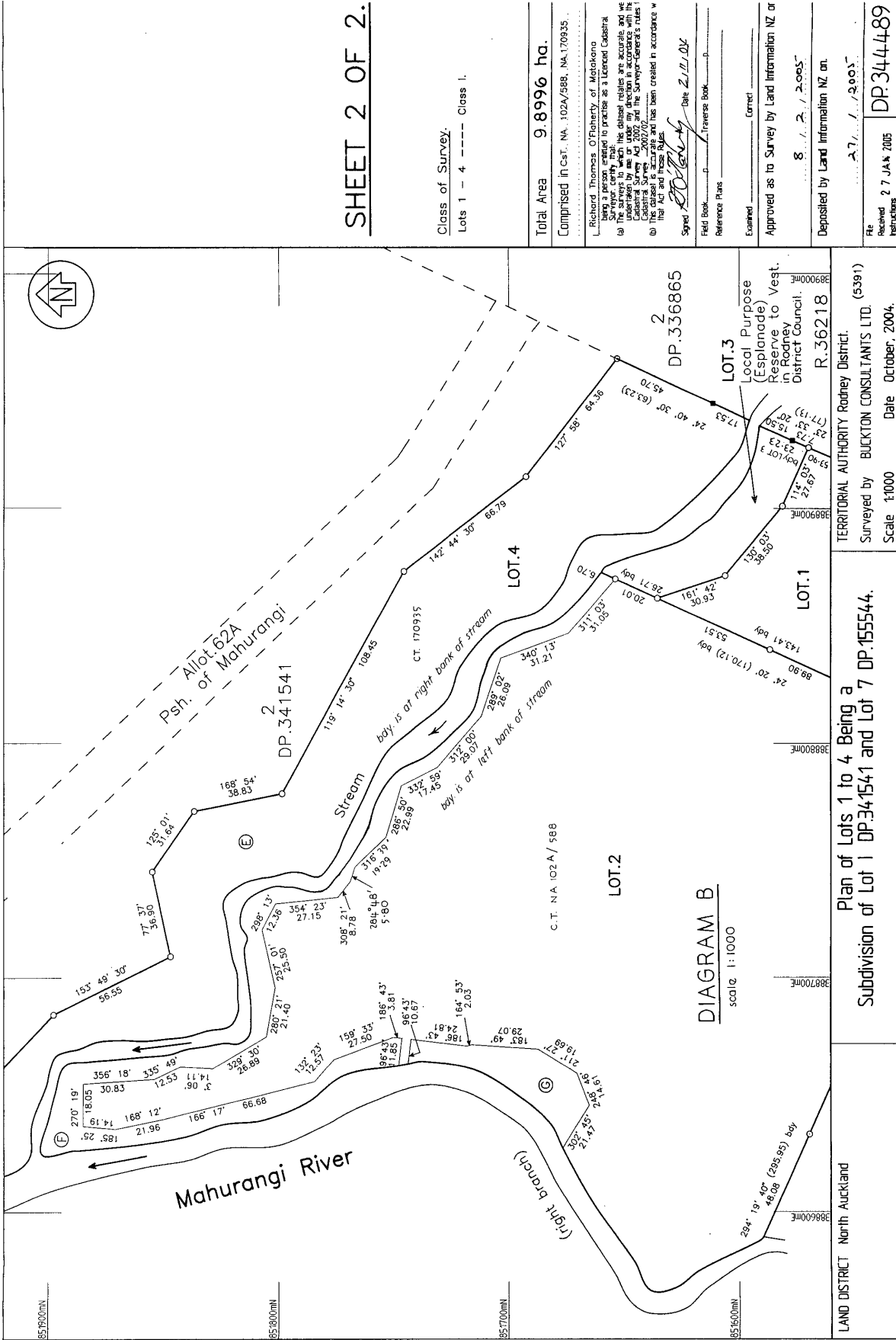
21/1/2004

File No. DP.344489

Received 27 JAN 2005

Restrictions DP.344489

Scale 1:1000 Date October, 2004.







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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **182624**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 January 2005

**Prior References**  
170935

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**Estate** Fee Simple  
**Area** 2030 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 344489  
**Purpose** Local Purpose (Esplanade) Reserve  
**Registered Owners**  
[REDACTED]

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**Interests**  
Subject to the Reserves Act 1977

I hereby certify that this plan was approved by the Rodney District Council pursuant to Section 223 of the Resource Management Act 1991 on the 27th day of January 2005. The following information is set out hereon and conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon.

*[Signature]*  
 Authorised Officer

**Amalgamation Conditions.**  
 1) That Lots 2 and 4, hereon be held in the sc Certificate of Title. See File: 315918.  
 2) That Lot 11, DP.155544, be held as two lots, Lot 1 and Lot 2, hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.  
 See File: 315918.

Existing Easements		servient tenement		created by	
purpose	shown	B	C	Transf. C.53852	Transf. C.53925
R.O.W.	B	Lot 2 hereon	C	Transf. C.53852	Transf. C.53925
	C			Transf. C.53852	Transf. C.53925

**Note:**  
 1/ Boundary adoptions are from DP.155544 and DP.341541.  
 2/ Areas shown E, F & G hereon are to be subject to Land Covenant DP.155544, dimensions see New C.S.I. allocated:  
 LOT 1, .182622, LOT 3, .182624, LOT 2 and 4, .182623.

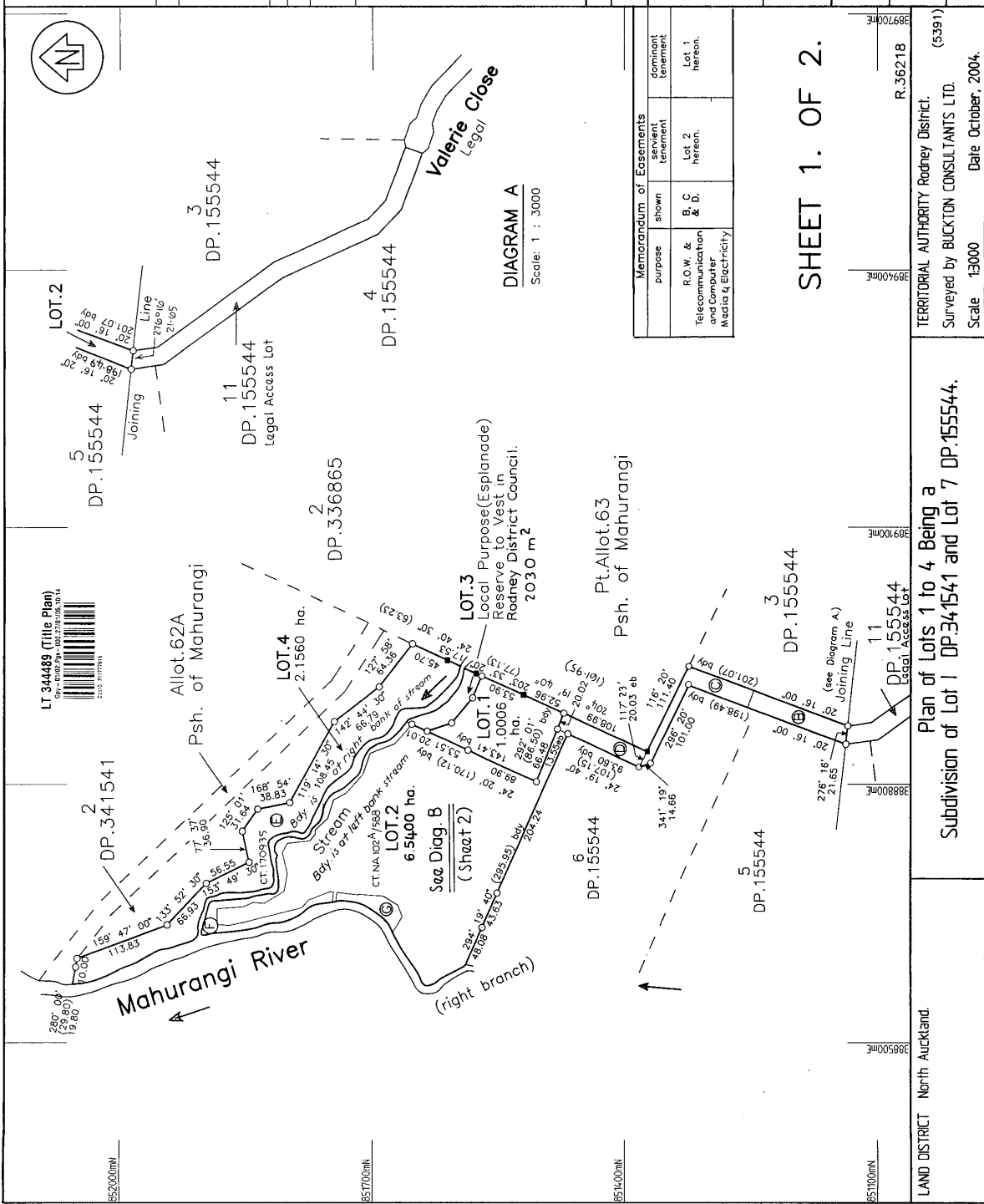
**Class of Survey**  
 Lots 1 to 4 ... Class 1.  
**Total Area** 9.8996 ha.  
 Comprised in c/s, NA.1024/588 and NA.17093

Richard Thomas O'Flaherty of Matchless Surveyors, certify that the above plan was prepared by him or under his direction in accordance with the Land Information Act 2004 and the Survey-General's rules for the class of survey above and that the plan is accurate and has been created in accordance with the Act and regulations thereunder.

*[Signature]*  
 Field Book: \_\_\_\_\_  
 Reference Plans: \_\_\_\_\_  
 Examined: \_\_\_\_\_  
 Approved as to Survey by Land Information NZ on 8 / 2 / 2005

Deposited by Land Information NZ on 27 / 1 / 2005

Received 27 JAN 2005 DP.344489



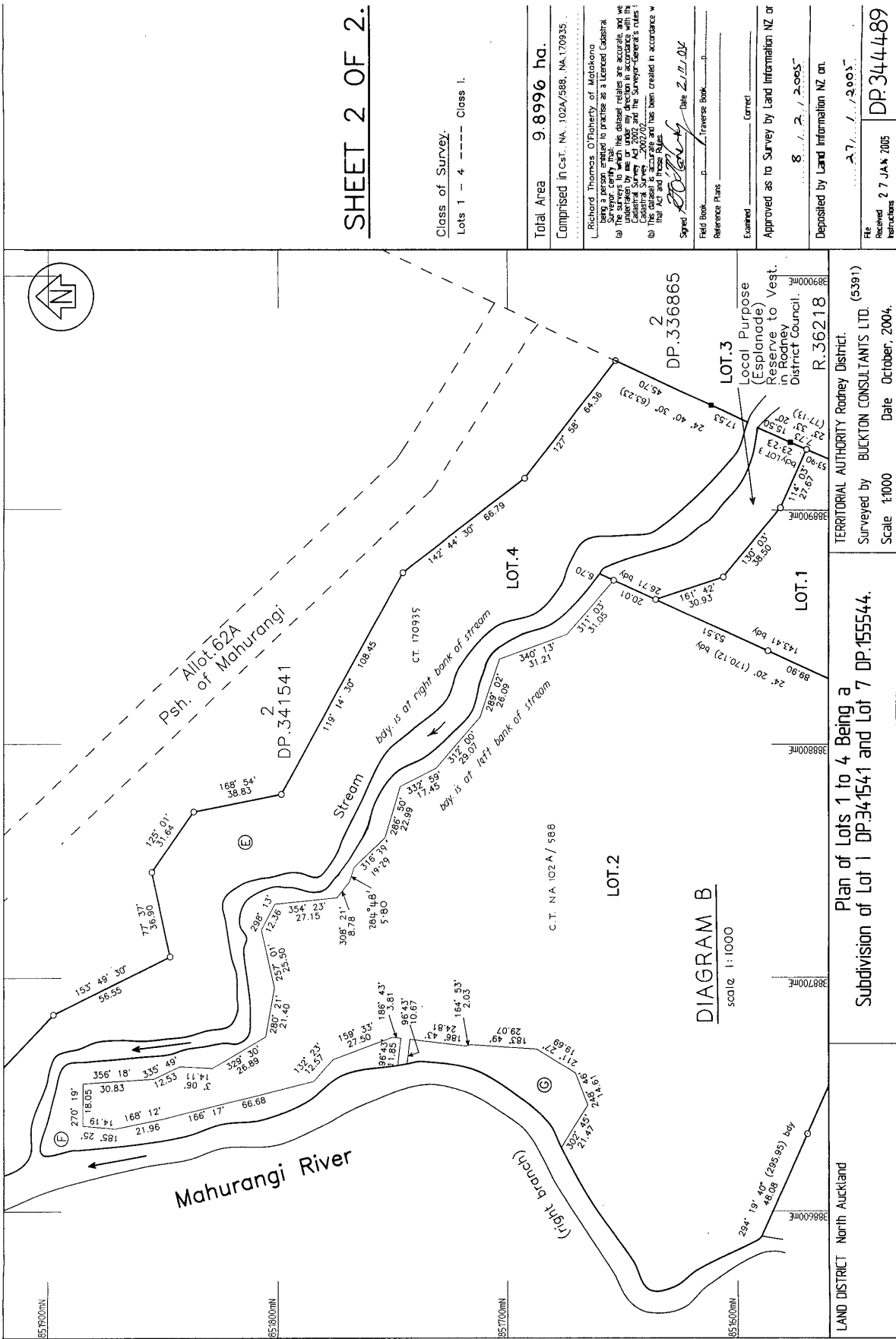
Memorandum of Easements

purpose	shown	servient tenement	dominant tenement
R.O.W. & Telecommunication and Distribution (Electricity)	B, C & D	Lot 2 hereon	Lot 1 hereon

**SHEET 1. OF 2.**  
 TERRITORIAL AUTHORITY Rodney District.  
 Surveyed by BUCKTON CONSULTANTS LTD.  
 Scale 1:3000 Date October, 2004.

Plan of Lots 1 to 4 Being a Subdivision of Lot 1 DP.341541 and Lot 7 DP.155544.

LAND DISTRICT North Auckland.



**SHEET 2 OF 2.**

Class of Survey.  
 Lots 1 - 4 ----- Class 1.

Total Area **9.8996 ha.**  
 Comprised in Cat. NA. 102A/568, NA.170935.

Richard Thomas O'Flaherty of Matkono  
 being a person entitled to practise as a Licensed Cadastral Surveyor in accordance with the provisions of the Cadastral Survey Act 2002, hereby certifies that the survey and the information contained herein are true and correct in accordance with the provisions of the Cadastral Survey Act 2002.

Signed *Richard Thomas O'Flaherty* Date **2.11.04**  
 Field Book.....  
 Reference Plans.....

Examined.....  
 Approved as to Survey by Land Information NZ or District Council.....  
 Date.....

Deposited by Land Information NZ on.....  
 Date.....

File Number **DP.344489**  
 Received **27 JAN 2005**  
 Restrictions.....



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA90A/258**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 June 1992

**Prior References**  
NA35B/379      NA49C/1413

---

**Estate** Fee Simple  
**Area** 2.8553 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 150976

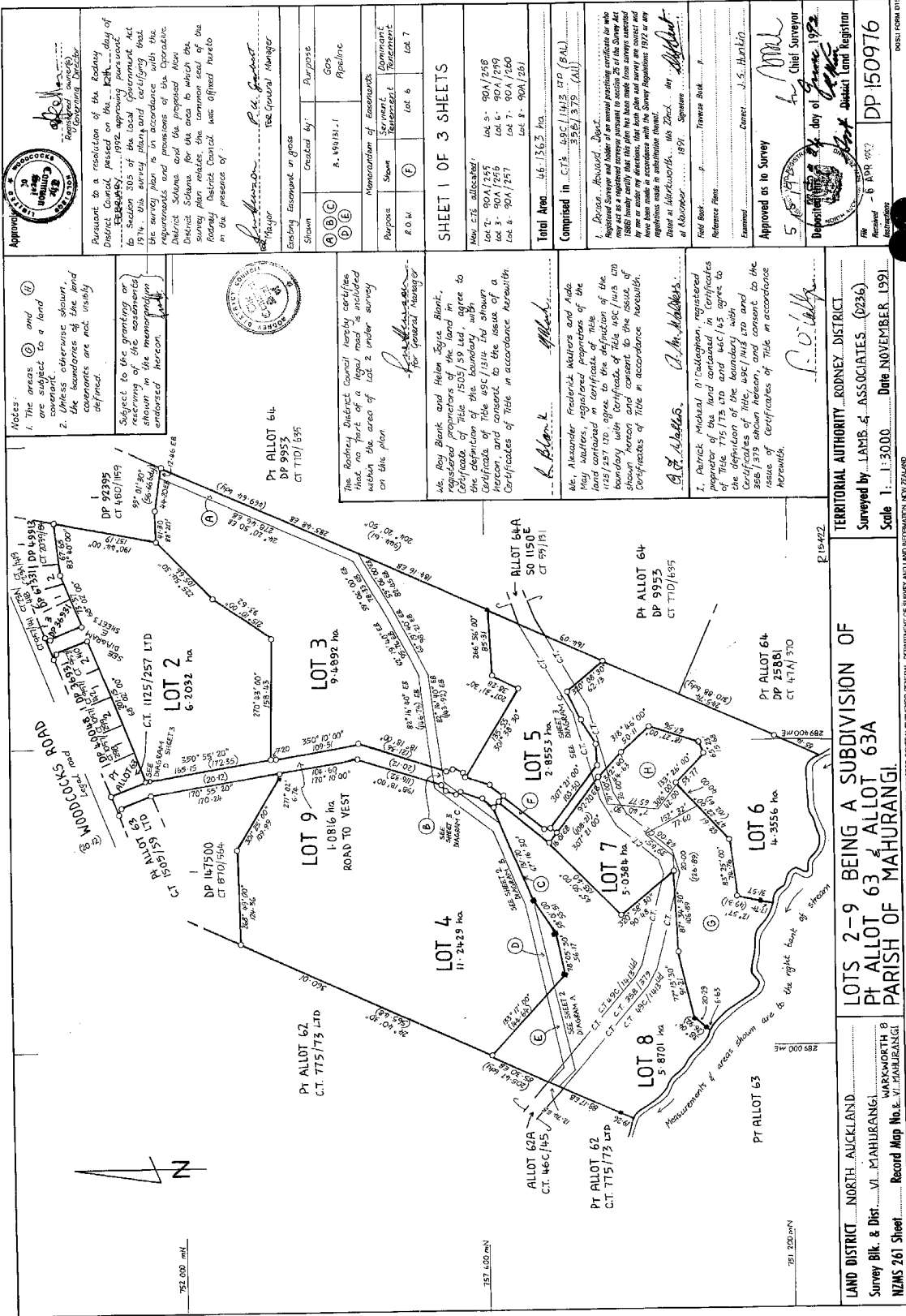
**Registered Owners**

[REDACTED]

---

**Interests**

Land Covenant in Transfer C407337.2 - 25.8.1992 at 11.13 am



LAND DISTRICT... NORTH AUCKLAND  
 Survey Blk. & Dist. VI MAHURANGI HARBORWORTH B  
 NZMS 261 Sheet Record Map No. & VI MAHURANGI

LAND DISTRICT... RODNEY DISTRICT  
 Surveyed by... LAMB. & ASSOCIATES (2023)  
 Scale 1:13000 Date NOVEMBER 1991

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

251 250 MN

757 750 MN

752 000 MN

251 250 MN

757 750 MN

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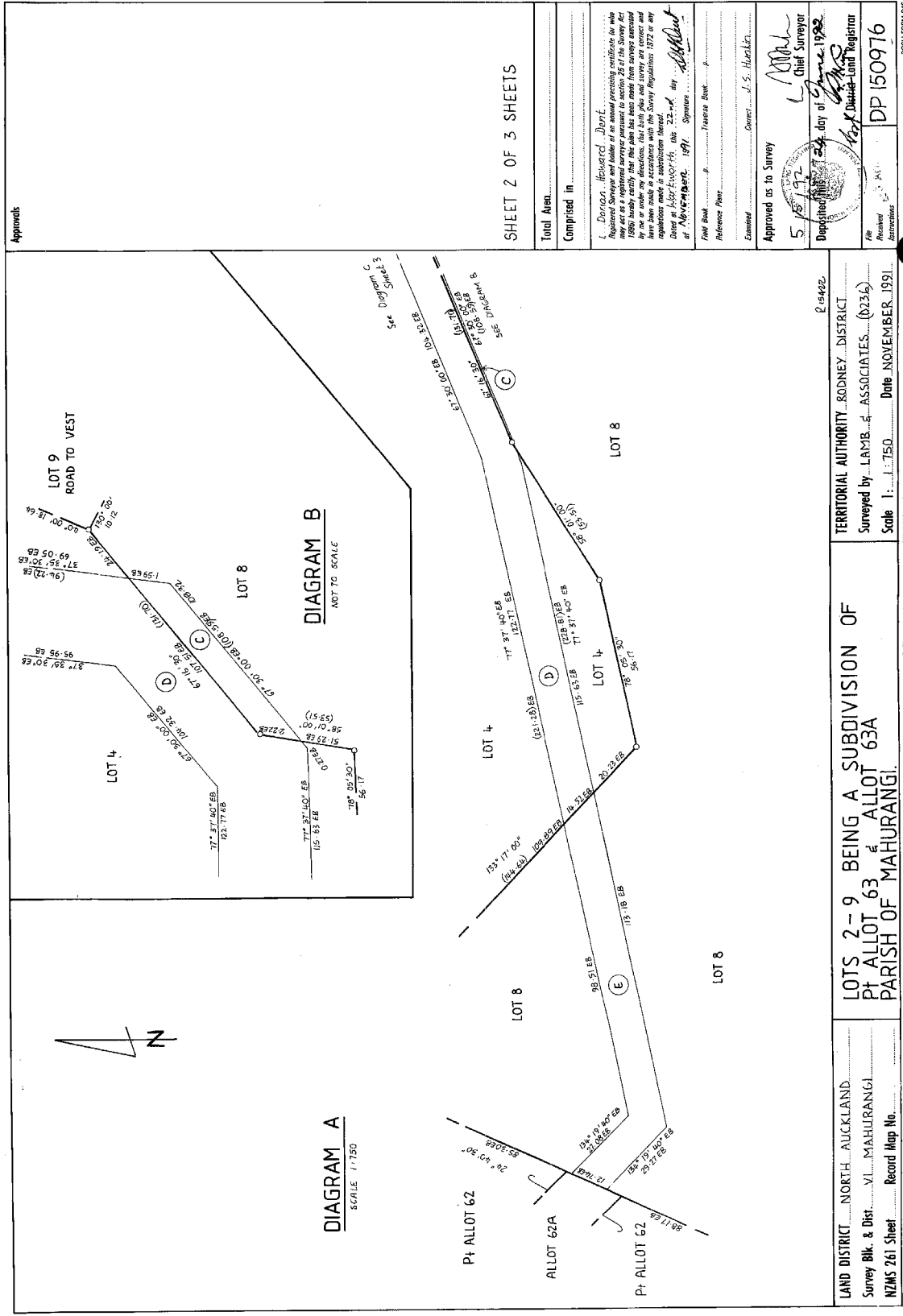
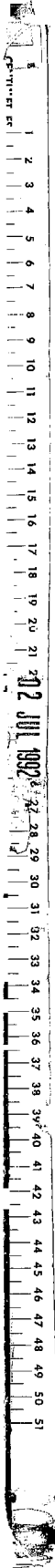
752 000 MN

757 750 MN

751 250 MN

752 000 MN

757 750 MN



Approvals

SHEET 2 OF 3 SHEETS

Total Area.....

Comprised in.....

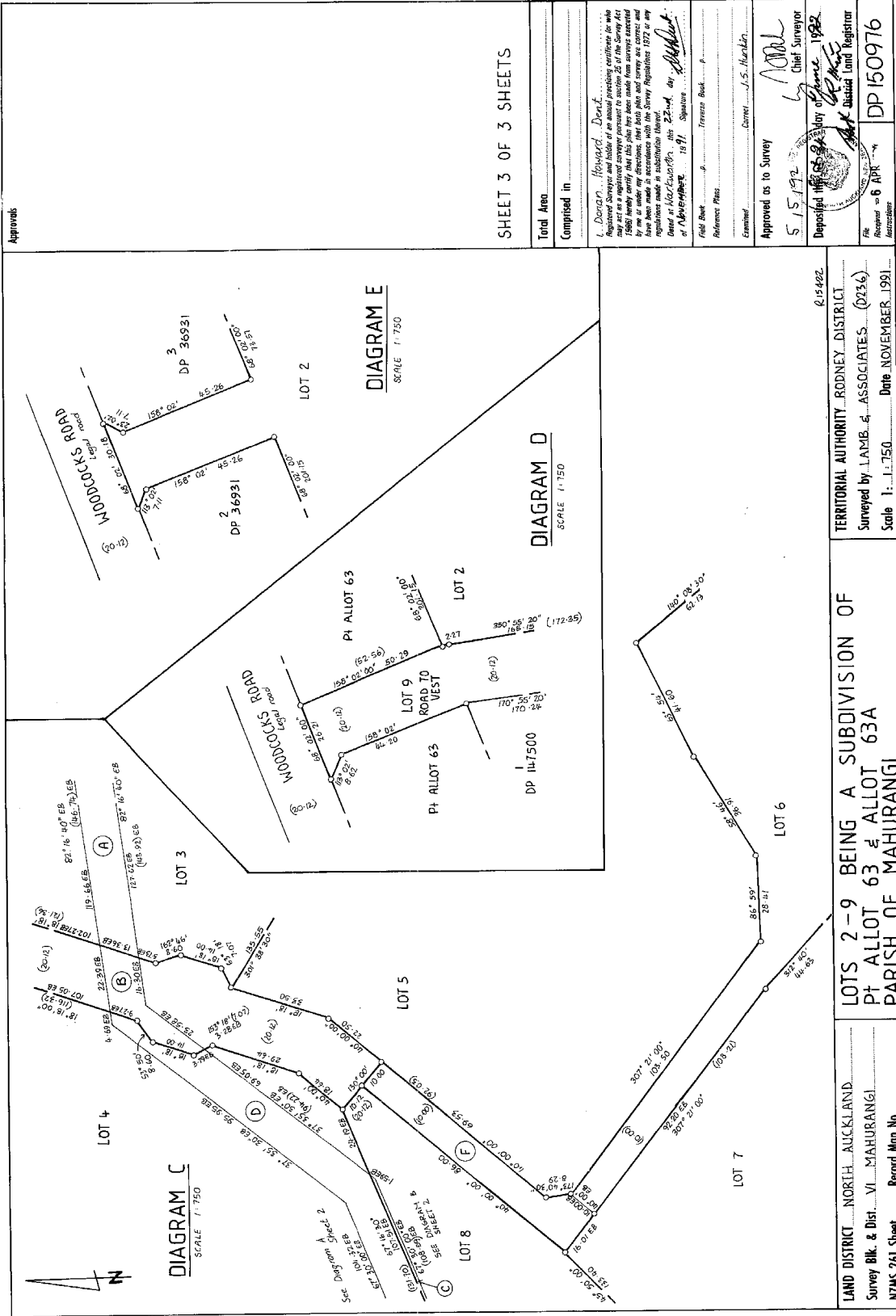
I, Dorcas Howard Deaf  
Registered Surveyor and holder of an annual practicing certificate in who  
may act as a registered surveyor pursuant to section 26 of the Survey Act  
1950 hereby certify that this plan has been made from surveys executed  
by me or by persons acting under my supervision and that the same  
have been made in accordance with the Survey Regulations 1972 or any  
regulations made in substitution thereof.  
Dated at Wairarapa, this 22 day  
of November, 1991. Signature..... [Signature]

Field Book.....  
Reference Plan.....  
Examined.....  
Approved as to Survey.....  
Dated this 24 day of June, 1992  
[Signature]  
Chief Surveyor

254422  
TERRITORIAL AUTHORITY... RODNEY DISTRICT  
Surveyed by... LAMB & ASSOCIATES... (0236)  
Scale 1:1750 Date NOVEMBER 1991

DP 150976  
Approved  
District Registrar

W.A. ROBERTSON, DIRECTOR GENERAL SURVEYS DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



Approvals

SHEET 3 OF 3 SHEETS

Total Area

Comprised in

*L. Donan, Howard, Dent*  
Registered Surveyor and holder of an annual practicing certificate in who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980. I hereby certify that this plan and the accompanying survey data and notes have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.  
Date at Auckland, this 22nd day of November, 1992. Signature: *[Signature]*

Field Book: *[Blank]* Transax Bank

Reference Plan: *[Blank]*

Examined: *[Blank]* Date: *[Blank]* J.S. Hamblin

Approved as to Survey: *[Signature]* Chief Surveyor

5 15 1992

Deposited this 6th day of June 1992

*[Signature]* District Land Registrar

DP 150976

Received 6 APR 1992

DCCU FORM D16

215402

TERRITORIAL AUTHORITY... RODNEY DISTRICT

Surveyed by LAMB & ASSOCIATES (0236)

Scale 1:1,750 Date NOVEMBER 1991

LOTS 2-9 BEING A SUBDIVISION OF

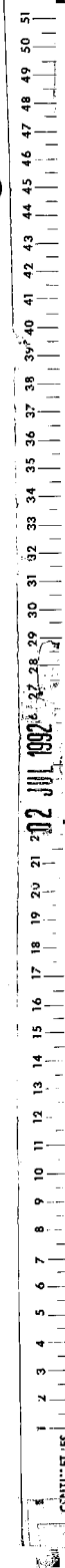
P1 ALLOT 63 & ALLOT 63A

PARISH OF MAHURANGI

LAND DISTRICT NORTH AUCKLAND

Survey Blk. & Dist. VI MAHURANGI

NZMS 261 Sheet Record Map No.





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 102181  
**Land Registration District** South Auckland  
**Date Issued** 18 July 2003

**Prior References**  
88549

---

**Estate** Fee Simple  
**Area** 7945 square metres more or less  
**Legal Description** Lot 14 Deposited Plan South Auckland  
88089

**Registered Owners**



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**Interests**

B648254.2 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991 - produced 1.3.2001 at 11.03 am and entered 5.3.2001 at 9.00 am

Appurtenant hereto are stockyards rights specified in Easement Certificate B648254.5 - produced 1.3.2001 at 11.03 and entered 5.3.2001 at 9.00 am

Land Covenant in Transfer B648254.6 - produced 1.3.2001 at 11.03 am and entered 5.3.2001 at 9.00 am

Fencing Covenant in Transfer B648254.6 - produced 1.3.2001 at 11.03 am and entered 5.3.2001 at 9.00 am

9200614.3 Mortgage to (now) Kiwibank Limited - 5.10.2012 at 3:17 pm



Approved pursuant to Sec. 227 of the Resource Management Act 1991. This consent is subject to the conditions of the Resource Consent and the Memorandum Heron.

The Common Seal of the Waikato District Council is affixed hereto in witness whereof.

*(Signature)*  
Mayor

Memorandum of Assessment

Purpose	Use	Consent	Consent
Residential	Residential	Residential	Residential
...	...	...	...

**LAND DISTRICT SOUTH AUCKLAND**  
Survey Bk & Dk. III ALEXANDRIA  
NZMS 261 Sheet

Record Map No. \_\_\_\_\_

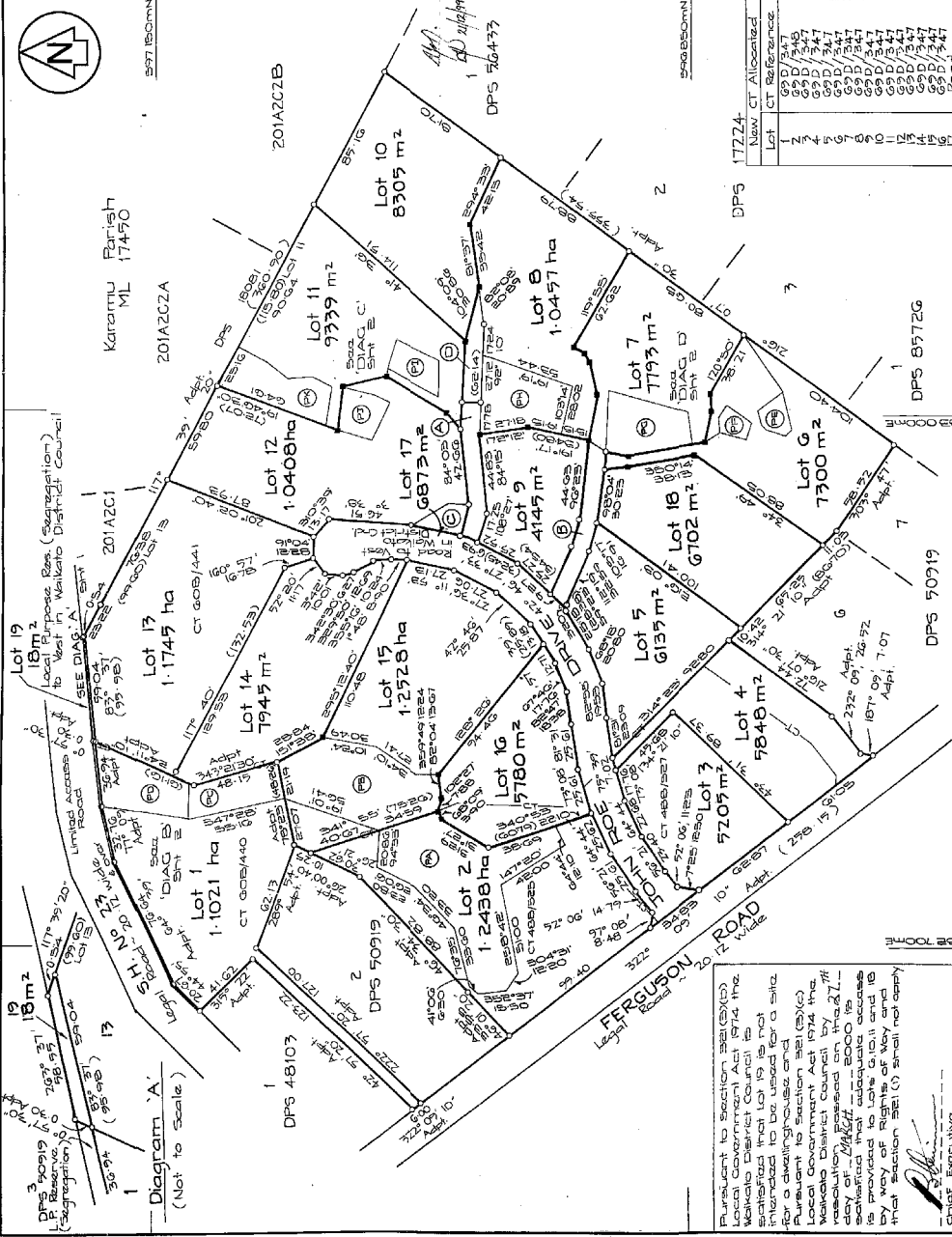
Scale 1:1500

Date November 1999

Approved as to Survey *(Signature)* Chief Surveyor

Deposited this *5 / 31 / 2001* March 2001

The Registrar General of Land **DPS 88089**



New		CT Reference	
Lot	Area	Area	Area
1	1.021	0.000	0.000
2	1.2458	0.000	0.000
3	720.5	0.000	0.000
4	584.8	0.000	0.000
5	613.5	0.000	0.000
6	7300	0.000	0.000
7	779.3	0.000	0.000
8	1.0457	0.000	0.000
9	414.5	0.000	0.000
10	830.5	0.000	0.000
11	973.9	0.000	0.000
12	1.0408	0.000	0.000
13	1.1745	0.000	0.000
14	794.5	0.000	0.000
15	1.2528	0.000	0.000
16	578.0	0.000	0.000
17	687.3	0.000	0.000
18	670.2	0.000	0.000
19	1.8	0.000	0.000

**LAND DISTRICT SOUTH AUCKLAND**  
Survey Bk & Dk. III ALEXANDRIA  
NZMS 261 Sheet

Record Map No. \_\_\_\_\_

Scale 1:1500

Date November 1999

TERITORIAL AUTHORITY WAIKATO DISTRICT  
Surveyed by CKL SURVEYS LTD 993276  
Scale 1:1500

SHEET 1 OF 2 SHEETS

APPROVED PURSUANT TO SECTION 227 OF THE RESOURCE MANAGEMENT ACT 1991.

THIS CONSENT IS SUBJECT TO THE CONDITIONS OF THE RESOURCE CONSENT AND THE MEMORANDUM HERON.

THE COMMON SEAL OF THE WAIKATO DISTRICT COUNCIL IS AFFIXED HERETO IN WITNESS WHEREOF.

*(Signature)*  
Mayor

Memorandum of Assessment

Purpose	Use	Consent	Consent
Residential	Residential	Residential	Residential
...	...	...	...

Note: Unless otherwise shown, areas are shown to the boundaries.

Areas marked with 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z' are shown to the boundaries.

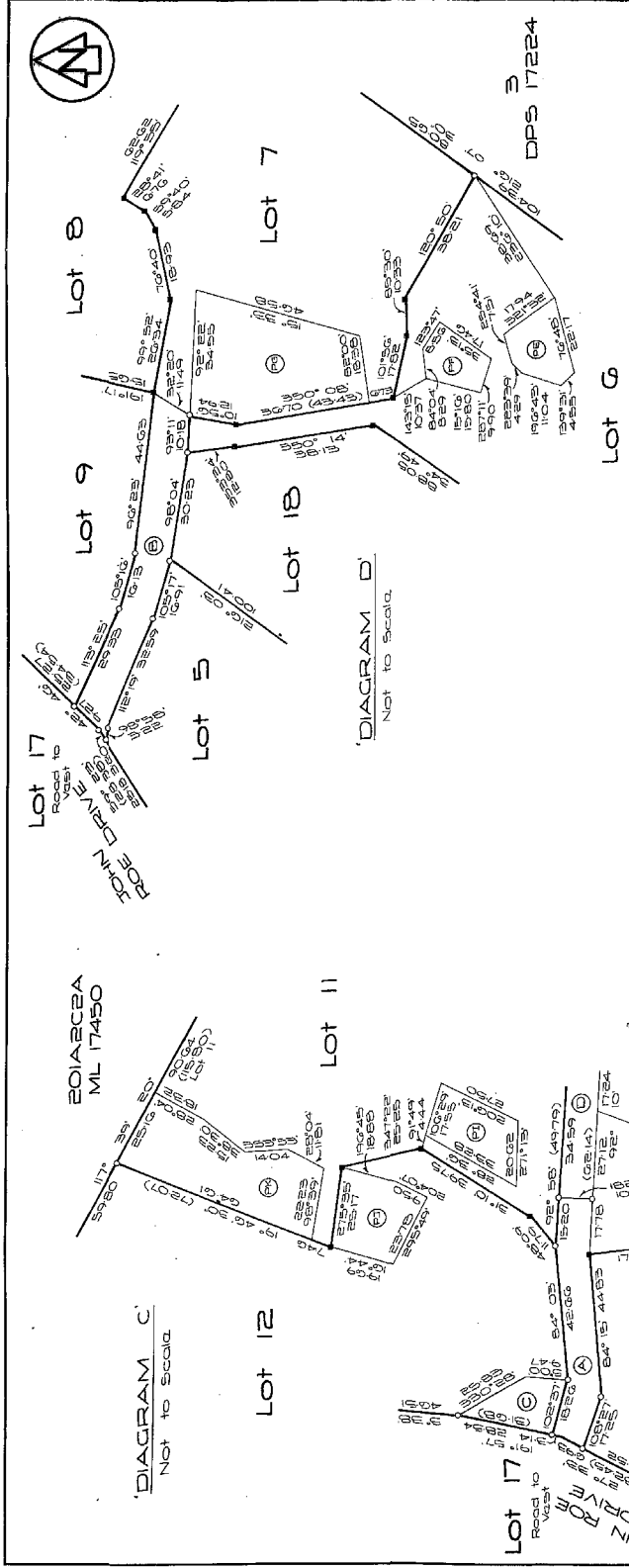
Areas marked with 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z' are shown to the boundaries.

Areas marked with 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z' are shown to the boundaries.

**Micro Recovery Bureau Ltd**  
WAIKATO DISTRICT COUNCIL

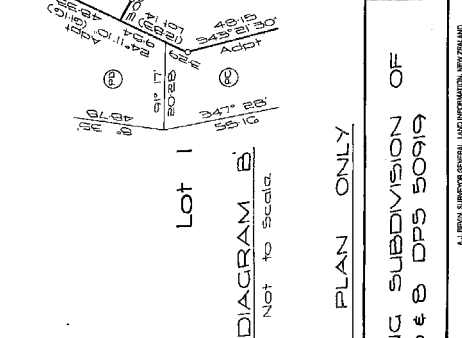
27 MAY 2001

Misumi Record Bureau Ltd DATA COMPANION



Total Area	
Comprised In	
Checked by	Checked
Drawn by	Drawn
Field Book	Field Book
Reference Plans	Scale Sheet
Dated	Date 1/16/80
Approved as to Survey	Approved
Deposited	Deposited
Registered	Registered
Filed	Filed
Number	Number
Scale	Scale
Sheet	Sheet
Block	Block
Volume	Volume
Page	Page

DIAGRAM PLAN ONLY  
 SHEET 2 OF 2 SHEETS  
 TERRITORIAL AUTHORITY WAIKATO DISTRICT  
 Surveyed by SKL SURVEYS LTD  
 Scale 1: Not to Scale. Date November 1999



LAND DISTRICT SOUTH AUCKLAND  
 Survey Bk & Dist. III, ALEXANDRIA  
 NZMS 261 Sheet \_\_\_\_\_ Record Map No. \_\_\_\_\_

NOTE - For Approvals, Easement  
 Schedules etc  
 See Sheet 1



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA68C/987**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 December 1987

**Prior References**

NA31C/1294      NA3A/1248

---

**Estate** Fee Simple  
**Area** 4.2509 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 119449

**Registered Owners**

---

**Interests**

Appurtenant hereto is a right of way created by Conveyance 233624

Subject to Section 59 Land Act 1948 (affects part)

Subject to Section 8 Coal Mines Amendment Act 1950 (affects part)

Appurtenant hereto are rights of way created by Transfer 191332.4

The easements created by Transfer 191332.4 are subject to Section 37 (1) (a) Counties Amendment Act 1961

464508.1 Gazette Notice (N.Z. Gazette No: 112 3.11.1977 page 2868) declaring the adjoining State Highway No: 1 to be a limited access road - 29.11.1977 at 1.47 pm

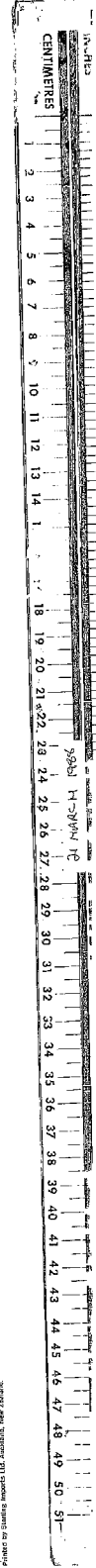
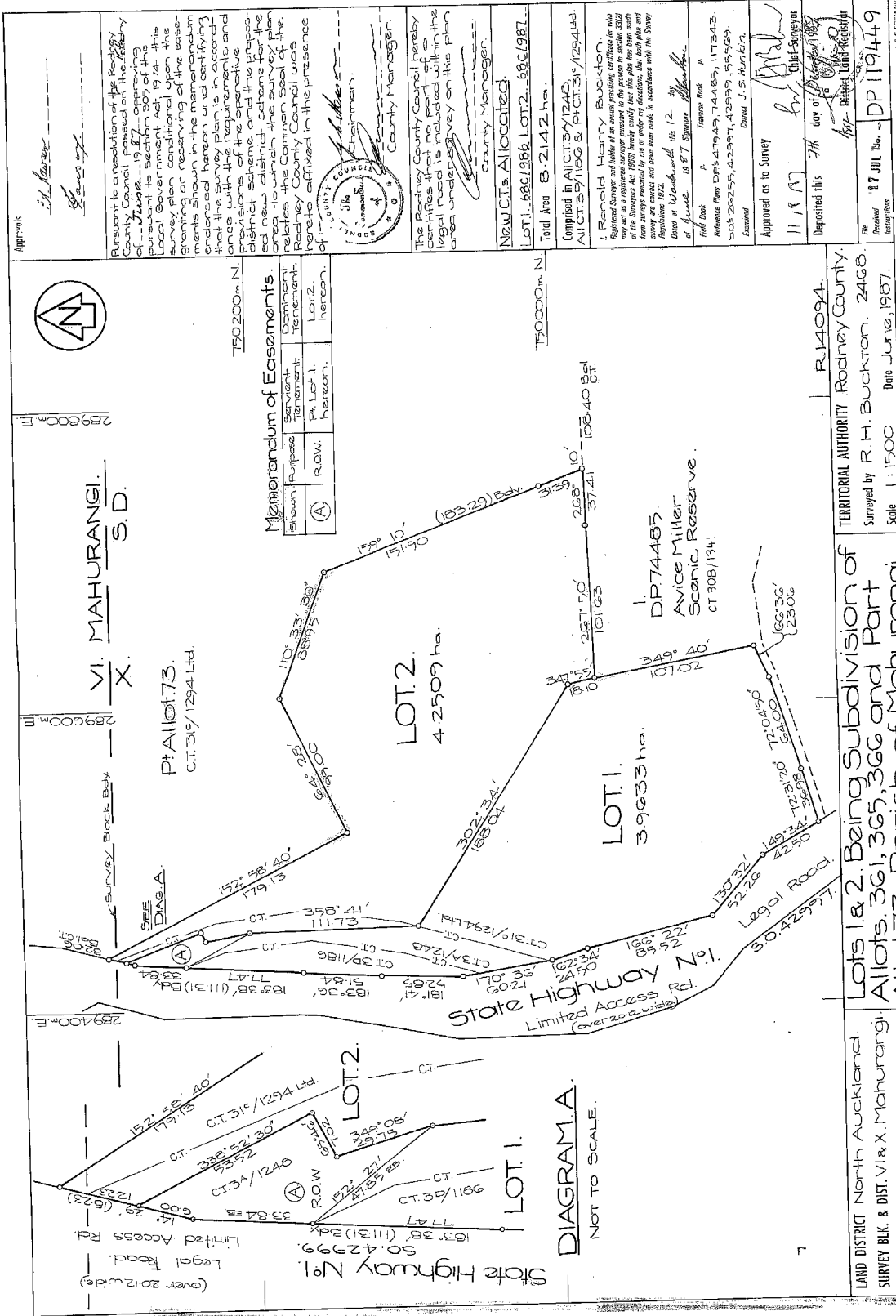
Appurtenant hereto is a right of way specified in Easement Certificate B761215.5 - 7.12.1987 at 11.10 am

The easements specified in Easement Certificate B761215.5 are subject to Section 309 (1) (a) Local Government Act 1974

D673151.1 Mortgage to ASB Bank Limited - 17.1.2002 at 3.30 pm

6697741.1 Variation of Mortgage D673151.1 - 20.12.2005 at 9:00 am

8435627.1 Variation of Mortgage D673151.1 - 19.3.2010 at 2:32 pm



PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE LAND SHOWN HEREON INTO THE LOTS SHOWN AND TO SHOW THE EASEMENTS AND OTHER RIGHTS AFFECTING THE LAND.

Approve: *[Signature]*  
*[Signature]*

Pursuant to a resolution of the Rodney County Council in 1987 approving a plan to subdivide 305 of the local Government Act 1974, this survey plan conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon and a condition that the way be laid out according to the requirements and easements of the separate distinct scheme and the proposed new distinct scheme for the area to which the survey plan relates the Common Seal of the Rodney County Council is hereby affixed in the presence of:

*[Signature]* Chairman  
*[Signature]* County Manager

The Rodney County Council hereby certifies that the land on which the legal road is included in this plan area undisturbed by any survey on this plan.

County Manager

New C.T.'s Allocated:  
LOT 1 - 68C/1986 LOT 2 - 68C/1987  
Total Area 8.2142 ha.

Comprised in A11073 & A11073/294 Ltd. A11073/1186 & A11073/1294 Ltd.

I, RENEOLD HENRY BUCKTON, Registered Surveyor and holder of an annual practicing certificate do hereby certify that this plan was made by me or under my direction, that the plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Wellington this 12<sup>th</sup> day of June 1987 Signed: *[Signature]*  
Reneold H. Buckton  
Surveyor

Approved as to Survey: *[Signature]*  
11/11/87  
Deposited this 17<sup>th</sup> day of July 1987  
17 JUL 1987  
R. H. Buckton  
DP 119449

TERRITORIAL AUTHORITY  
Rodney County.  
Surveyed by R. H. Buckton. 24/68.  
Scale 1:1500 Date June, 1987.

Lots 1 & 2. Being Subdivision of  
A11073. Parish of Mahurangi.  
Scale 1:1500 Date June, 1987.

LAND DISTRICT North Auckland.  
SURVEY BLK. & DIST. VI & X. Mahurangi.  
NZMS 261 SHIT RECORD MAP NO

1:500

PRINTED BY STARRS REPORTS LTD., AUCKLAND, NEW ZEALAND.



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA68C/986**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 December 1987

**Prior References**  
NA31C/1294      NA3A/1248      NA3D/1186

---

**Estate** Fee Simple  
**Area** 3.9633 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 119449

**Registered Owners**

---

**Interests**

Appurtenant hereto is a right of way created by Conveyance 233624

Subject to Section 59 Land Act 1948 (affects part)

Subject to Section 8 Coal Mines Amendment Act 1950 (affects part)

Appurtenant hereto are rights of way created by Transfer 191332.4

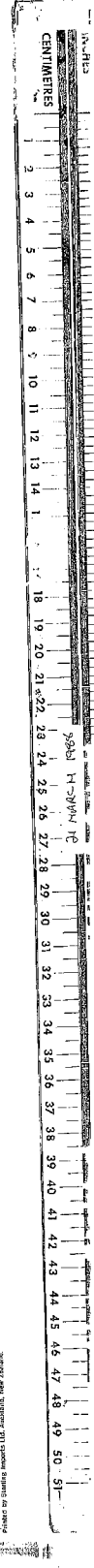
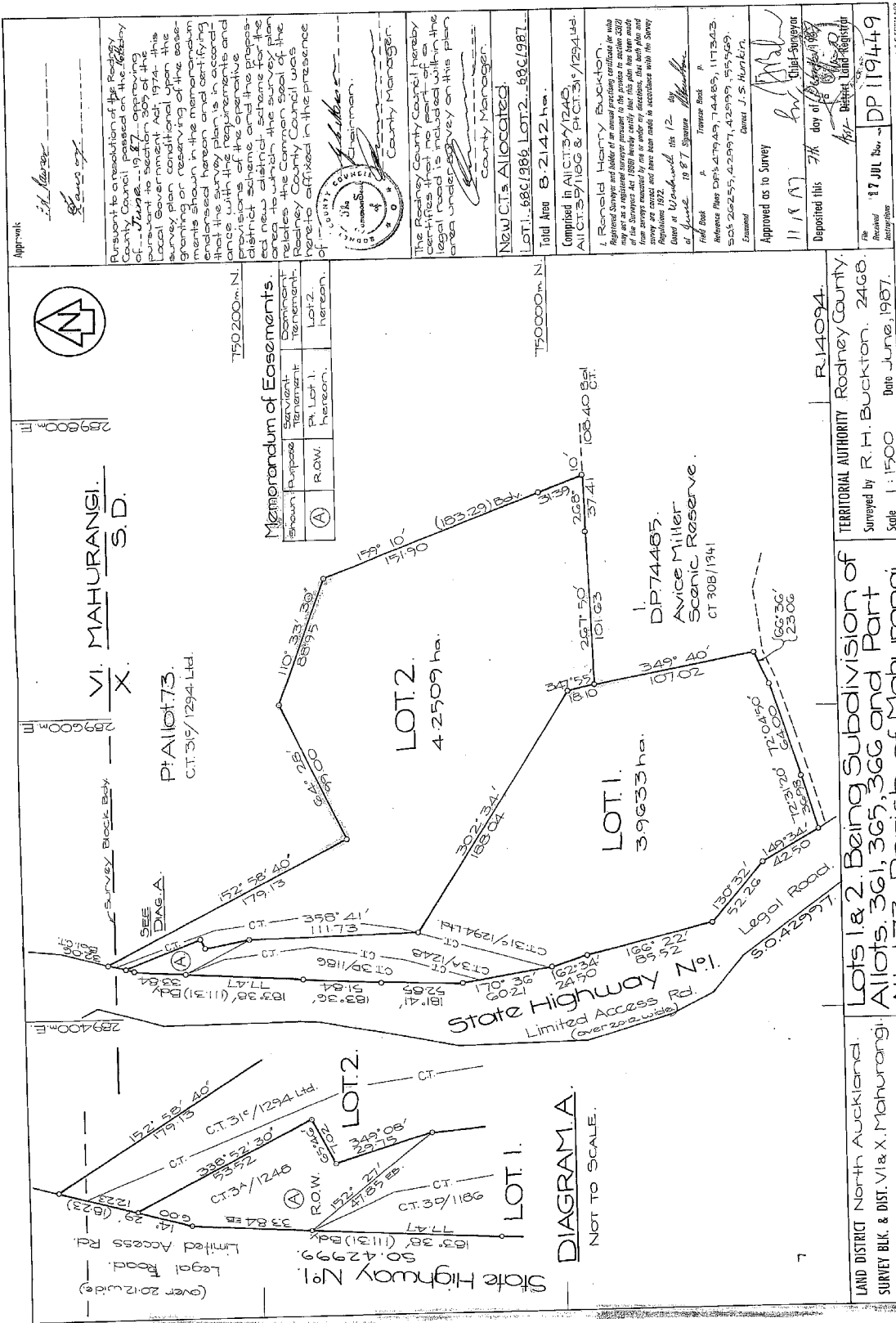
The easements created by Transfer 191332.4 are subject to Section 37 (1) (a) Counties Amendment Act 1961

464508.1 Gazette Notice (N.Z. Gazette No: 112 3.11.1977 page 2868) declaring the adjoining State Highway No: 1 to be a limited access road - 29.11.1977 at 1.47 pm

Subject to a right of way over part marked A on DP 119449 specified in Easement Certificate B761215.5 - 7.12.1987 at 11.10 am

The easements specified in Easement Certificate B761215.5 are subject to Section 309 (1) (a) Local Government Act 1974

7024762.1 Mortgage to Kiwibank Limited - 11.9.2006 at 9:00 am





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 1000429  
**Land Registration District** North Auckland  
**Date Issued** 18 November 2022

**Prior References**  
NA47A/370

---

**Estate** Fee Simple  
**Area** 19.4390 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 563173

**Registered Owners**

[REDACTED]  
[REDACTED]

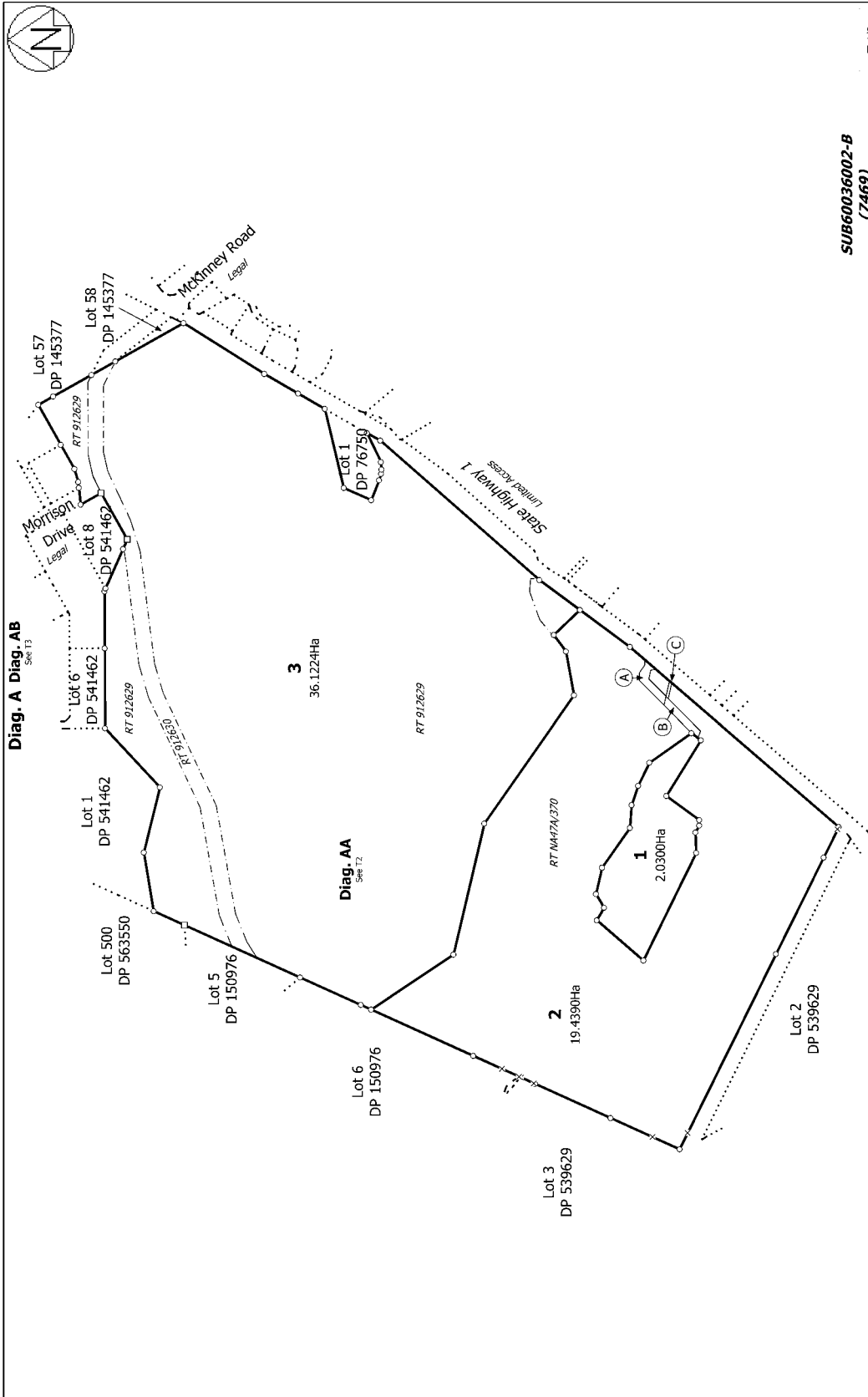
---

**Interests**

464508.1 Gazette Notice (N.Z. Gazette 3.11.1977 p. 2868) declaring State Highway adjoining to be a limited access road - 29.11.1977 at 1.47 pm

Subject to a right of way over part marked A and B and a right to convey electricity and telecommunications over part marked B and C all on DP 563173 created by Easement Instrument 12603100.3 - 18.11.2022 at 3:04 pm

Some of the easements created by Easement Instrument 12603100.3 are subject to Section 243 (a) Resource Management Act 1991 (See DP 563173)



SUB60036002-B  
(7469)

T 1/3

Land District: North Auckland  
 Digitally Generated Plan  
 Generated on: 15/12/2022 09:24am Page 3 of 5

Plan of Lots 1 to 3 being a subdivision of Part Allotments 64 & 226, Allotment 225 Psh of Mahurangi and Lots 10, 11 & 13 DP 541462

Surveyor: Daniel John Chapman  
 Firm: Buckton Consulting Surveyors Limited

Title Plan  
 LT 563173  
 Approved on: 5/12/2022