



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




R. W. Muir
Registrar-General
of Land

Identifier **376597**
Land Registration District **North Auckland**
Date Issued 18 November 2011

Prior References

110147

Estate Fee Simple
Area 356 square metres more or less
Legal Description Lot 2 Deposited Plan 394135

Registered Owners

Zhongdong Yang

Estate Fee Simple - 1/4 share
Area 108 square metres more or less
Legal Description Lot 5 Deposited Plan 394135

Registered Owners

Zhongdong Yang

Interests

C428346.1 Certificate pursuant to Section 94C Transit New Zealand Act 1989 declaring that part of State Highway 18 known as Hobsonville Road, commencing at its junction with State Highway 16 and proceeding in an eastern direction to Upper Harbour Drive to be a limited access road - 5.11.1992 at 2.01 pm

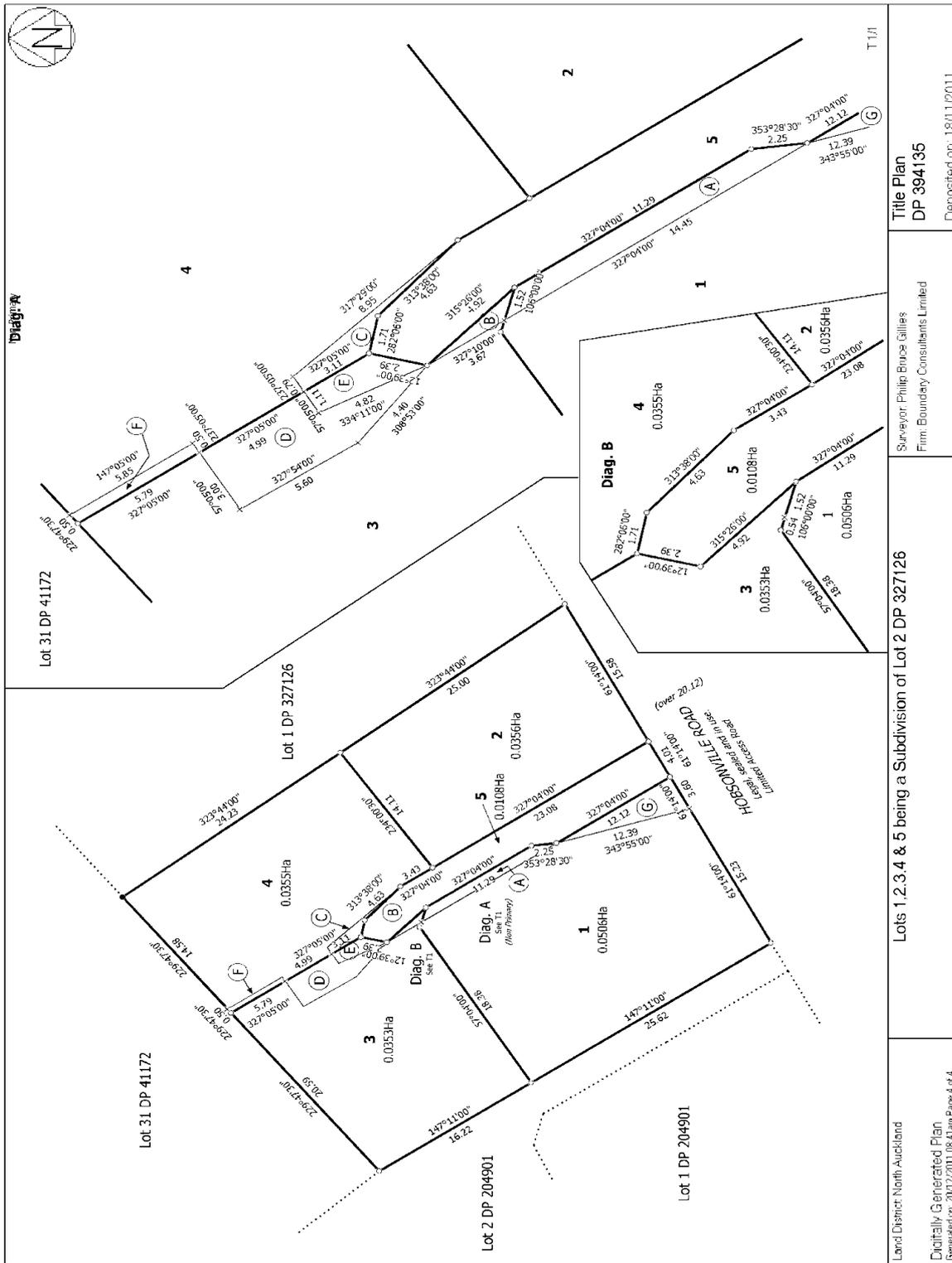
Appurtenant hereto is a stormwater drainage right created by Easement Instrument 5845394.3 - 18.12.2003 at 9:34 am

The easements created by Easement Instrument 5845394.3 are subject to Section 243 (a) Resource Management Act 1991

8887148.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.11.2011 at 4:46 pm (affects Lot 2 DP 394135)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 394135)

10966609.4 Mortgage to Industrial and Commercial Bank of China (New Zealand) Limited - 30.11.2017 at 4:51 pm



Land District: North Auckland
 Digitally Generated Plan
 Generated on: 20/12/2011 08:41 am Page 4 of 4

Surveyor: Philip Bruce Gillies
 Firm: Boundary Consultants Limited

Lot 1.2.3.4 & 5 being a Subdivision of Lot 2 DP 327126

Title Plan
 DP 394135
 Deposited on: 18/11/2011



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

Identifier **376598**
Land Registration District **North Auckland**
Date Issued 18 November 2011

Prior References

110147

Estate Fee Simple
Area 353 square metres more or less
Legal Description Lot 3 Deposited Plan 394135

Registered Owners

Jieun An

Estate Fee Simple - 1/4 share
Area 108 square metres more or less
Legal Description Lot 5 Deposited Plan 394135

Registered Owners

Jieun An

Interests

C428346.1 Certificate pursuant to Section 94C Transit New Zealand Act 1989 declaring that part of State Highway 18 known as Hobsonville Road, commencing at its junction with State Highway 16 and proceeding in an eastern direction to Upper Harbour Drive to be a limited access road - 5.11.1992 at 2.01 pm

Appurtenant hereto is a stormwater drainage right created by Easement Instrument 5845394.3 - 18.12.2003 at 9:34 am

The easements created by Easement Instrument 5845394.3 are subject to Section 243 (a) Resource Management Act 1991

8887148.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.11.2011 at 4:46 pm (affects Lot 3 DP 394135)

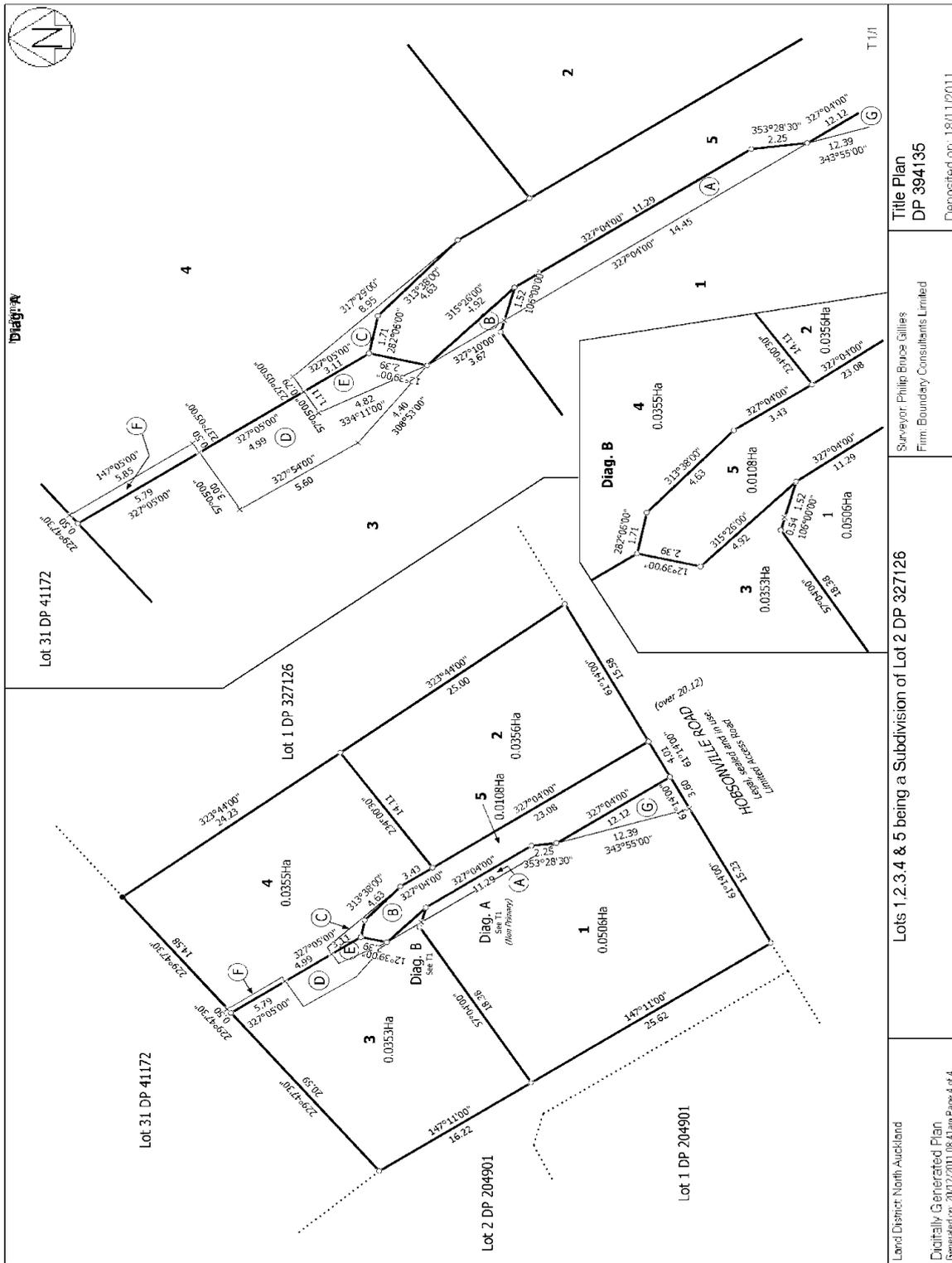
Subject to Section 241(2) Resource Management Act 1991 (affects DP 394135)

Subject to a right to convey electricity, gas, telecommunications, water and computer media over part Lot 3 DP 394135 marked B on DP 394135, stormwater drainage easement over part Lot 3 DP 394135 marked D on DP 394135 and right of way and stormwater drainage easement over part Lot 3 DP 394135 marked E on DP 394135 created by Easement Instrument 8887148.5 - 18.11.2011 at 4:46 pm

Appurtenant hereto is a right to convey electricity, gas, telecommunications, water and computer media and stormwater drainage easement and appurtenant to Lot 3 DP 394135 herein is a right of way created by Easement Instrument 8887148.5 - 18.11.2011 at 4:46 pm

Some of the easements created by Easement Instrument 8887148.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 394135)

11616310.3 Mortgage to ANZ Bank New Zealand Limited - 29.11.2019 at 4:16 pm



Land District: North Auckland
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 Generated on: 20/12/2011 08:41 am Page 4 of 4

Surveyor: Philip Bruce Gillies
 Firm: Boundary Consultants Limited

Lot 1.2.3.4 & 5 being a Subdivision of Lot 2 DP 327126

Title Plan
 DP 394135
 Deposited on: 18/11/2011



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




R. W. Muir
Registrar-General
of Land

Identifier **376599**
Land Registration District **North Auckland**
Date Issued 18 November 2011

Prior References

110147

Estate Fee Simple
Area 355 square metres more or less
Legal Description Lot 4 Deposited Plan 394135

Registered Owners

Yinan Pan and Jiayi Chen

Estate Fee Simple - 1/4 share
Area 108 square metres more or less
Legal Description Lot 5 Deposited Plan 394135

Registered Owners

Yinan Pan and Jiayi Chen

Interests

C428346.1 Certificate pursuant to Section 94C Transit New Zealand Act 1989 declaring that part of State Highway 18 known as Hobsonville Road, commencing at its junction with State Highway 16 and proceeding in an eastern direction to Upper Harbour Drive to be a limited access road - 5.11.1992 at 2.01 pm

Appurtenant hereto is a stormwater drainage right created by Easement Instrument 5845394.3 - 18.12.2003 at 9:34 am

The easements created by Easement Instrument 5845394.3 are subject to Section 243 (a) Resource Management Act 1991

8887148.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.11.2011 at 4:46 pm (affects Lot 4 DP 394135)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 394135)

Subject to a right of way over part Lot 4 DP 394135 marked C on DP 394135 and stormwater drainage easement over part Lot 4 DP 394135 marked F on DP 394135 created by Easement Instrument 8887148.5 - 18.11.2011 at 4:46 pm

Appurtenant hereto is a stormwater drainage easement, right to convey electricity, gas, telecommunications, water and computer media and appurtenant to Lot 4 DP 394135 herein is a right of way created by Easement Instrument 8887148.5 - 18.11.2011 at 4:46 pm

Some of the easements created by Easement Instrument 8887148.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 394135)

10023146.2 Mortgage to ANZ Bank New Zealand Limited - 14.4.2015 at 6:09 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
GAZETTE NOTICE**

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R. W. Muir
Registrar-General
of Land

Identifier **570610**
Land Registration District **North Auckland**
Date Registered 10 November 2011 07:00 am

Prior References

NA26B/617

Type	Fee Simple	Instrument	GN 8910540.4
Area	4.3746 hectares more or less		
Legal Description	Section 7 Survey Office Plan 445955		
Purpose	Severance		

Registered Owners

Her Majesty the Queen

Interests

Identifier

570610

Title Diagram GN 8910540.4

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DocID: 512984050

Extract from *New Zealand Gazette*, 3/11/2011, No. 168, p. 4704

**Severance Taken—State Highway 16,
Hobsonville, Auckland**

Pursuant to section 119(1) of the Public Works Act 1981, and to a delegation from the Minister for Land Information, Ronald Alistair Jolly, Land Information New Zealand, declares the land described in the Schedule to this notice to be taken as severance and shall remain vested in the Crown on the date of publication hereof in the *New Zealand Gazette*.

North Auckland Land District—Auckland

Schedule

Severance

Area ha	Description
4.3746	Part Lot 1 DP 67207 (part Computer Freehold Register NA26B/617); shown as Section 7 on SO 445955.

Dated at Wellington this 27th day of October 2011.

R. A. JOLLY, for the Minister for Land Information.

(LINZ CPC/2011/16290)

ln7673

NOTICE NO: 7673



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
GAZETTE NOTICE**

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R. W. Muir
Registrar-General
of Land

Identifier **579742**
Land Registration District **North Auckland**
Date Registered 28 March 2012 07:00 am

Prior References

6039970.1 D622123.1 NA21C/1292
NA41D/693 NA41D/696

Type	Fee Simple	Instrument	GN 9023653.1
Area	266 square metres more or less		
Legal Description	Section 35, 41-42, 45-46, 49, 51-54 Survey Office Plan 447691		
Purpose	for the Functioning Indirectly of a Road (Segregation Strip)		

Registered Owners

Her Majesty The Queen

Interests

Extract from *New Zealand Gazette*, 22/3/2012, No. 35, p. 1070

**Land Declared Road and Segregation Strip—
State Highway 18, Hobsonville, Auckland**

Pursuant to the Public Works Act 1981, and to a delegation from the Minister for Land Information, Kerry McPhail, Land Information New Zealand:

(a) Pursuant to section 114, declares the land described in the First Schedule to this notice to be road which, pursuant to section 5 of the Land Transport Management Act 2003, forms part of State Highway 18 and remains vested in the Crown and which has the effect of adding the land in the Second Schedule to State Highway 18, pursuant to section 5 of the Land Transport Management Act 2003, and vests in the Crown;

(b) Declares the land described in the Third Schedule to this notice to be set apart, pursuant to section 52(1), for the functioning indirectly of a road (segregation strip) and shall remain vested in the Crown;

(c) Pursuant to section 116, declares the road described in the Fourth Schedule to this notice to be stopped and, pursuant to section 52(1), is set apart for the functioning indirectly of a road (segregation strip) and shall remain vested in the Crown

on the date of publication hereof in the *New Zealand Gazette*.

North Auckland Land District—Auckland

First Schedule

Land Declared as Road

Area ha	Description
1.4493	Part Section 1 SO 70438 (part Gazette Notice D622123.1); shown as Section 1 on SO 447691.
1.6878	Part Lot 7 DP 62344 (part Computer Freehold Register NA41D/696); shown as Section 4 on SO 447691.
1.0303	Part Lot 4 DP 62344 (part Computer Freehold Register NA41D/693); shown as Section 5 on SO 447691.
2.6396	Part Section 1 SO 332263 (part Gazette Notice 6039970.1); shown as Section 11 on SO 447691.
2.9965	Part Lot 2 DP 66045 (part Computer Freehold Register NA21C/1292); shown as Section 12 on SO 447691.

Second Schedule

Legal Road to be Added to State Highway

Area m ²	Description
9838	Part Legal Road (Trig Road); shown as Section 13 on SO 447691.
2908	Part Legal Road (Trig Road); shown as Section 23 on SO 447691.
5	Part Legal Road (Trig Road); shown as Section 43 on SO 447691.
7	Part Legal Road (Trig Road); shown as Section 44 on SO 447691.
57	Part Legal Road (Trig Road); shown as Section 59 on SO 447691.

Third Schedule

Land Set Apart for the Functioning Indirectly of a Road (Segregation Strip)

Area m ²	Description
36	Part Lot 7 DP 62344 (part Computer Freehold Register NA41D/696); shown as Section 35 on

SO 447691.

- 10 Part Section 1 SO 332263 (part Gazette Notice 6039970.1); shown as Section 41 on SO 447691.
- 11 Part Section 1 SO 332263 (part Gazette Notice 6039970.1); shown as Section 42 on SO 447691.
- 1 Part Section 1 SO 332263 (part Gazette Notice 6039970.1); shown as Section 45 on SO 447691.
- 87 Part Lot 2 DP 66045 (part Computer Freehold Register NA21C/1292); shown as Section 46 on SO 447691.
- 1 Part Lot 4 DP 62344 (part Computer Freehold Register NA41D/693); shown as Section 49 on SO 447691.
- 40 Part Lot 4 DP 62344 (part Computer Freehold Register NA41D/693); shown as Section 51 on SO 447691.
- 8 Part Lot 7 DP 62344 (part Computer Freehold Register NA41D/696); shown as Section 52 on SO 447691.
- 24 Part Lot 7 D 62344 (part Computer Freehold Register NA41D/696); shown as Section 53 on SO 447691.
- 48 Part Section 1 SO 70438 (balance Gazette Notice D622123.1); shown as Section 54 on SO 447691.

Fourth Schedule

Road Stopped and Set Apart for the Functioning Indirectly of a Road (Segregation Strip)

Area m ²	Description
5	Part State Highway; shown as Section 43 on SO 447691.
7	Part State Highway; shown as Section 44 on SO 447691.
57	Part State Highway; shown as Section 59 on SO 447691.

Dated at Wellington this 15th day of March 2012.

K. MCPHAIL, for the Minister for Land Information.

(LINZ CPC/2011/16289)

Int 1753

Title Diagram Title Dia

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DocID: 513223450

NOTICE NO: 1753



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
GAZETTE NOTICE**

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R. W. Muir
Registrar-General
of Land

Identifier **579743**
Land Registration District **North Auckland**
Date Registered 28 March 2012 07:00 am

Prior References

9023653.1

Type	Fee Simple	Instrument	GN 9023653.1
Area	69 square metres more or less		
Legal Description	Section 43-44, 59 Survey Office Plan 447691		
Purpose	for the Functioning Indirectly of a Road (Segregation Strip)		

Registered Owners

Her Majesty the Queen

Interests

Extract from *New Zealand Gazette*, 22/3/2012, No. 35, p. 1070

**Land Declared Road and Segregation Strip—
State Highway 18, Hobsonville, Auckland**

Pursuant to the Public Works Act 1981, and to a delegation from the Minister for Land Information, Kerry McPhail, Land Information New Zealand:

(a) Pursuant to section 114, declares the land described in the First Schedule to this notice to be road which, pursuant to section 5 of the Land Transport Management Act 2003, forms part of State Highway 18 and remains vested in the Crown and which has the effect of adding the land in the Second Schedule to State Highway 18, pursuant to section 5 of the Land Transport Management Act 2003, and vests in the Crown;

(b) Declares the land described in the Third Schedule to this notice to be set apart, pursuant to section 52(1), for the functioning indirectly of a road (segregation strip) and shall remain vested in the Crown;

(c) Pursuant to section 116, declares the road described in the Fourth Schedule to this notice to be stopped and, pursuant to section 52(1), is set apart for the functioning indirectly of a road (segregation strip) and shall remain vested in the Crown

on the date of publication hereof in the *New Zealand Gazette*.

North Auckland Land District—Auckland

First Schedule

Land Declared as Road

Area ha	Description
1.4493	Part Section 1 SO 70438 (part Gazette Notice D622123.1); shown as Section 1 on SO 447691.
1.6878	Part Lot 7 DP 62344 (part Computer Freehold Register NA41D/696); shown as Section 4 on SO 447691.
1.0303	Part Lot 4 DP 62344 (part Computer Freehold Register NA41D/693); shown as Section 5 on SO 447691.
2.6396	Part Section 1 SO 332263 (part Gazette Notice 6039970.1); shown as Section 11 on SO 447691.
2.9965	Part Lot 2 DP 66045 (part Computer Freehold Register NA21C/1292); shown as Section 12 on SO 447691.

Second Schedule

Legal Road to be Added to State Highway

Area m ²	Description
9838	Part Legal Road (Trig Road); shown as Section 13 on SO 447691.
2908	Part Legal Road (Trig Road); shown as Section 23 on SO 447691.
5	Part Legal Road (Trig Road); shown as Section 43 on SO 447691.
7	Part Legal Road (Trig Road); shown as Section 44 on SO 447691.
57	Part Legal Road (Trig Road); shown as Section 59 on SO 447691.

Third Schedule

Land Set Apart for the Functioning Indirectly of a Road (Segregation Strip)

Area m ²	Description
36	Part Lot 7 DP 62344 (part Computer Freehold Register NA41D/696); shown as Section 35 on

SO 447691.

- 10 Part Section 1 SO 332263 (part Gazette Notice 6039970.1); shown as Section 41 on SO 447691.
- 11 Part Section 1 SO 332263 (part Gazette Notice 6039970.1); shown as Section 42 on SO 447691.
- 1 Part Section 1 SO 332263 (part Gazette Notice 6039970.1); shown as Section 45 on SO 447691.
- 87 Part Lot 2 DP 66045 (part Computer Freehold Register NA21C/1292); shown as Section 46 on SO 447691.
- 1 Part Lot 4 DP 62344 (part Computer Freehold Register NA41D/693); shown as Section 49 on SO 447691.
- 40 Part Lot 4 DP 62344 (part Computer Freehold Register NA41D/693); shown as Section 51 on SO 447691.
- 8 Part Lot 7 DP 62344 (part Computer Freehold Register NA41D/696); shown as Section 52 on SO 447691.
- 24 Part Lot 7 D 62344 (part Computer Freehold Register NA41D/696); shown as Section 53 on SO 447691.
- 48 Part Section 1 SO 70438 (balance Gazette Notice D622123.1); shown as Section 54 on SO 447691.

Fourth Schedule

Road Stopped and Set Apart for the Functioning Indirectly of a Road (Segregation Strip)

Area m ²	Description
5	Part State Highway; shown as Section 43 on SO 447691.
7	Part State Highway; shown as Section 44 on SO 447691.
57	Part State Highway; shown as Section 59 on SO 447691.

Dated at Wellington this 15th day of March 2012.

K. MCPHAIL, for the Minister for Land Information.

(LINZ CPC/2011/16289)

101753

Title Diagram Title Dia

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NOTICE NO: 1753



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




R. W. Muir
Registrar-General
of Land

Identifier **649590**
Land Registration District **North Auckland**
Date Issued 17 October 2014

Prior References

NA1921/84

Estate Fee Simple
Area 459 square metres more or less
Legal Description Lot 1 Deposited Plan 467569

Registered Owners

Samuel Joseph Peterson as to a 1/2 share
Janessa Rachelle Bartsch as to a 1/2 share

Interests

9858227.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.10.2014 at 5:09 pm
Subject to a right to convey telecommunications and computer media in gross over part marked A on DP 467569 in favour of Chorus New Zealand Limited created by Easement Instrument 9858227.6 - 17.10.2014 at 5:09 pm
Subject to a right of way and a right to convey water, electricity, telecommunications and computer media over part marked A on DP 467569 created by Easement Instrument 9858227.8 - 17.10.2014 at 5:09 pm
Appurtenant hereto is a right to convey wastewater created by Easement Instrument 9858227.8 - 17.10.2014 at 5:09 pm
The easements created by Easement Instrument 9858227.8 are subject to Section 243 (a) Resource Management Act 1991
10042305.3 Mortgage to Westpac New Zealand Limited - 30.4.2015 at 4:41 pm



<p>Land District: North Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 30/10/2014 08:37 am Page 4 of 4</p>	<p>Lot 1 and 2 Being a Subdivision of Lot 9 DP 43467</p>	<p>Surveyor: Iain Derek Walker</p> <p>Firm: Aberdeen Surveyors Ltd</p>	<p>Title Plan</p> <p>DP 467569</p> <p>Deposited on: 17/10/2014</p>
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R. W. Muir
Registrar-General
of Land

Identifier **756484**
Land Registration District **North Auckland**
Date Issued 06 November 2017

Prior References

NA106C/432 NA106C/433

Estate Fee Simple
Area 890 square metres more or less
Legal Description Lot 1-2 Deposited Plan 503537 and Lot 2
 Deposited Plan 173673

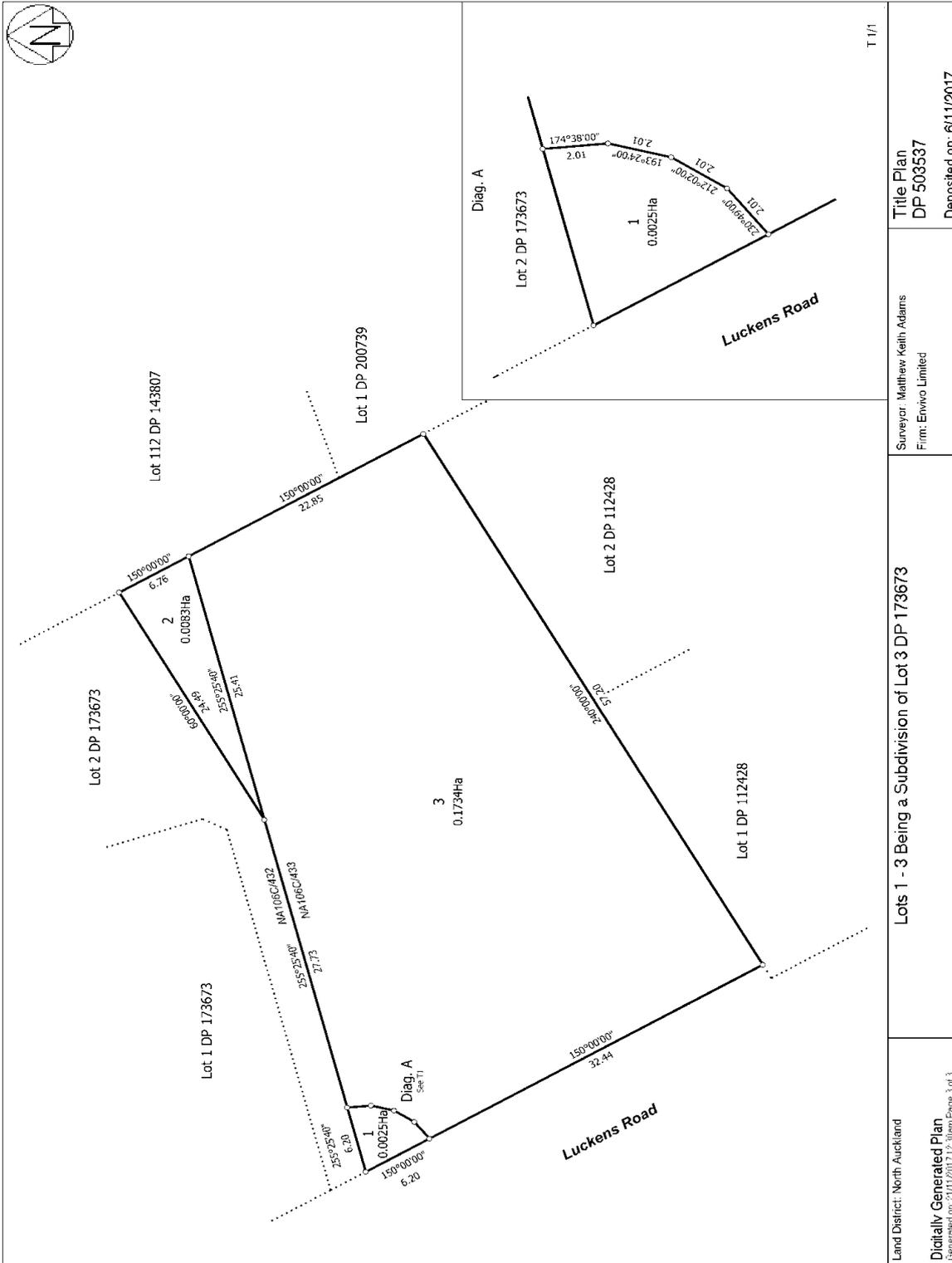
Registered Owners

Christopher Lewis Keall, Heather Janet Keall and Rowan Stanley Kingstone

Interests

Subject to Section 241(2) Resource Management Act 1991 (see DP 503537)
Land Covenant in Covenant Instrument 12315797.1 - 1.2.2022 at 9:53 am





<p>Land District: North Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 2/11/2017 12:30pm Page 3 of 3</p>	<p>Lots 1 - 3 Being a Subdivision of Lot 3 DP 173673</p>	<p>Surveyor: Matthew Keith Adams</p> <p>Firm: Envivo Limited</p>	<p>Title Plan DP 503537</p> <p>Deposited on: 6/11/2017</p>
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R. W. Muir
Registrar-General
of Land

Identifier **1000393**
Land Registration District **North Auckland**
Date Issued 19 May 2022

Prior References

NA11A/79

Estate Fee Simple
Area 136 square metres more or less
Legal Description Lot 1, 6 Deposited Plan 563162

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Estate Fee Simple - 1/4 share
Area 181 square metres more or less
Legal Description Lot 5 Deposited Plan 563162

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 563162)

12252703.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.5.2022 at 11:09 am (affects Lot 1 DP 563162)

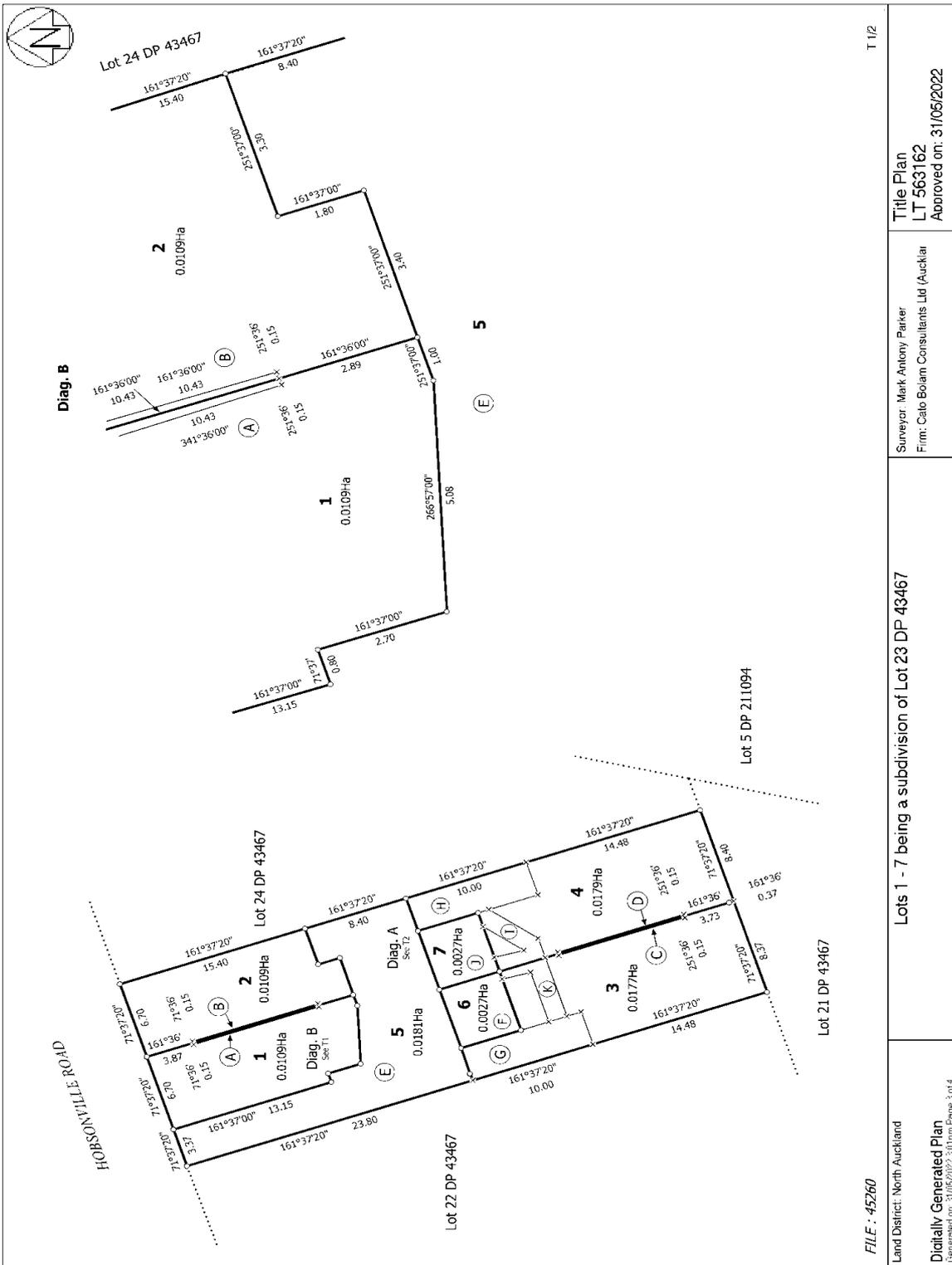
Subject to a right (in gross) to convey telecommunications over part Lot 5 DP 563162 marked E on DP 563162 in favour of Chorus New Zealand Limited created by Easement Instrument 12252703.3 - 19.5.2022 at 11:09 am

Subject to a right to convey water, electricity and telecommunications and right to drain water over part Lot 5 DP 563162 marked E, right to a party wall over part Lot 1 DP 563162 marked A, right to drain water and convey electricity over part Lot 6 DP 563162 marked F all on DP 563162 created by Easement Instrument 12252703.4 - 19.5.2022 at 11:09 am

Appurtenant hereto is a right to drain water, to Lot 1 DP 563162 is a right to a party wall and to Lot 1 and 6 DP 563162 is a right to convey water, electricity and telecommunications and created by Easement Instrument 12252703.4 - 19.5.2022 at 11:09 am

The easements created by Easement Instrument 12252703.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12252703.5 - 19.5.2022 at 11:09 am (affects Lot 1 and 6 DP 563162)



FILE - 45260

Land District: North Auckland

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Lots 1 - 7 being a subdivision of Lot 23 DP 43467

Surveyor: Mark Antony Parker
Firm: Cabo Bolam Consultants Ltd (Aucklar)

Title Plan
LT 563162
Approved on: 31/06/2022

T 1/2



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




R. W. Muir
Registrar-General
of Land

Identifier **1000394**
Land Registration District **North Auckland**
Date Issued 19 May 2022

Prior References

NA11A/79

Estate Fee Simple
Area 136 square metres more or less
Legal Description Lot 2, 7 Deposited Plan 563162

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Estate Fee Simple - 1/4 share
Area 181 square metres more or less
Legal Description Lot 5 Deposited Plan 563162

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 563162)

12252703.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.5.2022 at 11:09 am (affects Lot 2 DP 563162)

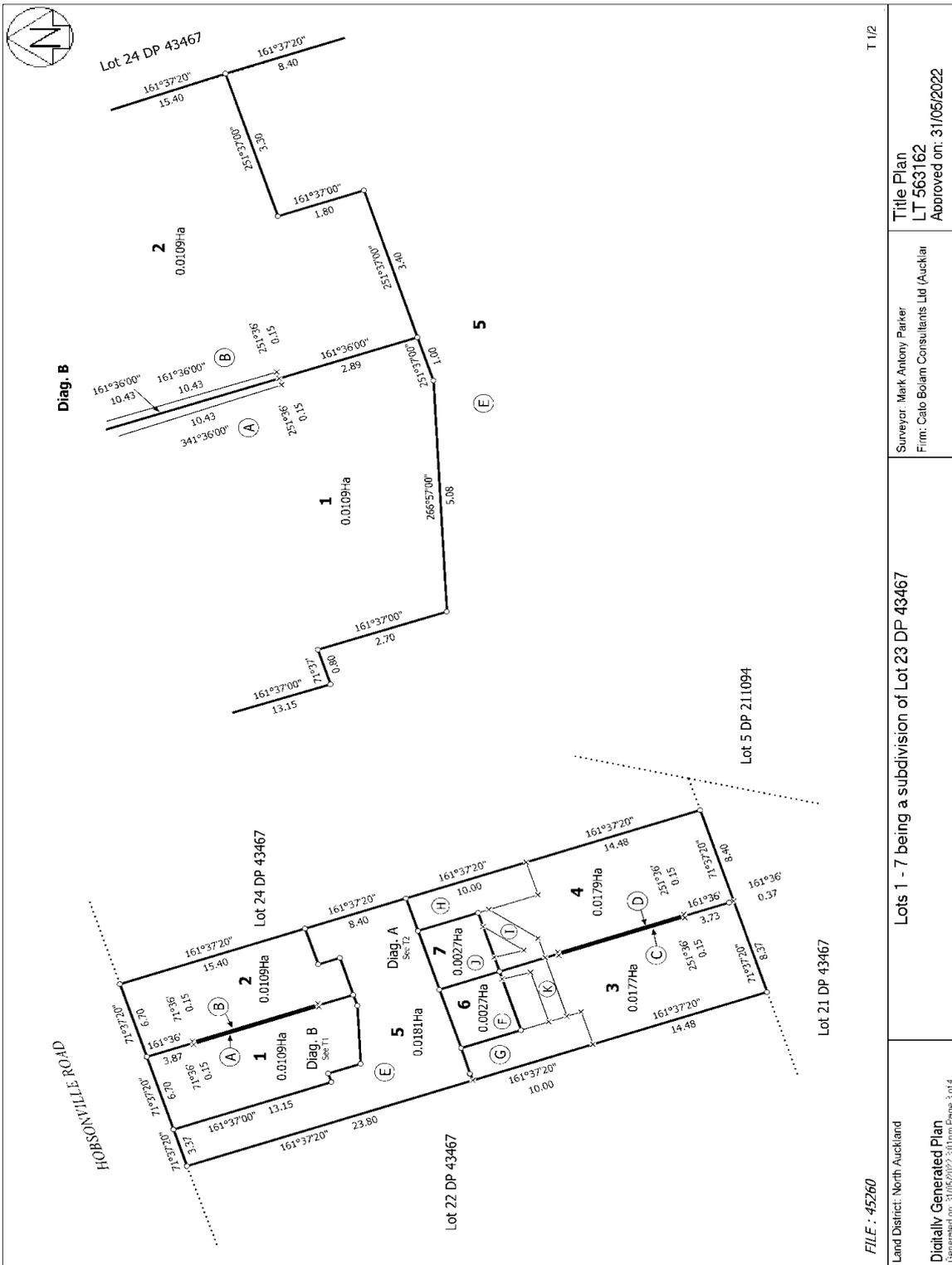
Subject to a right (in gross) to convey telecommunications over part Lot 5 DP 563162 marked E on DP 563162 in favour of Chorus New Zealand Limited created by Easement Instrument 12252703.3 - 19.5.2022 at 11:09 am

Subject to a right to convey water, electricity and telecommunications and right to drain water over part Lot 5 DP 563162 marked E, right to a party wall over part Lot 2 DP 563162 marked B, right to drain water and convey water, electricity and telecommunications over part Lot 7 DP 563162 marked J all on DP 563162 created by Easement Instrument 12252703.4 - 19.5.2022 at 11:09 am

Appurtenant hereto is a right to drain water, to Lot 2 DP 563162 is a right to a party wall and to Lot 2 and 7 DP 563162 is a right to convey water, electricity and telecommunications and created by Easement Instrument 12252703.4 - 19.5.2022 at 11:09 am

The easements created by Easement Instrument 12252703.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12252703.5 - 19.5.2022 at 11:09 am (affects Lot 2 and 7 DP 563162)



FILE - 45260

Land District: North Auckland
Digitally Generated Plan
Generated on: 31/05/2022 3:01pm Page 3 of 4

Lots 1 - 7 being a subdivision of Lot 23 DP 43467

Surveyor: Mark Antony Parker
Firm: Cabo Bolam Consultants Ltd (Aucklar)

Title Plan
LT 563162
Approved on: 31/05/2022

T 1/2



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




R. W. Muir
Registrar-General
of Land

Identifier 1000395
Land Registration District North Auckland
Date Issued 19 May 2022

Prior References

NA11A/79

Estate Fee Simple
Area 177 square metres more or less
Legal Description Lot 3 Deposited Plan 563162

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Estate Fee Simple - 1/4 share
Area 181 square metres more or less
Legal Description Lot 5 Deposited Plan 563162

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 563162)

12252703.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.5.2022 at 11:09 am (affects Lot 3 DP 563162)

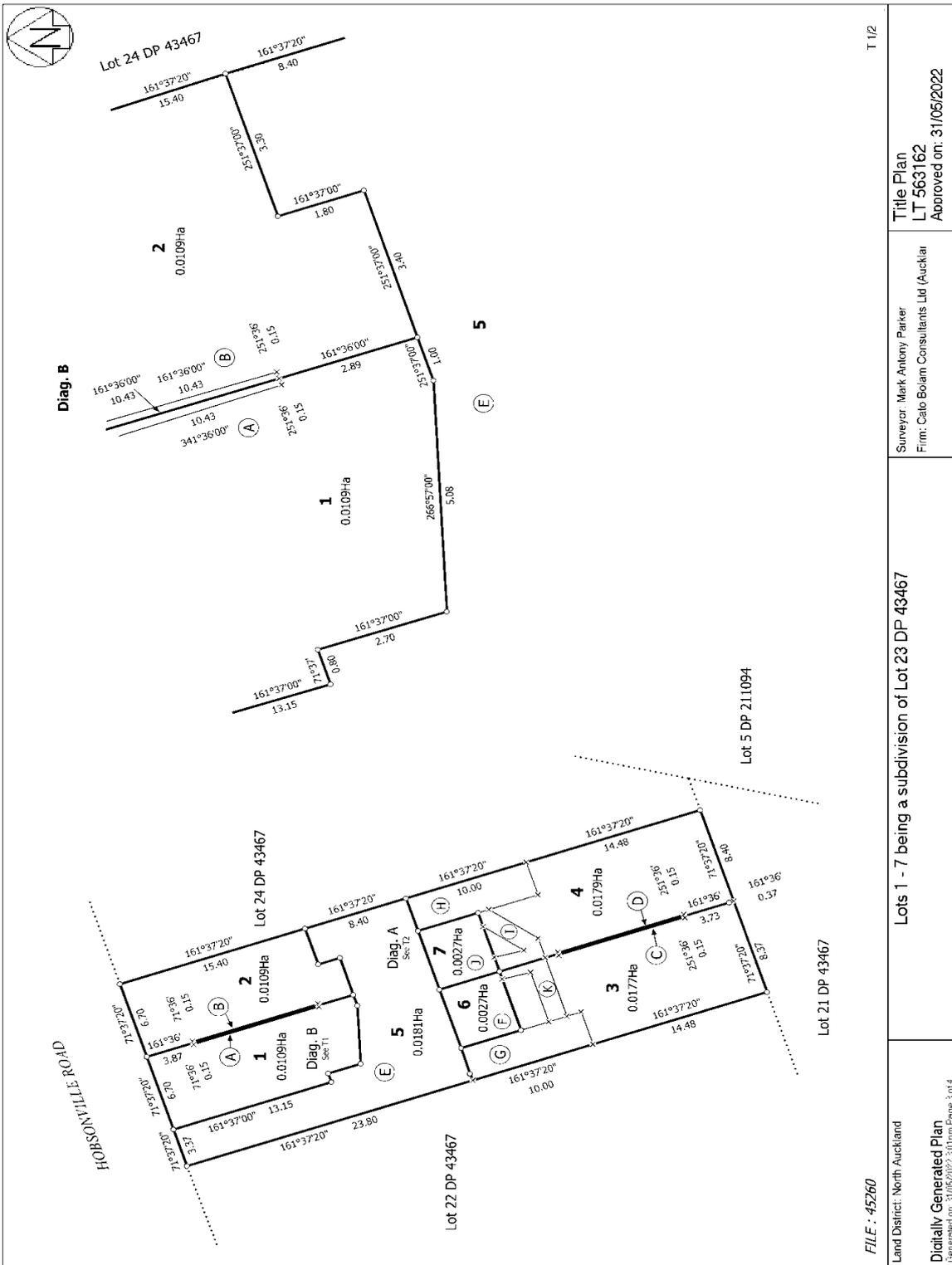
Subject to a right (in gross) to convey telecommunications over part Lot 5 DP 563162 marked E on DP 563162 in favour of Chorus New Zealand Limited created by Easement Instrument 12252703.3 - 19.5.2022 at 11:09 am

Subject to a right to convey water, electricity and telecommunications and right to drain water over part Lot 5 DP 563162 marked E, right to a party wall over part Lot 3 DP 563162 marked C and right to drain water over part Lot 3 DP 563162 marked G and K all on DP 563162 created by Easement Instrument 12252703.4 - 19.5.2022 at 11:09 am

Appurtenant hereto is a right to drain water, to Lot 3 DP 563162 is a right to a party wall and to Lot 3 DP 563162 is a right to convey water, electricity and telecommunications and created by Easement Instrument 12252703.4 - 19.5.2022 at 11:09 am

The easements created by Easement Instrument 12252703.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12252703.5 - 19.5.2022 at 11:09 am (affects Lot 3 DP 563162)



FILE - 45260

Land District: North Auckland

Digitally Generated Plan
Generated on: 31/05/2022 3:10 pm Page 3 of 4

Lots 1 - 7 being a subdivision of Lot 23 DP 43467

Surveyor: Mark Antony Parker
Firm: Cabo Bolam Consultants Ltd (Aucklar)

Title Plan
LT 563162
Approved on: 31/05/2022

T 1/2



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




R. W. Muir
Registrar-General
of Land

Identifier **1000396**
Land Registration District **North Auckland**
Date Issued 19 May 2022

Prior References

NA11A/79

Estate Fee Simple
Area 179 square metres more or less
Legal Description Lot 4 Deposited Plan 563162

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Estate Fee Simple - 1/4 share
Area 181 square metres more or less
Legal Description Lot 5 Deposited Plan 563162

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 563162)

12252703.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.5.2022 at 11:09 am
(affects Lot 4 DP 563162)

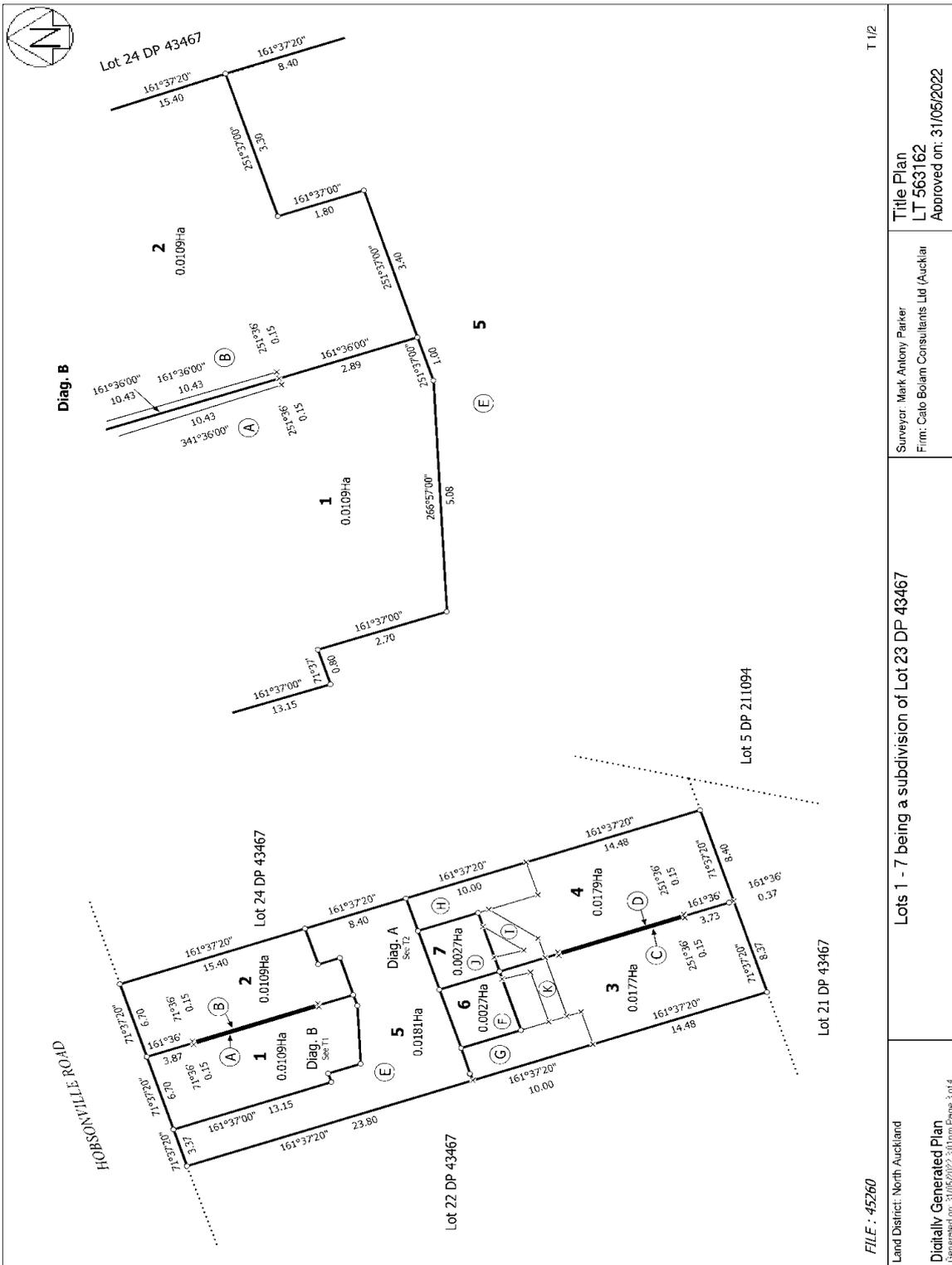
Subject to a right (in gross) to convey telecommunications over part Lot 5 DP 563162 marked E on DP 563162 in
favour of Chorus New Zealand Limited created by Easement Instrument 12252703.3 - 19.5.2022 at 11:09 am

Subject to a right to convey water, electricity and telecommunications and right to drain water over part Lot 5 DP
563162 marked E, right to a party wall over part Lot 4 DP 563162 marked D and right to drain water over part Lot 4
DP 563162 marked H and I all on DP 563162 created by Easement Instrument 12252703.4 - 19.5.2022 at 11:09 am

Appurtenant hereto is a right to drain water, to Lot 4 DP 563162 is a right to a party wall and to Lot 4 DP 563162
is a right to convey water, electricity and telecommunications and created by Easement Instrument 12252703.4 -
19.5.2022 at 11:09 am

The easements created by Easement Instrument 12252703.4 are subject to Section 243 (a) Resource Management
Act 1991

Land Covenant in Covenant Instrument 12252703.5 - 19.5.2022 at 11:09 am (affects Lot 4 DP 563162)



FILE - 45260

Land District: North Auckland

Digitally Generated Plan
Generated on: 31/05/2022 3:10 pm Page 3 of 4

Lots 1 - 7 being a subdivision of Lot 23 DP 43467

Surveyor: Mark Antony Parker
Firm: Cabo Bolam Consultants Ltd (Aucklar)

Title Plan
LT 563162
Approved on: 31/05/2022

T 1/2



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




R. W. Muir
Registrar-General
of Land

Identifier NA3C/1174
Land Registration District North Auckland
Date Issued 06 May 1964

Prior References

NA840/245

Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 10 Deposited Plan 43467

Registered Owners

Rohan Keshavan Kuttuva

Interests

Subject to a drainage right in favour of The Waitemata County Council created by Transfer 572524
Fencing Agreement in Transfer A5942 - 6.5.1964
11036099.3 Mortgage to ANZ Bank New Zealand Limited - 6.3.2018 at 2:49 pm

HOBSONVILLE RD ROAD.

83.34
10
240.0
32.0p
240.0
83.34

24 Jan 24326.1



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

Identifier NA7D/1392
Land Registration District North Auckland
Date Issued 23 February 1966

Prior References

NA840/245

Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 22 Deposited Plan 43467

Registered Owners

Jerry's Home (2013) Limited

Interests

12216548.3 Mortgage to Cressida Capital One Limited - 18.8.2021 at 3:35 pm

Hobsonville Over 100 Rd

83.34
240.0
240.0
22
32.0_P
83.34

M



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




R. W. Muir
Registrar-General
of Land

Identifier **NA10D/299**
Land Registration District **North Auckland**
Date Issued 21 January 1966

Prior References

NA1611/79

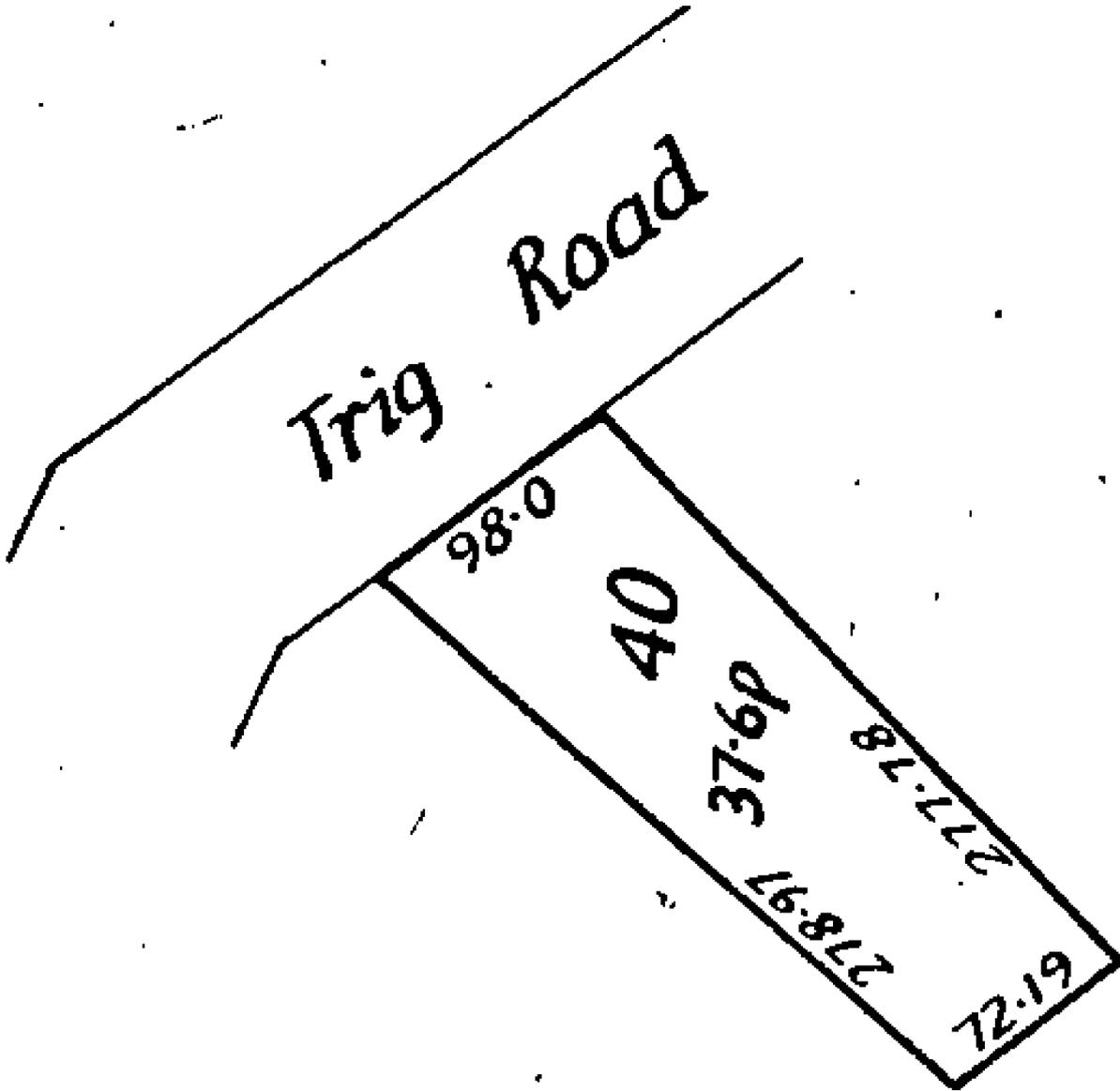
Estate Fee Simple
Area 951 square metres more or less
Legal Description Lot 40 Deposited Plan 41172

Registered Owners

Gayo Edward Vodanovich and Yvonne Pauline Vodanovich

Interests

Subject to a drainage right (in gross) over part in favour of The Waitemata County Council created by Transfer 534328





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




R. W. Muir
Registrar-General
of Land

Identifier NA11A/72
Land Registration District North Auckland
Date Issued 02 May 1967

Prior References

NA840/245

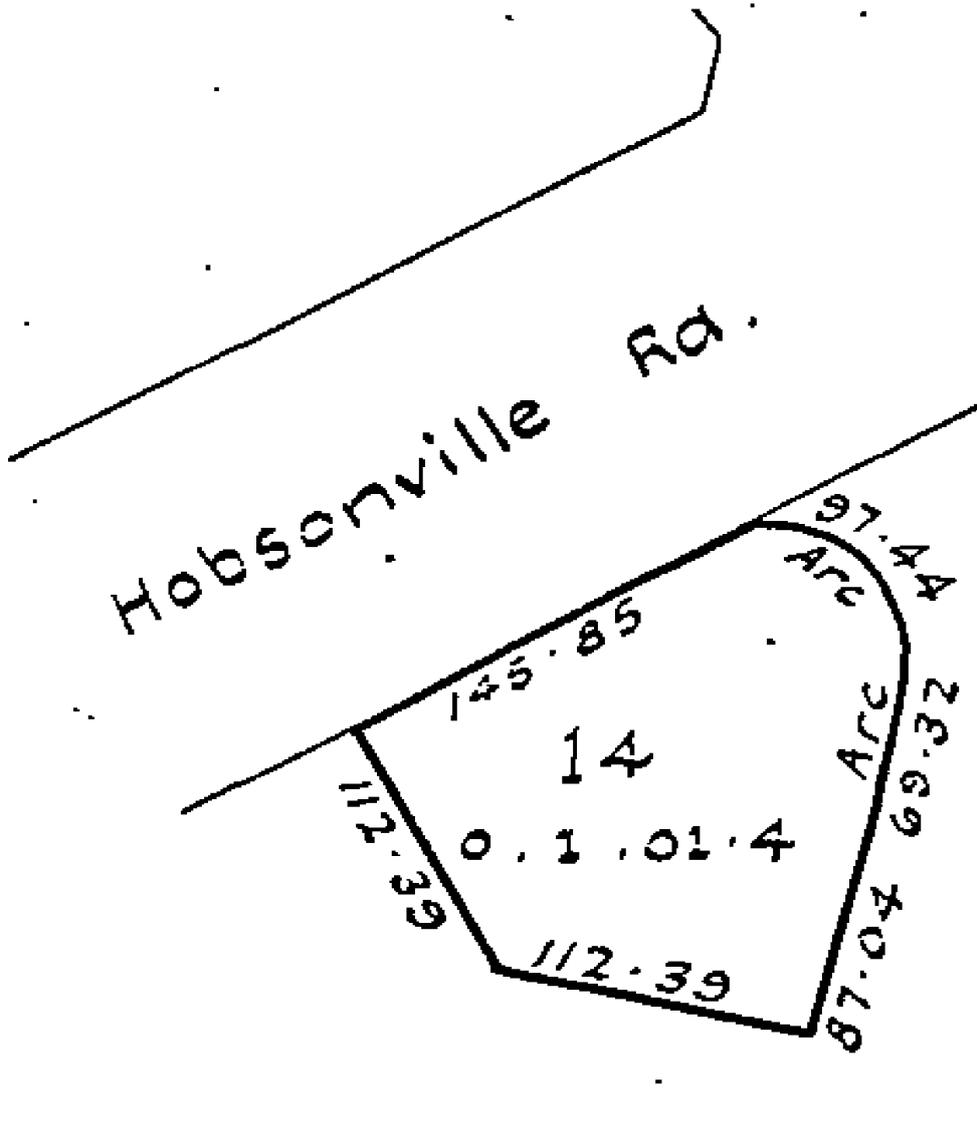
Estate Fee Simple
Area 1047 square metres more or less
Legal Description Lot 14 Deposited Plan 43467

Registered Owners

Kevin John Hooper and Geertruida Maria Hooper

Interests

C379567.3 Mortgage to ASB Bank Limited - 27.5.1992 at 10.51 am





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

Identifier NA11A/76
Land Registration District North Auckland
Date Issued 02 May 1967

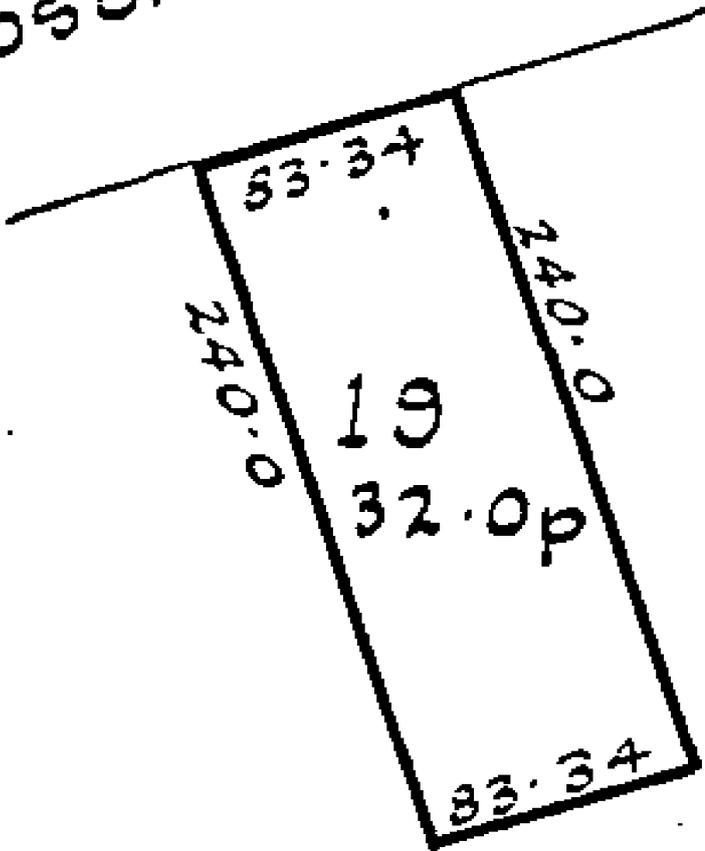
Prior References
NA840/245

Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 19 Deposited Plan 43467

Registered Owners
Tawaki Views Limited

Interests

Hobsonville Road





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

Identifier **NA11A/77**
Land Registration District **North Auckland**
Date Issued 02 May 1967

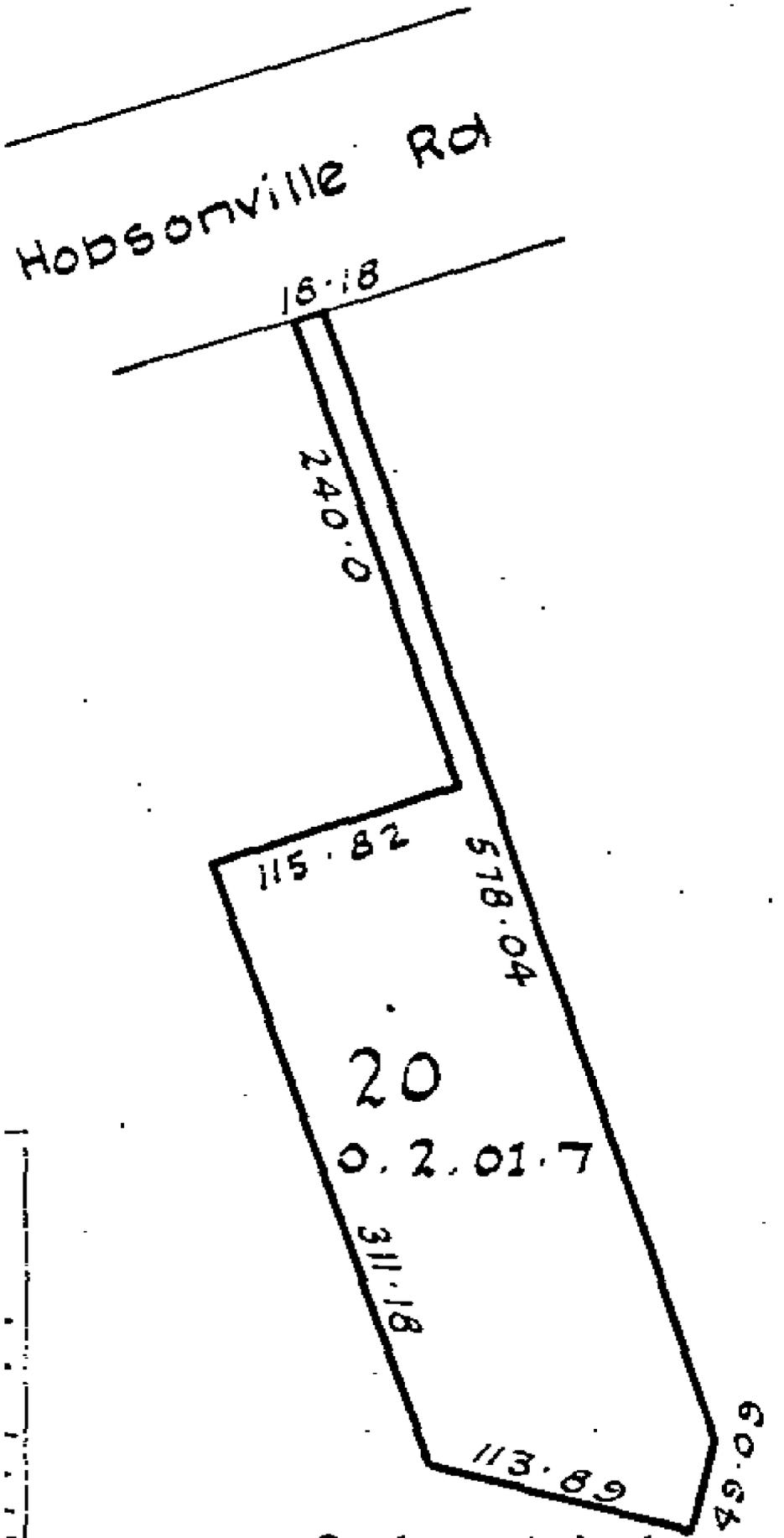
Prior References
NA840/245

Estate Fee Simple
Area 2066 square metres more or less
Legal Description Lot 20 Deposited Plan 43467

Registered Owners
Tawaki Views Limited

Interests

11576516.1 Mortgage to Kiwibank Limited - 18.10.2019 at 4:56 pm





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

Identifier **NA21C/1293**
Land Registration District **North Auckland**
Date Issued 26 November 1971

Prior References

NA578/66

Estate Fee Simple
Area 4.0469 hectares more or less
Legal Description Lot 3 Deposited Plan 66045

Registered Owners

Jui-Yin Huang Hu (also known as Huang Jui-Yin Hu)

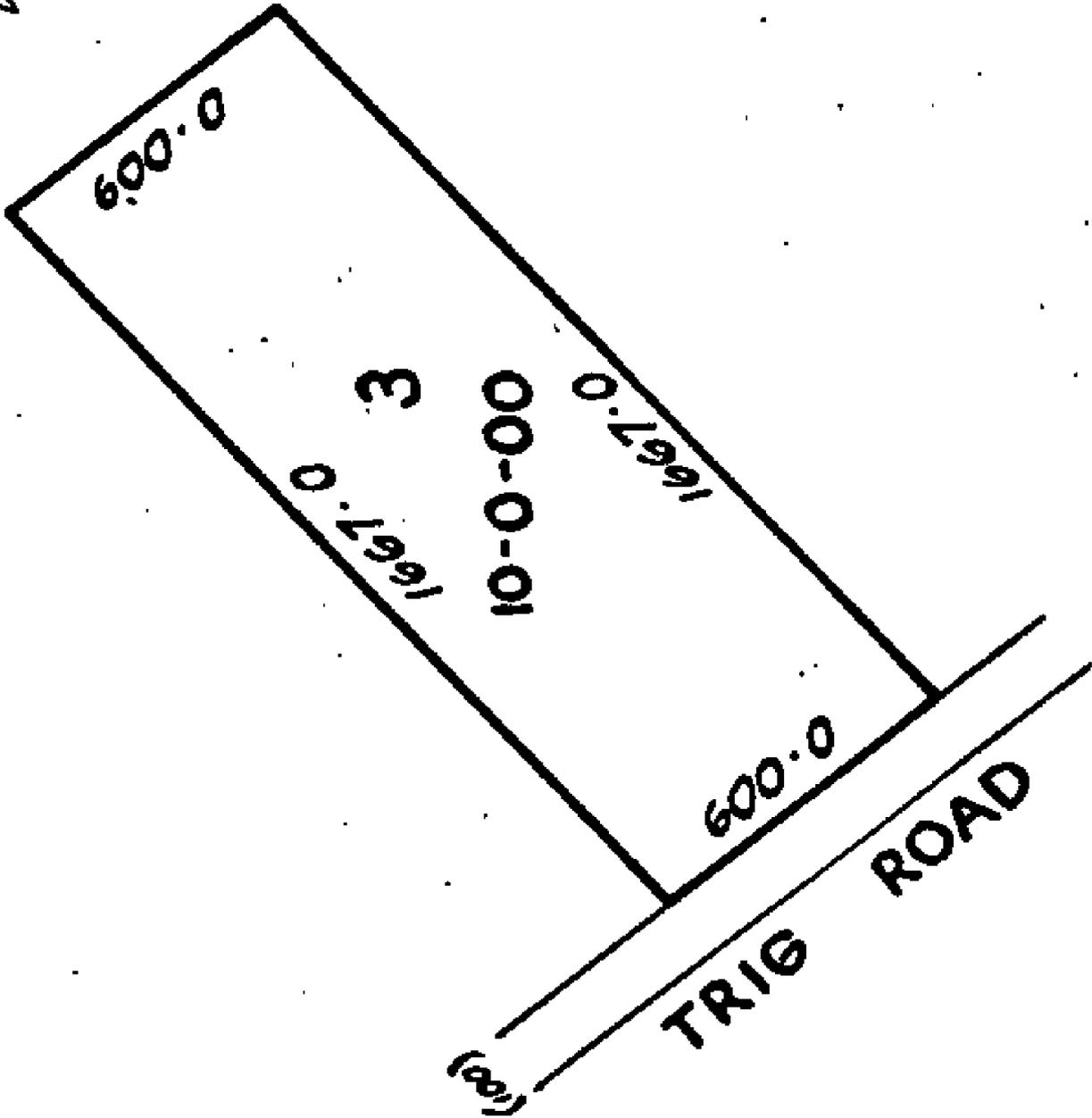
Interests

Fencing Covenant in Transfer C877701.4 - 15.8.1995 at 11:51 am
Land Covenant in Transfer C877701.4 - 15.8.1995 at 11:51 am

Identifier

NA21C/1293

N





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

Identifier **NA21C/1294**
Land Registration District **North Auckland**
Date Issued 26 November 1971

Prior References

NA578/66

Estate Fee Simple
Area 4.3600 hectares more or less
Legal Description Lot 4 Deposited Plan 66045

Registered Owners

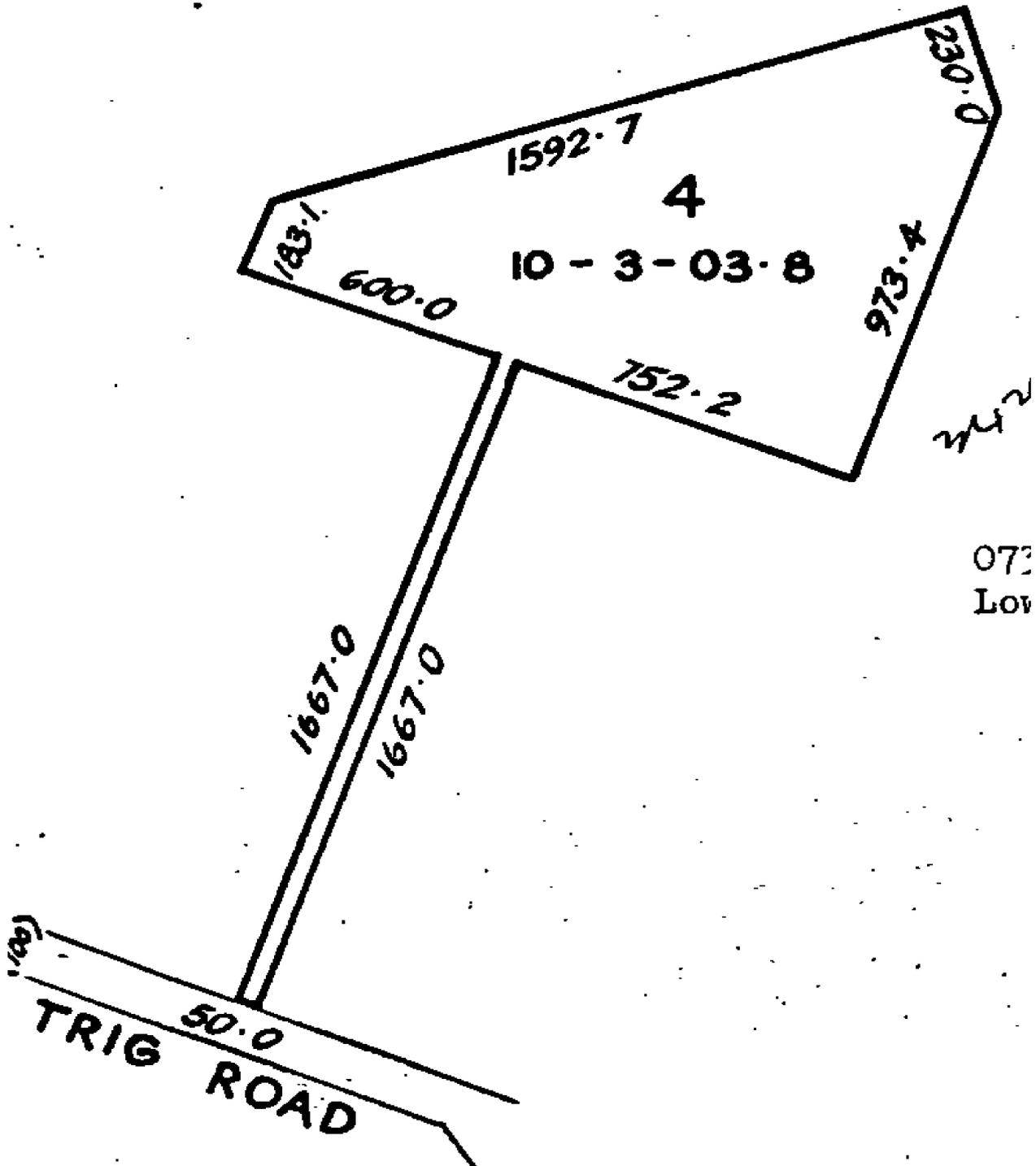
Hsiu-Ho Lin

Interests

Fencing Covenant in Transfer C877701.4 - 15.8.1995 at 11:51 am
Land Covenant in Transfer C877701.4 - 15.8.1995 at 11:51 am

Identifier

NA21C/1294





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

Identifier NA21C/1296
Land Registration District North Auckland
Date Issued 26 November 1971

Prior References

NA578/66

Estate Fee Simple
Area 4.0469 hectares more or less
Legal Description Lot 6 Deposited Plan 66045

Registered Owners

Weimei Wu and Yau Min Chan

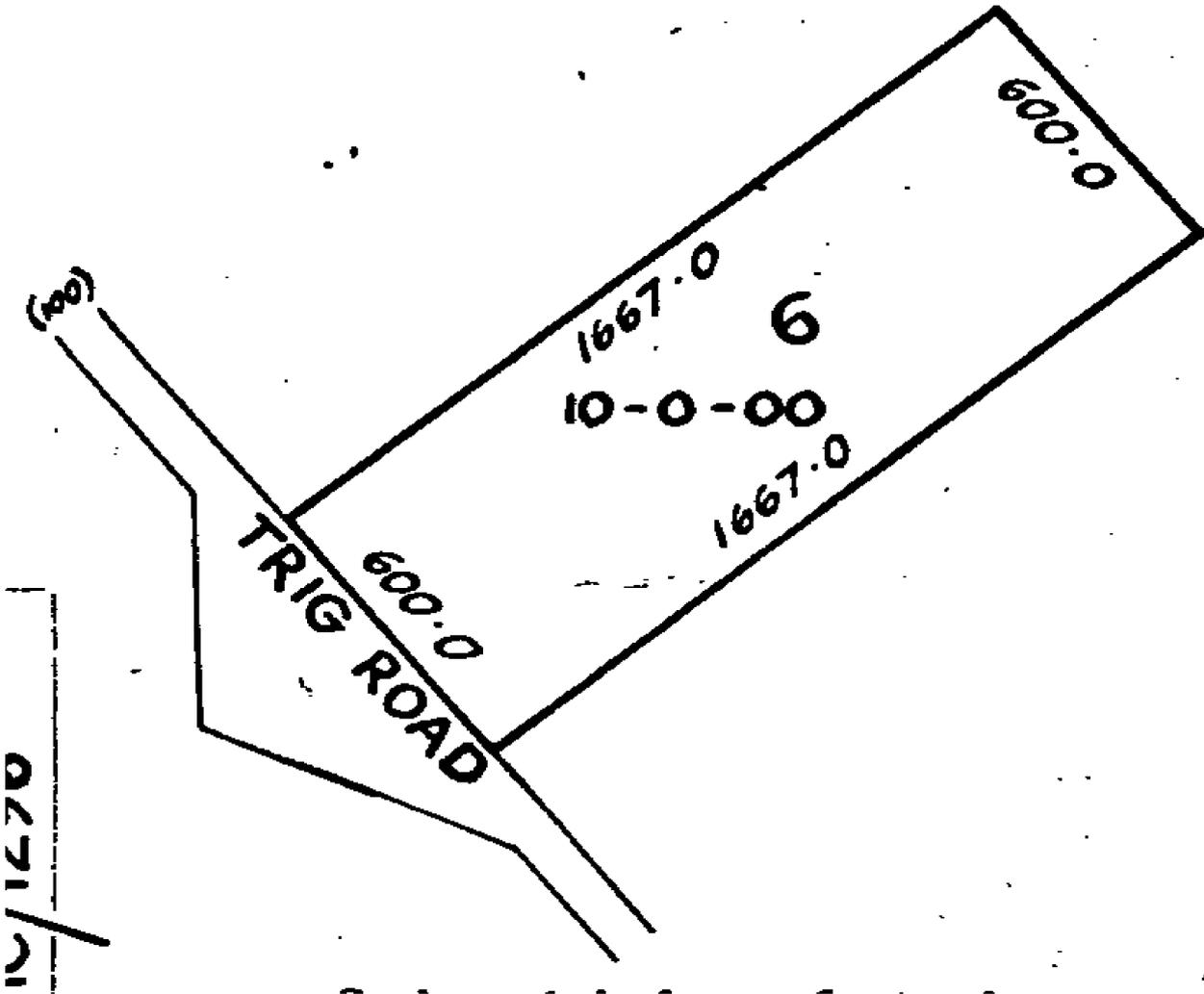
Interests

10835066.3 Mortgage to ANZ Bank New Zealand Limited - 3.7.2017 at 11:17 am

Identifier

NA21C/1296

X Waitemata S.D.





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R. W. Muir
Registrar-General
of Land

Identifier **NA21C/1297**
Land Registration District **North Auckland**
Date Issued 26 November 1971

Prior References

NA578/66 NA578/67

Estate Fee Simple
Area 4.0610 hectares more or less
Legal Description Lot 7 Deposited Plan 66045

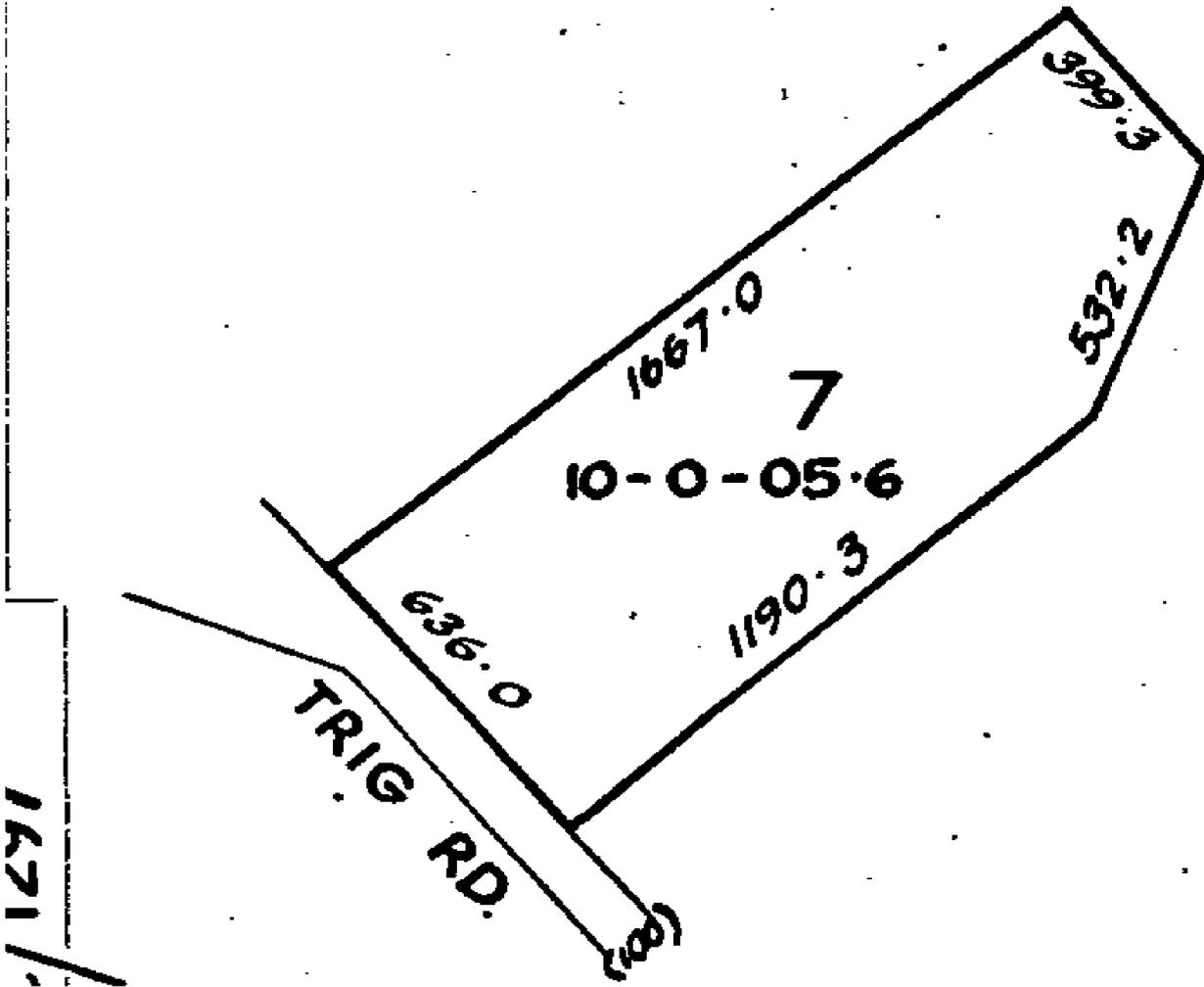
Registered Owners

Pauline Diane Howlett

Interests

B053335.1 Settled under the Joint Family Homes Act 1964 - 14.4.1982 at 11.25 am

X Waitemata S.D.





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R. W. Muir
Registrar-General
of Land

Identifier NA21C/1298
Land Registration District North Auckland
Date Issued 26 November 1971

Part-Cancelled

Prior References

NA578/66 NA578/67

Estate Fee Simple
Area 4.0481 hectares more or less
Legal Description Lot 8 Deposited Plan 66045

Registered Owners

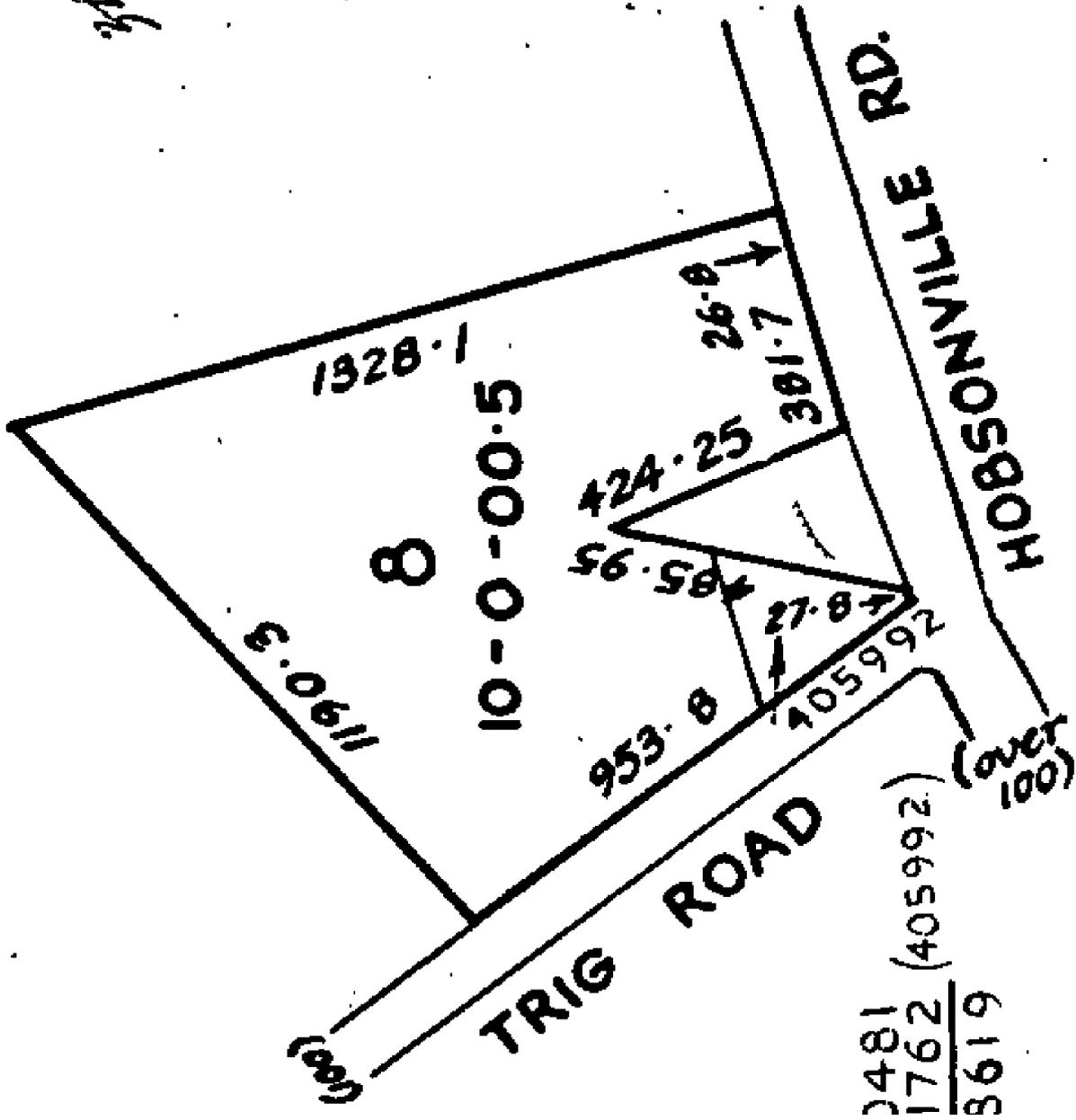
Chiang Lin-Hwa Shih as to a 1/4 share
Kite Tseng as to a 1/2 share
Kite Tseng as to a 1/4 share

Interests

405992.1 Gazette Notice taking part within land ("A on S.O. 48997) 1762m² for electrical works vested in the Waitemata Electric Power Board from and after the 1st day of May 1975 - 19.6.1975 at 9.33 am
C428346.1 Certificate pursuant to Section 94(c) Transit New Zealand Act 1989 declaring that part of State Highway No.18 known as Hobsonville Road, commencing at its junction with State Highway 16 and proceeding in an eastern direction to Upper Harbour Drive to be a limited access road - 5.1.1992 at 2.01 pm

Identifier

NA21C/1298





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R. W. Muir
Registrar-General
of Land

Identifier **NA21C/1299**
Land Registration District **North Auckland**
Date Issued 26 November 1971

Prior References

NA578/67

Estate Fee Simple
Area 4.0469 hectares more or less
Legal Description Lot 9 Deposited Plan 66045

Registered Owners

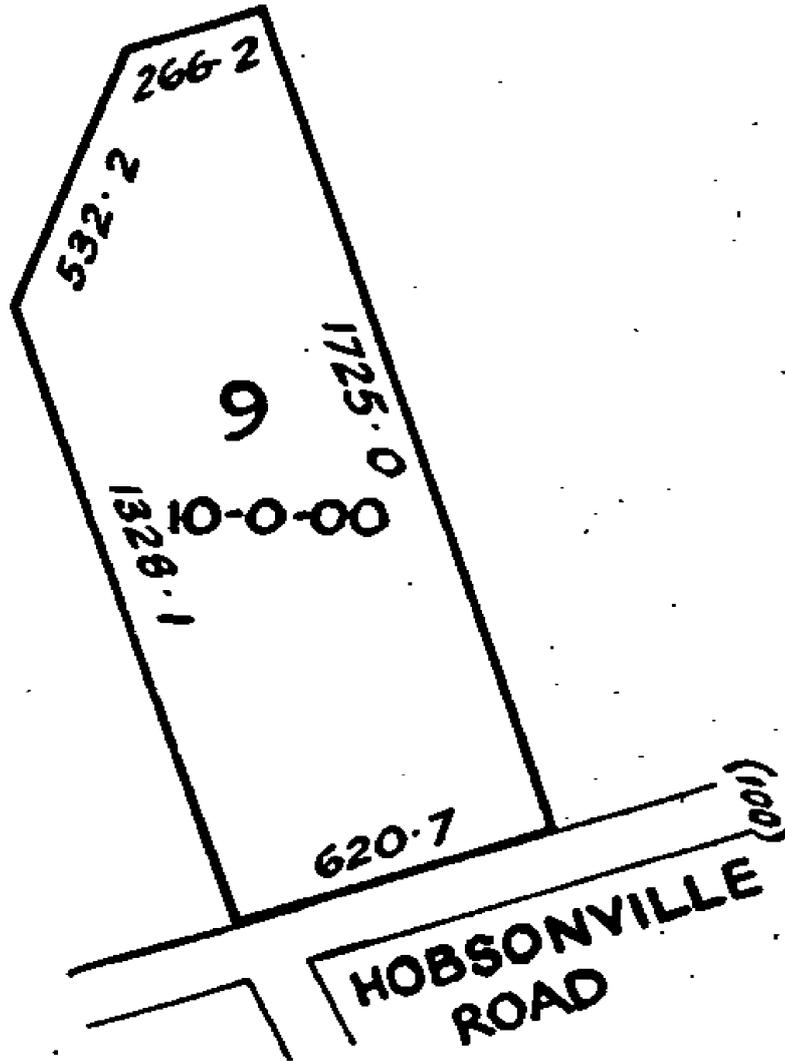
78 Hobsonville Limited

Interests

C428346.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway No.18 known as Hobsonville Road, commencing at its junction with State Highway 16 and proceeding in an eastern direction to Upper Harbour Drive to be a limited access road - 5.1.1992 at 2.01 pm

X Waitemata S.D.

6621





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R. W. Muir
Registrar-General
of Land

Identifier **NA21C/1300**
Land Registration District **North Auckland**
Date Issued 26 November 1971

Prior References

NA578/67

Estate Fee Simple
Area 4.1809 hectares more or less
Legal Description Lot 10 Deposited Plan 66045

Registered Owners

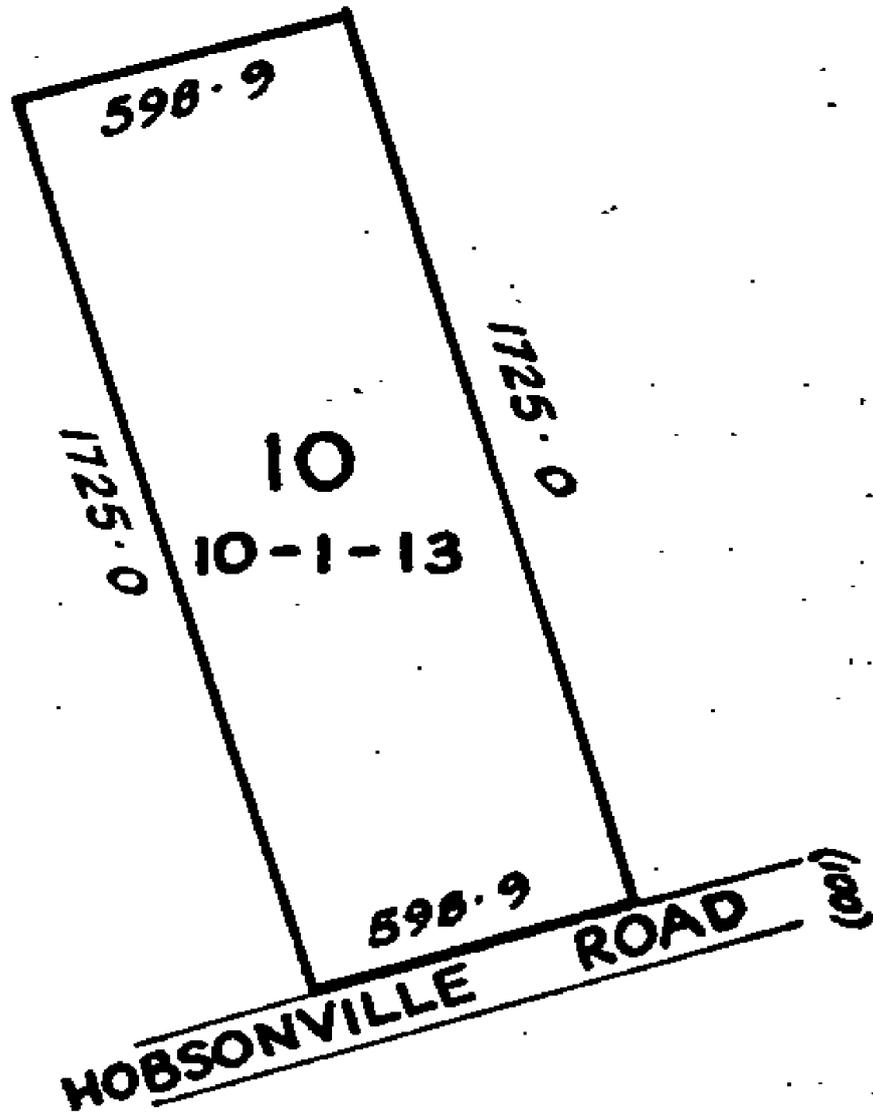
Xianlong He

Interests

C428346.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway No.18 known as Hobsonville Road, commencing at its junction with State Highway 16 and proceeding in an eastern direction to Upper Harbour Drive to be a limited access road - 5.1.1992 at 2.01 pm

10361918.4 Mortgage to ANZ Bank New Zealand Limited - 23.3.2016 at 12:50 pm

X Waitemata S.D.



C/1300



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R. W. Muir
Registrar-General
of Land

Identifier **NA22D/1210**
Land Registration District **North Auckland**
Date Issued 02 June 1972

Prior References

NA20B/136

Estate Fee Simple
Area 857 square metres more or less
Legal Description Lot 11 Deposited Plan 43467

Registered Owners

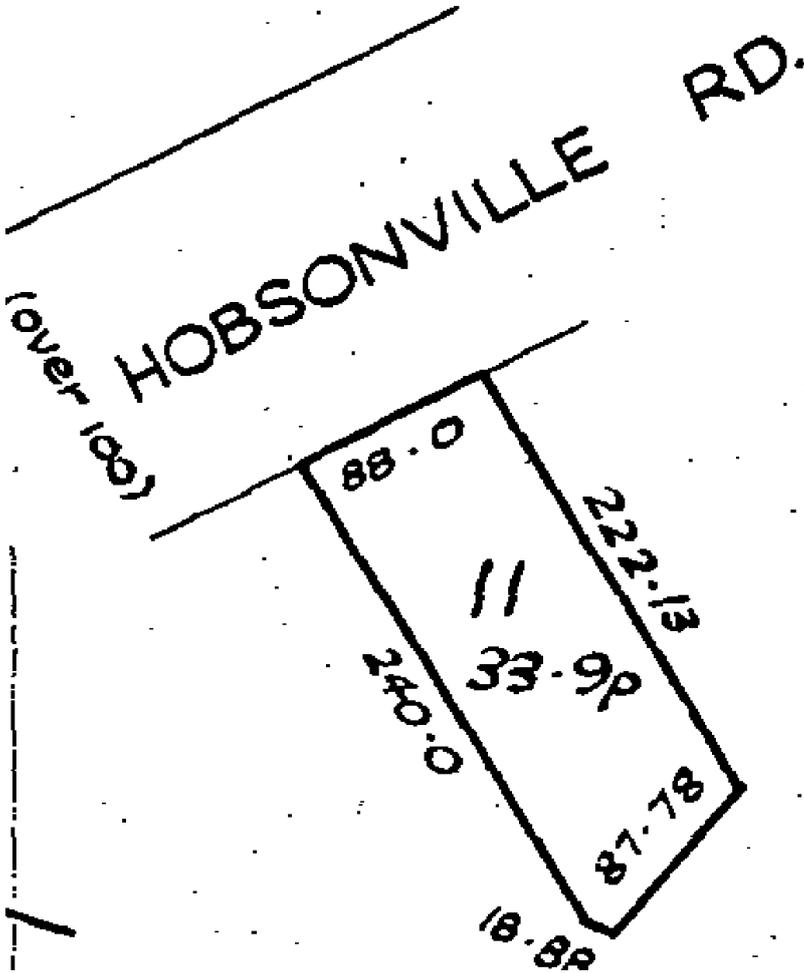
Bo Yu and Lulu Wang

Interests

Subject to Section 59 Land Act 1948

11778423.3 Mortgage to Westpac New Zealand Limited - 30.6.2020 at 4:20 pm

X Waitemata S.D.





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UNDER LAND TRANSFER ACT 2017
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R. W. Muir
Registrar-General
of Land

Identifier **NA26B/618**
Land Registration District **North Auckland**
Date Issued 26 March 1974

Prior References

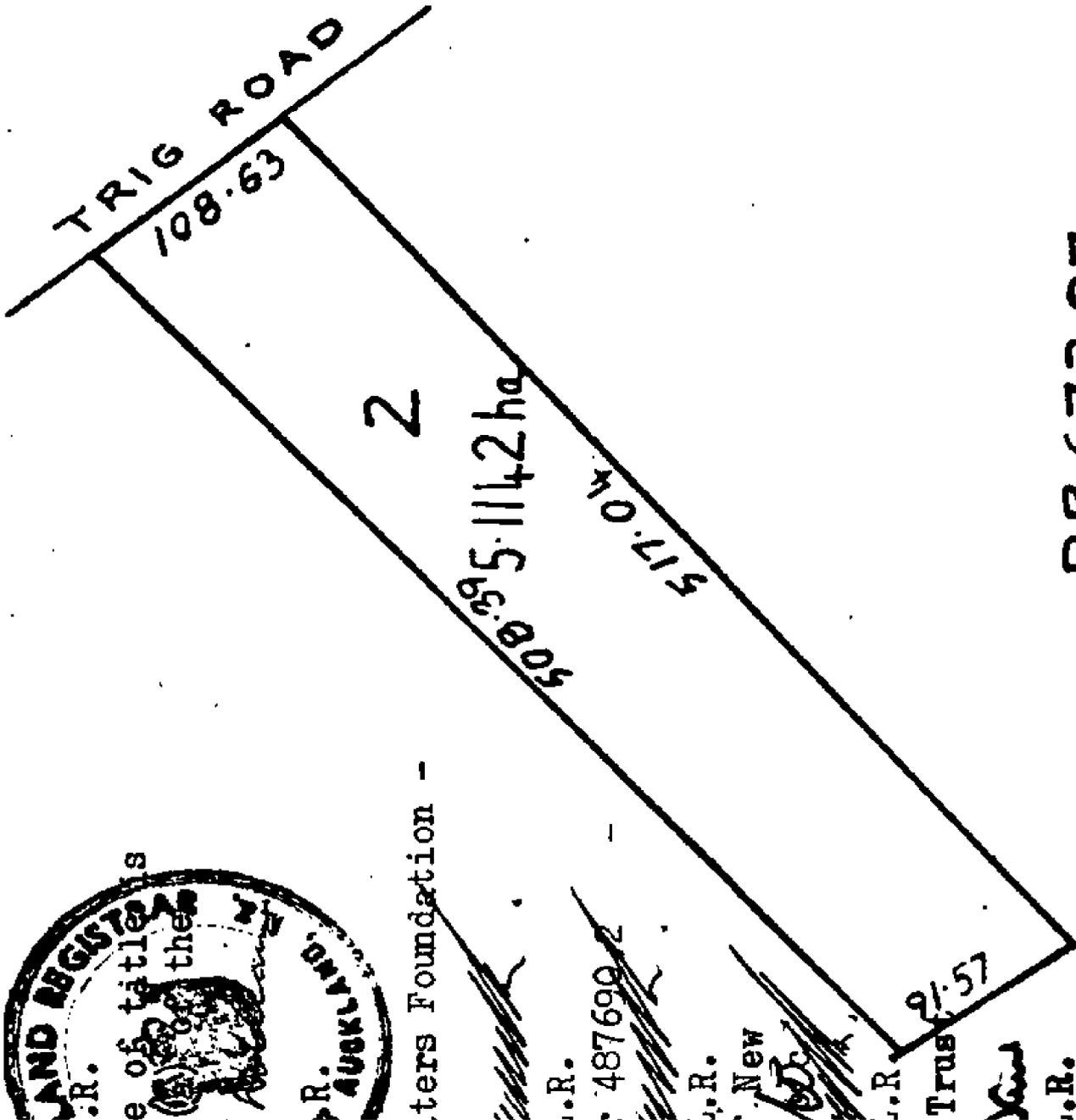
NA1022/205

Estate Fee Simple
Area 5.1142 hectares more or less
Legal Description Lot 2 Deposited Plan 67207

Registered Owners

Han-Ting Lin as to a 1/20 share
Han-Chun Lin as to a 1/20 share
Che Lung Huang and Hung Sai Chao Huang as to a 2/5 share
Yung-Hsiang Hsu and Lien-Ying Chen as to a 1/2 share

Interests



DP 67707



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

Identifier NA31C/472
Land Registration District North Auckland
Date Issued 07 August 1975

Prior References

GN 405992.1

Estate Fee Simple
Area 1762 square metres more or less
Legal Description Part Lot 8 Deposited Plan 66045

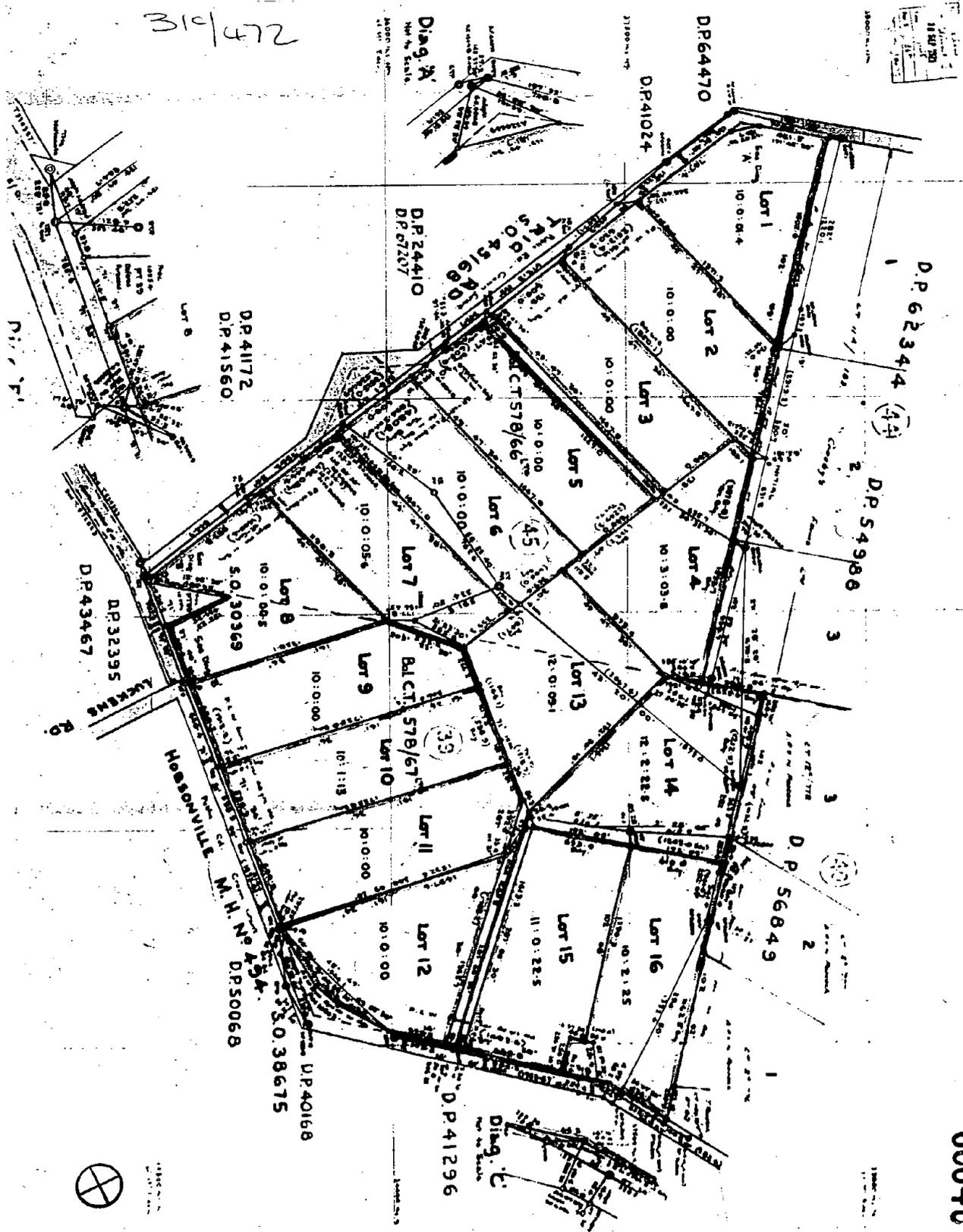
Registered Owners

Vector Northern Property Limited

Interests

C428346.1 Certificate pursuant to Section 94C Transit New Zealand Act 1989 declaring that part of State Highway No.18 known as Hobsonville Road, commencing at its junction with State Highway 16 and proceeding in an eastern direction to Upper Harbour Drive to be a limited access road - 5.11.1992 at 2.01 pm

310/472



00040



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




R. W. Muir
Registrar-General
of Land

Identifier **NA38A/548**
Land Registration District **North Auckland**
Date Issued 06 May 1977

Prior References

NA20B/136

Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 17 Deposited Plan 43467

Registered Owners

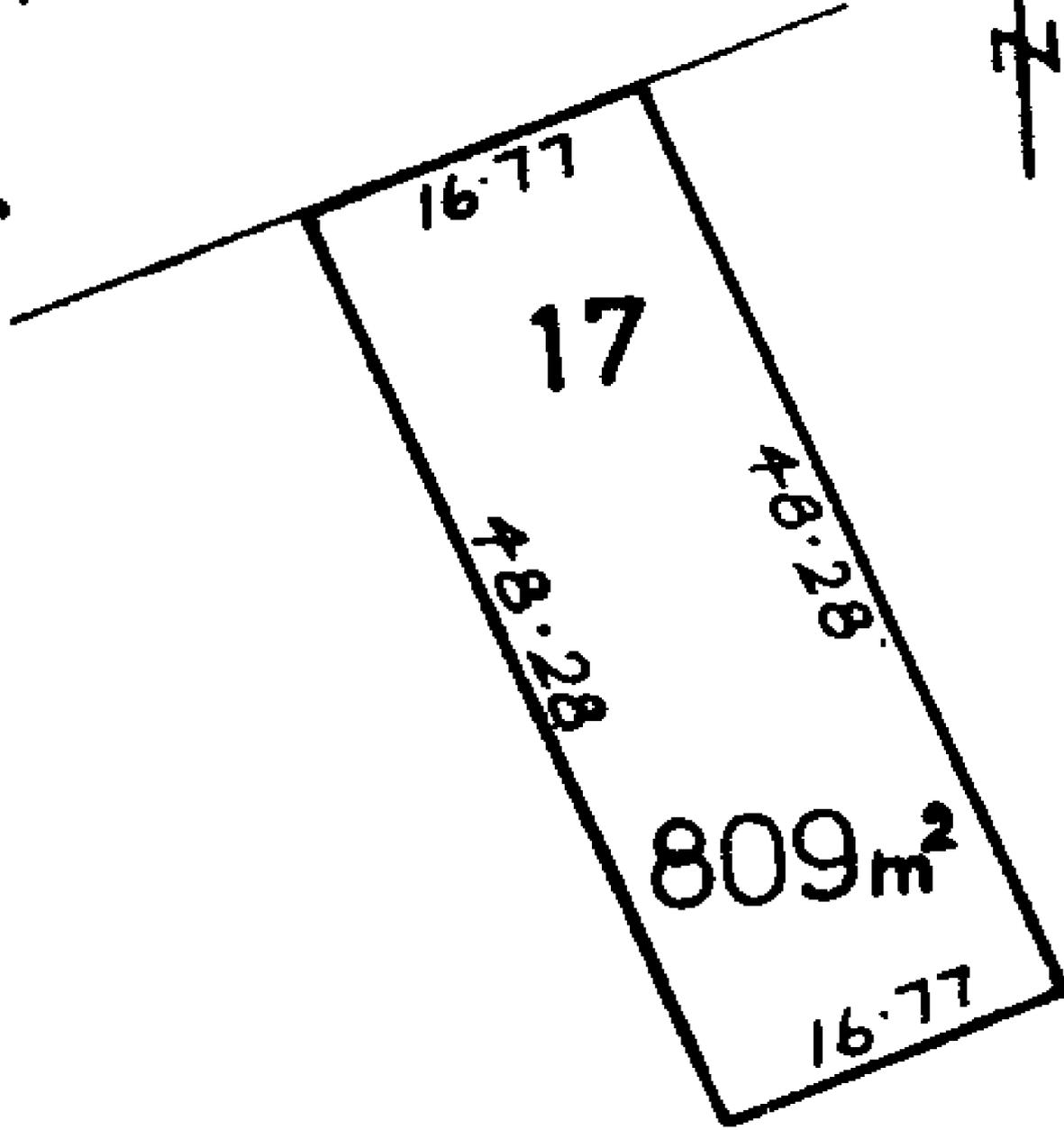
Eric Ngan and Peixia Feng

Interests

Subject to Section 59 Land Act 1948

10855324.2 Mortgage to ANZ Bank New Zealand Limited - 18.8.2017 at 2:09 pm

HOBSONVILLE ROAD





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UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R. W. Muir
Registrar-General
of Land

Identifier NA38A/715
Land Registration District North Auckland
Date Issued 28 June 1977

Prior References

NA20B/136

Estate Fee Simple
Area 1540 square metres more or less
Legal Description Lot 21 Deposited Plan 43467

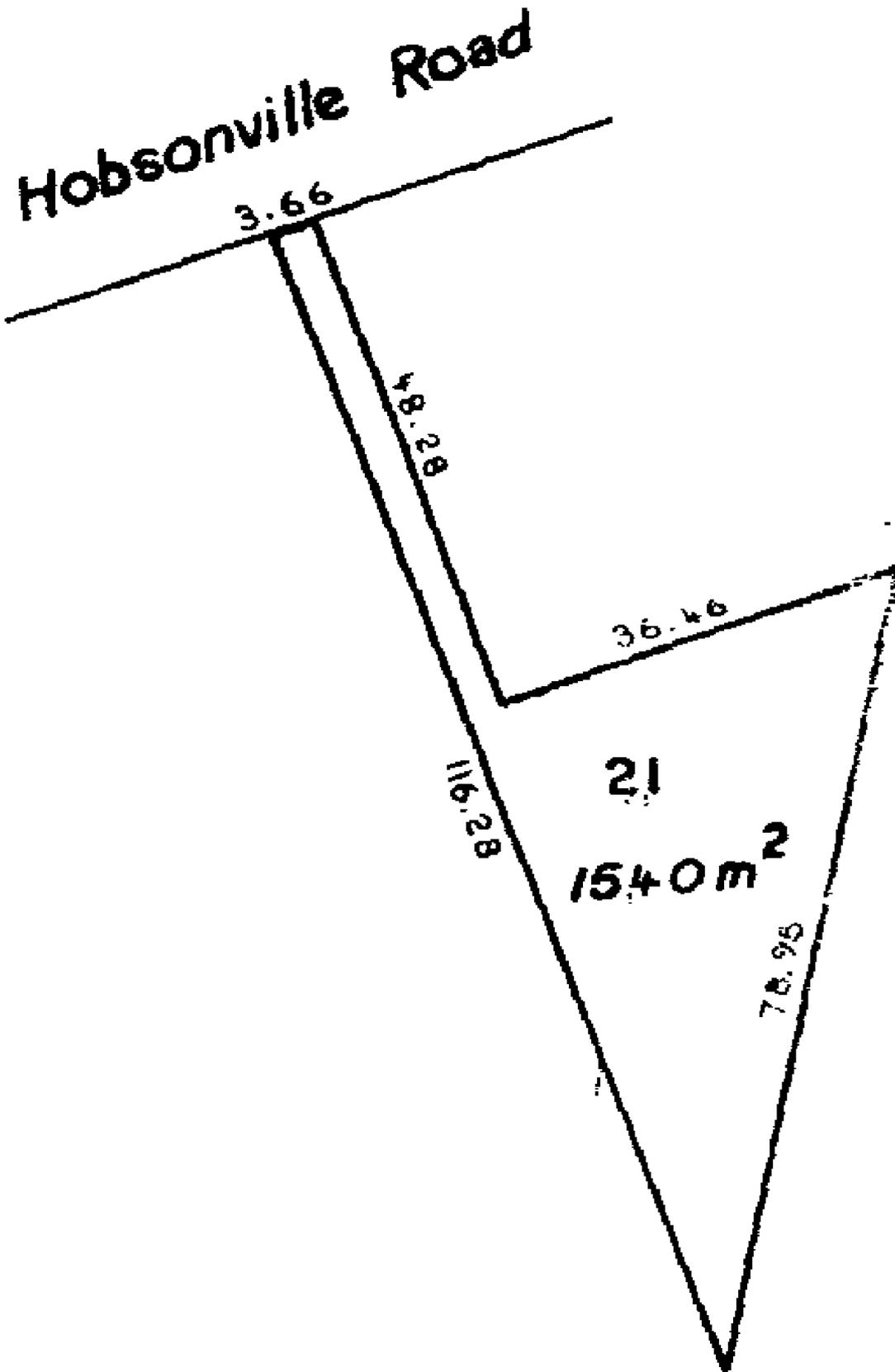
Registered Owners

Jerry's Home (2013) Limited

Interests

Subject to Section 59 Land Act 1948

12216009.3 Mortgage to Cressida Capital One Limited - 18.8.2021 at 3:34 pm



DP 43467



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

Identifier NA46C/506
Land Registration District North Auckland
Date Issued 25 October 1979

Prior References

NA26B/619

Estate Fee Simple
Area 5.2103 hectares more or less
Legal Description Lot 3 Deposited Plan 67207

Registered Owners

David Lin as to a 1/5 share
Chien-Yeh Sun as to a 1/5 share
Wendy Jao and Prince & Partners Trustee Company Limited as to a 2/5 share
Hsu-Huang Cheng, Chung-Ling Chang and Benjamin Ban Chong Bong as to a 1/10 share
Huei Fu Jack Lin, Hsin Yi Chu and Yen-Hung Henry Lin as to a 1/10 share

Interests

Identifier

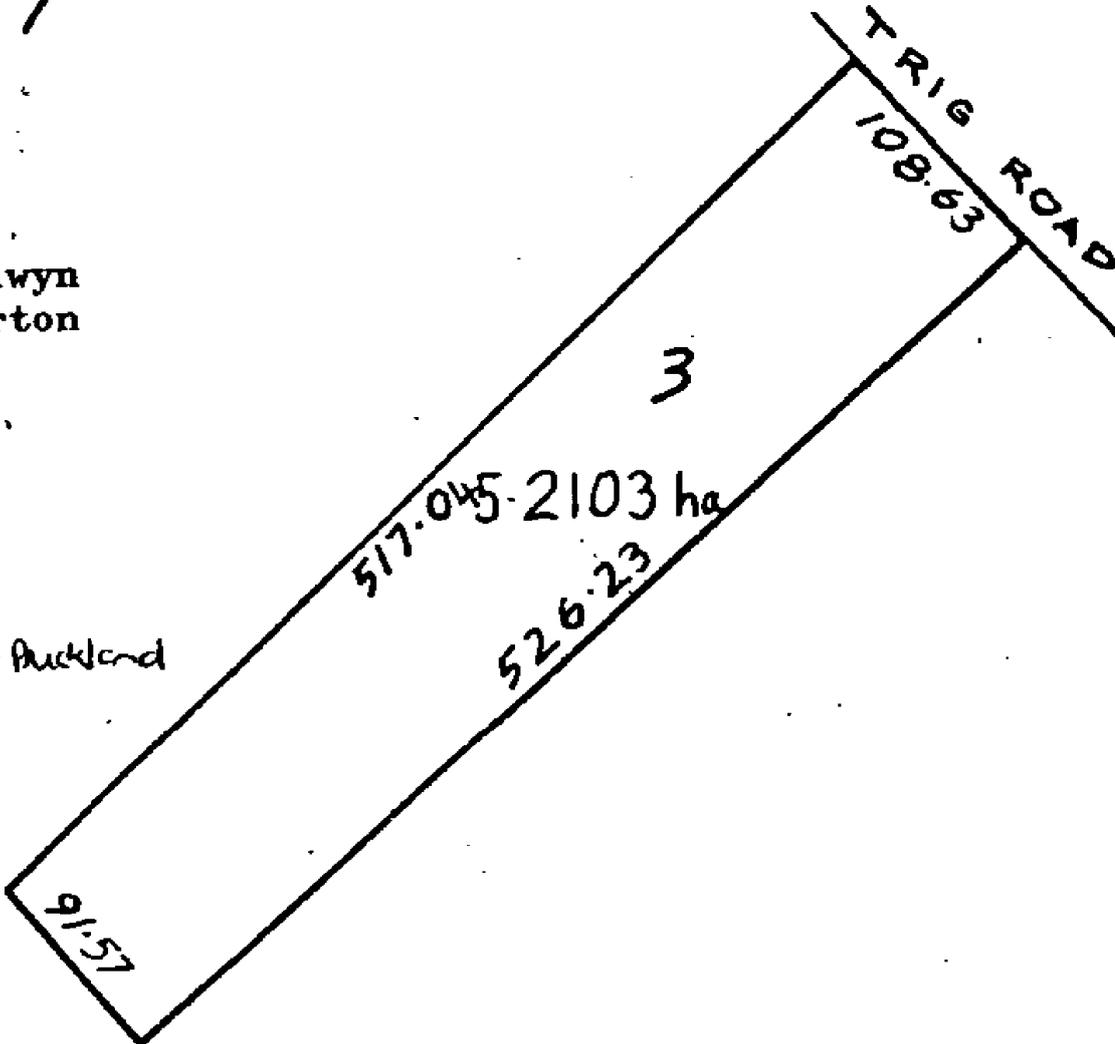
NA46C/506

updates.

X Waitemata S.D

lwyn
rton

Puckland



DP 67707.



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




R. W. Muir
Registrar-General
of Land

Identifier NA61D/402
Land Registration District North Auckland
Date Issued 13 May 1986

Prior References
NA44B/813

Estate Fee Simple
Area 5.1282 hectares more or less
Legal Description Part Lot 2 Deposited Plan 86769

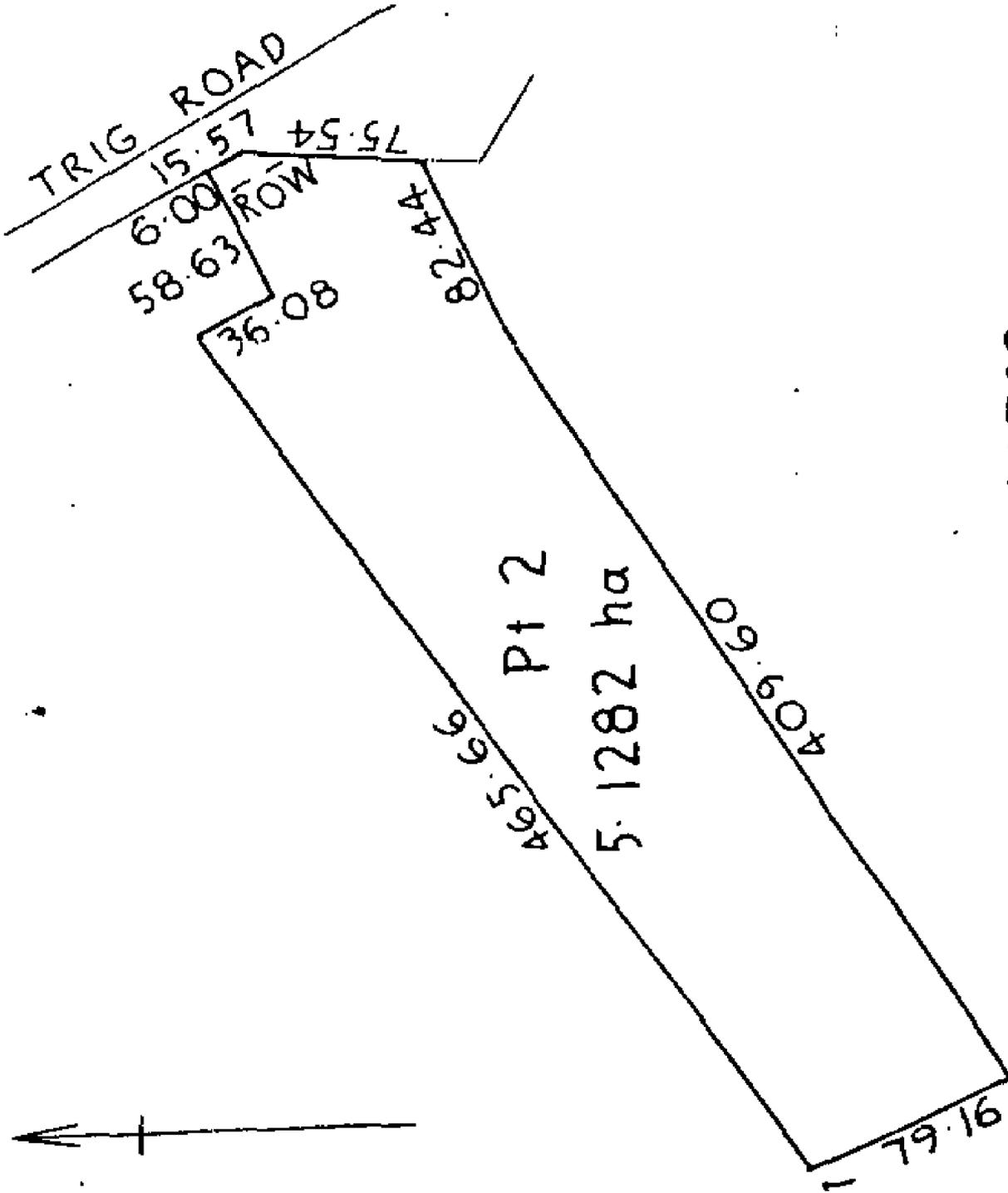
Registered Owners
Li-O Lee as to a 2/5 share
Su-Chin Lin as to a 7/20 share
Shu-Cheng Chen as to a 1/4 share

Interests

Subject to a right of way over part marked A on DP 86769 specified in Easement Certificate 398232.4
7179382.4 Mortgage to Westpac New Zealand Limited - 3.1.2007 at 9:00 am

Identifier

NA61D/402



N D 96769



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

Identifier **NA62A/827**
Land Registration District **North Auckland**
Date Issued 13 May 1986

Prior References

NA44B/812 NA44B/813

Estate Fee Simple
Area 2555 square metres more or less
Legal Description Lot 1 Deposited Plan 110173

Registered Owners

Auckland Council

Interests

Appurtenant hereto is a right of way specified in Easement Certificate 398232.4 (Affects part)

275-10

Registered Owners:
Alan G. Boyle

Pursuant to a resolution of the Waitemata City Council passed on the 10th day of October 1985 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan and certifying that the survey plan is consistent with the requirements and provisions of the appropriate and scheme for the area to which the survey plan relates the Common Seal of the Waitemata City Council was affixed hereto in the presence of:

[Signature] Mayor
[Signature] Town Clerk

New CT Allocated:
Lot 1: 62A/827

Total Area 2555 m²
Comprised in Cst 448/812 (A1) & 448/813 (Pt)

I, MURRAY JOHN TOWNSEND of AUCKLAND Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction. That these plans and surveys are correct and have been made in accordance with the regulations under the Survey Act 1952 and the Survey Act 1985.

Witness my hand and seal at Auckland this 28th day of September 1985 Signature *[Signature]* Murray John Townsend
Field Book b. Terrace Bank
Reference Plans DISTRICTS 56045
56046
56047
Examined C. Mc Donald Carter R.D. Hocking
Approved as to Survey *[Signature]*
13/2/86
C. Mc Donald Carter Chief Surveyor

Deposited this 28th day of May 1986
[Signature] District Registrar
File C/56045
Received 11/11/85
Instructions DP 110173

Diagram of Part CT 448/812 & 448/813 combined within Lot 1 hereon.
NOT TO SCALE

D.P. 67207

PT. 2
D.P. 86769

W. 13625

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. X WAITEMATA
NZMS SHEET No. R11/06-03

PLAN OF LOT 1 BEING A SUBDIVISION OF
LOT 1 & LOT 2 D.P. 86769.

LOCAL AUTHORITY WAITEMATA CITY
Surveyed by G.L. CATO & ASSOCIATES
Scale 1:400 Date AUGUST 1985





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



R. W. Muir
R. W. Muir
Registrar-General
of Land

Identifier **NA74D/281**
Land Registration District **North Auckland**
Date Issued 12 December 1988

Prior References

NA11A/71

Estate Fee Simple - 1/2 share
Area 845 square metres more or less
Legal Description Lot 13 Deposited Plan 43467

Registered Owners

Anne Shepperd

Estate	Leasehold	Instrument	L B927007.3
		Term	999 years commencing on the 14.11.1988

Legal Description Flat 1 Deposited Plan 128226

Registered Owners

Anne Shepperd

Interests

B927007.3 Lease of Flat 1 DP 128226 Term 999 years commencing on the 14.11.1988 Composite CT NA74D/281 issued - 12.12.1988 at 11.52 am (Affects Fee Simple)

Land Covenant in Lease B927007.3 - 12.12.1988 at 11.52 am (Affects Fee Simple)

B927007.4 Lease of Flat 2 Composite 74D/282 issued - 12.12.1988 at 11.52 am (Affects Fee Simple)

Land Covenant in Lease B927007.4 - 12.12.1988 at 11.52 am (Affects Fee Simple)

D324123.2 Mortgage to Mortgage Holding Trust Company Limited - 27.10.1998 at 3.20 pm

14
DP 43467

15
DP 92223

167
DP 92223

12
DP 43467

PLAN OF FLATS ON LOT 13 DP 43467

CERTIFICATE OF TITLE No. _____

Total Area 845m²

Comprised in CT 11A/71 (part)

Notes:

- BOUNDARIES OF AREAS TO BE DELETED AND THE EXTENT OF AREAS TO BE EXTENDED ARE SHOWN BY DOTTED LINES.
- AREAS MARKED (1) & (2) ARE TO BE DELETED.
- AREAS MARKED (3) & (4) ARE TO BE EXTENDED.
- BOUNDARIES OF AREAS TO BE DELETED AND THE EXTENT OF AREAS TO BE EXTENDED ARE SHOWN BY DOTTED LINES.
- AREAS MARKED (1) & (2) ARE TO BE DELETED.
- AREAS MARKED (3) & (4) ARE TO BE EXTENDED.

NEW C.S.T. ALLOCATED:
 FLAT 1 - 769/281
 FLAT 2 - 743/281

Director: _____
Signature: _____
Reference Plans: DP 43467, DP 92223, DP 11A/71

Approved on: 14 day of Nov 1988

Chief Surveyor: _____

Registered: _____

Definit Land Registrar: _____

240310

DP 128226



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA74D/282
Land Registration District North Auckland
Date Issued 12 December 1988

Prior References

NA11A/71

Estate Fee Simple - 1/2 share
Area 845 square metres more or less
Legal Description Lot 13 Deposited Plan 43467

Registered Owners

Michael Bruce Coutts and Jane Louise Coutts

Estate	Leasehold	Instrument	L B927007.4
		Term	999 years commencing on the 14.11.1988

Legal Description Flat 2 Deposited Plan 128226

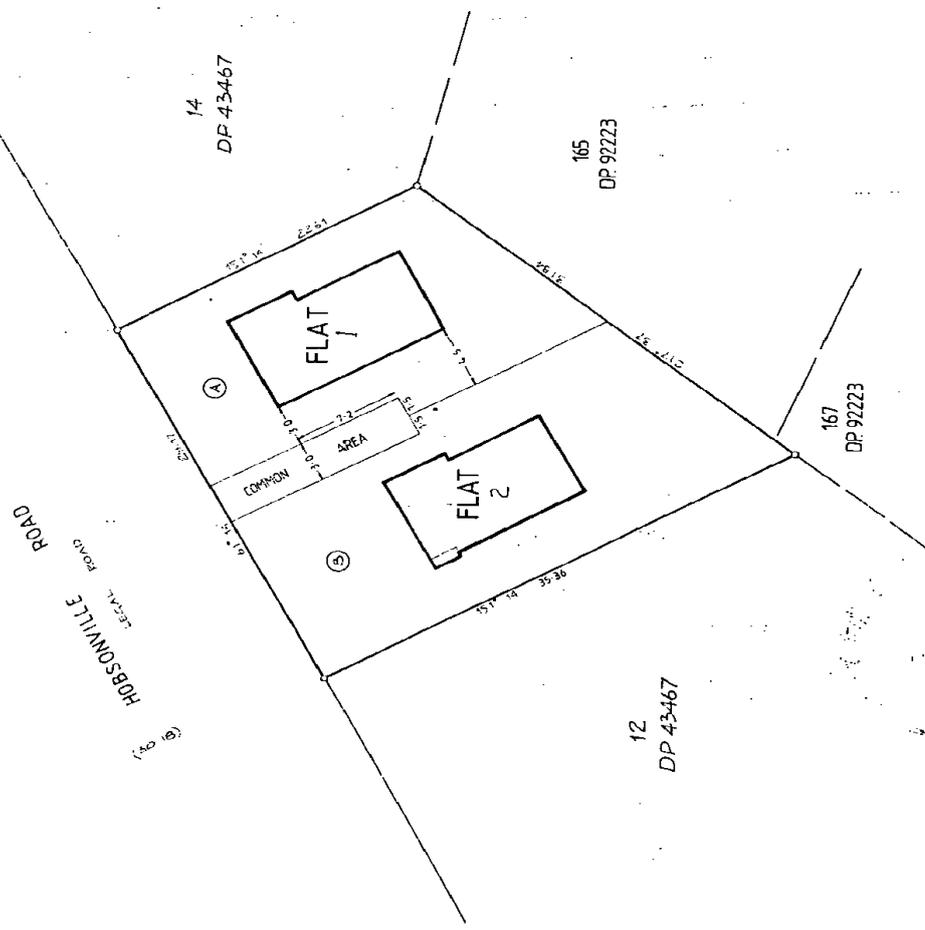
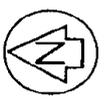
Registered Owners

Michael Bruce Coutts and Jane Louise Coutts

Interests

B927007.3 Lease of Flat 1 Composite CT NA74D/281 issued - 12.12.1988 at 11.52 am (Affects Fee Simple)
Land Covenant in Lease B927007.3 - 12.12.1988 at 11.52 am (Affects Fee Simple)
Land Covenant in Lease B927007.4 - 12.12.1988 at 11.52 am (Affects Fee Simple)
B927007.4 Lease of Flat 2 DP 128226 Term 999 years commencing on the 14.11.1988 Composite CT NA74D/282 issued - 12.12.1988 at 11.52 am (Affects Fee Simple)
11354503.3 Mortgage to ANZ Bank New Zealand Limited - 28.2.2019 at 4:25 pm

<p>APPROVAL</p> <p>REGULATED WORK</p> <p>PLANNING TO CONDUCT WORK ON THE COMMON PROPERTY OF THE LOCAL GOVERNMENT AND TO CONSIDER THE CONSTRUCTION OF THE BUILDINGS DEPICTED HEREON, THE SURVEYOR HAS AFTER THE ABOVE WORK HAS BEEN COMPLETED, BEEN INSPECTED BY A SURVEYOR, BEEN FOUND TO BE A NECESSARY COURSE OF WORK AND TO BE IN ACCORDANCE WITH THE DISTRICT LAND REGULATOR ACT 1988.</p> <p>DATE: 14 NOV 1988</p> <p><i>W. L. Williams</i></p> <p>CERTIFICATE OF TITLE No.</p> <p>NOTES: 1. EXAMINATION OF RECORDS TO BE IN ACCORDANCE WITH THE EXISTING RECORDS OF THE DISTRICT LAND REGULATOR AND APPLICABLE LAWS, ORDINANCES, BY-LAWS, RULES, REGULATIONS, AND DECISIONS OF THE DISTRICT LAND REGULATOR. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE DISTRICT LAND REGULATOR ACT 1988 AND THE DISTRICT LAND REGULATOR REGULATIONS 1988. 3. THE SURVEYOR HAS BEEN ADVISED THAT THE ABOVE WORK IS IN ACCORDANCE WITH THE DISTRICT LAND REGULATOR ACT 1988 AND THE DISTRICT LAND REGULATOR REGULATIONS 1988.</p> <p>NEW CTS 1 ALLOCATED FLAT 1 - 710/281 FLAT 2 - 710/282</p> <p>Total Area 342 m² Compiled in C.I. 114/71 (6)</p>	
<p>Registered Surveyor and a registered surveyor (as defined in the District Land Regulator Act 1988) who has surveyed the land and shown the common property and the boundaries of the common property and the boundaries of the common property and the boundaries of the common property.</p> <p>Direct: This Signature: <i>W. L. Williams</i> Field Book: 0 Reference: DP 43467, DP 92223, DP 92223</p> <p>Approved on 14 NOV 1988 District Land Regulator DP 128226</p>	
<p>APPROVAL</p> <p>REGULATED WORK</p> <p>PLANNING TO CONDUCT WORK ON THE COMMON PROPERTY OF THE LOCAL GOVERNMENT AND TO CONSIDER THE CONSTRUCTION OF THE BUILDINGS DEPICTED HEREON, THE SURVEYOR HAS AFTER THE ABOVE WORK HAS BEEN COMPLETED, BEEN INSPECTED BY A SURVEYOR, BEEN FOUND TO BE A NECESSARY COURSE OF WORK AND TO BE IN ACCORDANCE WITH THE DISTRICT LAND REGULATOR ACT 1988.</p> <p>DATE: 14 NOV 1988</p> <p><i>W. L. Williams</i></p> <p>CERTIFICATE OF TITLE No.</p> <p>NOTES: 1. EXAMINATION OF RECORDS TO BE IN ACCORDANCE WITH THE EXISTING RECORDS OF THE DISTRICT LAND REGULATOR AND APPLICABLE LAWS, ORDINANCES, BY-LAWS, RULES, REGULATIONS, AND DECISIONS OF THE DISTRICT LAND REGULATOR. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE DISTRICT LAND REGULATOR ACT 1988 AND THE DISTRICT LAND REGULATOR REGULATIONS 1988. 3. THE SURVEYOR HAS BEEN ADVISED THAT THE ABOVE WORK IS IN ACCORDANCE WITH THE DISTRICT LAND REGULATOR ACT 1988 AND THE DISTRICT LAND REGULATOR REGULATIONS 1988.</p> <p>NEW CTS 1 ALLOCATED FLAT 1 - 710/281 FLAT 2 - 710/282</p> <p>Total Area 342 m² Compiled in C.I. 114/71 (6)</p>	
<p>Registered Surveyor and a registered surveyor (as defined in the District Land Regulator Act 1988) who has surveyed the land and shown the common property and the boundaries of the common property and the boundaries of the common property.</p> <p>Direct: This Signature: <i>W. L. Williams</i> Field Book: 0 Reference: DP 43467, DP 92223, DP 92223</p> <p>Approved on 14 NOV 1988 District Land Regulator DP 128226</p>	



LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIS. X WAITEMATA
NZMS 261 SHT RECORD MAP No

TERRITORIAL AUTHORITY HARRISON CRIBBSON CONSULTANTS LTD.
Surveyed by Scale 1 : 200
Date 2 OCTOBER 1988

PLAN OF FLATS ON LOT 13 DP 43467



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA76B/800**
Land Registration District **North Auckland**
Date Issued 19 April 1989

Prior References

NA11A/75

Estate Fee Simple - 1/2 share
Area 809 square metres more or less
Legal Description Lot 18 Deposited Plan 43467

Registered Owners

Stephanie Louise Rae and Alex Robin Nieuwenhuis

Estate	Leasehold	Instrument	L B981247.5
		Term	999 years as from and including 14.3.1989

Legal Description Flat 1 Deposited Plan 130372 and Carport
1 Deposited Plan 130372

Registered Owners

Stephanie Louise Rae and Alex Robin Nieuwenhuis

Interests

B981247.5 Lease of Flat 1 and Carport 1 DP 130372 for the space of 999 years as from and including 14.3.1989
Composite CT NA76B/800 issued - 19.4.1989 at 1.37 pm (Affects Fee Simple)
Land Covenant in Lease B981247.5 - 19.4.1989 at 1.37 pm (Affects Fee Simple)
B981247.6 Lease of Flat 2 and Carport 2 Composite CT NA76B/801 issued - 19.4.1989 at 1.37 pm (Affects Fee Simple)
Land Covenant in Lease B981247.6 - 19.4.1989 at 1.37 pm (Affects Fee Simple)
12266273.3 Mortgage to Westpac New Zealand Limited - 15.10.2021 at 11:29 am



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



R. W. Muir
R. W. Muir
Registrar-General
of Land

Identifier **NA76B/801**
Land Registration District **North Auckland**
Date Issued 19 April 1989

Prior References

NA11A/75

Estate Fee Simple - 1/2 share
Area 809 square metres more or less
Legal Description Lot 18 Deposited Plan 43467

Registered Owners

Dylan Depak Patel and Nitisha Limbachia

Estate	Leasehold	Instrument	L B981247.6
		Term	999 years as from and including 14.3.1989

Legal Description Flat 2 Deposited Plan 130372 and Carport
2 Deposited Plan 130372

Registered Owners

Dylan Depak Patel and Nitisha Limbachia

Interests

- B981247.5 Lease of Flat 1 and Carport 1 Composite CT NA76B/800 issued - 19.4.1989 at 1.37 pm (Affects Fee Simple)
- Land Covenant in Lease B981247.5 - 19.4.1989 at 1.37 pm (Affects Fee Simple)
- Land Covenant in Lease B981247.6 - 19.4.1989 at 1.37 pm (Affects Fee Simple)
- B981247.6 Lease of Flat 2 and Carport 2 DP 130372 for the space of 999 years as from and including 14.3.1989 Composite CT NA76B/801 issued - 19.4.1989 at 1.37 pm (Affects Fee Simple)
- 12268636.2 Mortgage to Westpac New Zealand Limited - 22.10.2021 at 3:18 pm

Approved
Registered Proprietor

Boundaries of areas to be leased are the external face of exterior walls unless otherwise stated.
Areas shown as (A) & (B) to be subject to restrictive covenants.
Unless otherwise shown restrictive covenant boundaries are not visibly defined.

Pursuant to Section 314 of the Local Government Act 1974, the registered proprietor of the Building shown herein is required to lodge this plan with the Registrar of Land in accordance with the provisions of the said Act and to be provided with a copy of the plan and a copy of the certificate of title to the Registrar of Land in accordance with the provisions of the said Act.

Waitemata City Council applying as of the date of this certificate
Dated this 27th day of MARCH 1989

[Signature]
Town Clerk

I Rodney Stratton of Firm and of Auckland Registered Surveyor and holder of an annual practicing certificate hereby certify that the buildings shown herein are erected in the positions shown and are the same as those shown on the plan and that the plan is correct. Dated this 27th day of February 1989
[Signature]
Surveyor

CERTIFICATE OF TITLE No

New CTS Allocated
Flat 1 - CT 768/800
Flat 2 - CT 768/801

Total Area 809 m²
Comprised in C111A/75 All

Registered Surveyor and holder of an annual practicing certificate may not act as a registered surveyor pursuant to section 254 of the Survey Act 1981, hereby certify that this plan has been made in accordance with the provisions of the said Act and that the buildings shown herein are the same as those shown on the plan and that the plan is correct. Dated this 27th day of February 1989

Field Book
Reference Pages
Deposited this 19th day of MARCH 1989
Approved as to Survey
Chief Surveyor

DP 130372

Plan of Flats 1 & 2 on Lot 18 DP 43467

LAND DISTRICT North Auckland
SURVEY BLK. & DIST. X Waitemata SD
NZMS 261 SH1 RECORD MAP No

TERRITORIAL AUTHORITY Waitemata City
Surveyed by R H FARLAND
Scale 1:250 Date February 1989



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA79B/111**
Land Registration District **North Auckland**
Date Issued 13 October 1989

Prior References

NA79A/579

Estate Fee Simple - 1/7 share
Area 2595 square metres more or less
Legal Description Lot 1 Deposited Plan 133982

Registered Owners

Carl Patrick Smith

Estate	Leasehold	Instrument	L C054438.4
		Term	999 years as from and including 22 September 1989

Legal Description Flat 1 Deposited Plan 134241 and Carport
1 Deposited Plan 134241

Registered Owners

Carl Patrick Smith

Interests

Fencing Agreement in Transfer A132916 (Affects Fee Simple)

C054438.4 Lease of Flat 1 and Carport 1 Deposited Plan 134241 for the space of 999 years as from and including 22 September 1989 Composite CT NA79B/111 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)

Land Covenant in Lease C054438.4 - 13.10.1989 at 1.32 pm (Affects Fee Simple)

C054438.5 Lease of Flat 2 Composite CT NA79B/112 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)

Land Covenant in Lease C054438.5 - 13.10.1989 at 1.32 pm (Affects Fee Simple)

C054438.6 Lease of Flat 3 Composite CT NA79B/113 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)

Land Covenant in Lease C054438.6 - 13.10.1989 at 1.32 pm (Affects Fee Simple)

C054438.7 Lease of Flat 4 Composite CT NA79B/114 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)

Land Covenant in Lease C054438.7 - 13.10.1989 at 1.32 pm (Affects Fee Simple)

C054438.8 Lease of Flat 5 Composite CT NA79B/115 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)

Land Covenant in Lease C054438.8 - 13.10.1989 at 1.32 pm (Affects Fee Simple)

C054438.9 Lease of Flat 6 Composite CT NA79B/116 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)

Land Covenant in Lease C054438.9 - 13.10.1989 at 1.32 pm (Affects Fee Simple)

C054438.10 Lease of Flat 7 Composite CT NA79B/117 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)

Land Covenant in Lease C054438.10 - 13.10.1989 at 1.32 pm (Affects Fee Simple)

10803753.2 Mortgage to Bank of New Zealand - 29.5.2017 at 4:21 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA79B/112**
Land Registration District **North Auckland**
Date Issued 13 October 1989

Prior References

NA79A/579

Estate Fee Simple - 1/7 share
Area 2595 square metres more or less
Legal Description Lot 1 Deposited Plan 133982

Registered Owners

Erica Laurie Crump as to a 1/2 share
Shane Eric Crump as to a 1/2 share

Estate	Leasehold	Instrument	L C054438.5
		Term	999 years as from and including 22 September 1989

Legal Description Flat 2 Deposited Plan 134241 and Carport
2 Deposited Plan 134241

Registered Owners

Erica Laurie Crump as to a 1/2 share
Shane Eric Crump as to a 1/2 share

Interests

Fencing Agreement in Transfer A132196 (Affects Fee Simple)
C054438.4 Lease of Flat 1 Composite CT NA79B/111 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.4 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.5 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.5 Lease of Flat 2 and Carport 2 DP 134241 for the space of 999 years as from and including 22 September 1989 Composite NA79B/112 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.6 Lease of Flat 3 Composite CT NA79B/113 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.6 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.7 Lease of Flat 4 Composite CT NA79B/114 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.7 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.8 Lease of Flat 5 Composite CT NA79B/115 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.8 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.9 Lease of Flat 6 Composite CT NA79B/116 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.9 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.10 Lease of Flat 7 Composite CT NA79B/117 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.10 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
8689970.3 Mortgage to Bank of New Zealand - 11.2.2011 at 12:02 pm

Approved
Registered Proprietor

Boundaries of areas to be leased are the external face of exterior walls unless otherwise stated

Areas shown as **RESERVED** to be subject to restrictive covenants unless otherwise shown, restrictive covenants boundaries are not visibly defined, pursuant to Section 224 of the Local Government Act 1974. I hereby certify that the buildings depicted as Flats 1 to 7 hereon were constructed before the 1st of April 1979 and were provided with such safeguards against fire and means of escape in case of fire as were required by the By-Laws of the Waitemata City Council at the time of their construction. I further certify that construction of the buildings depicted as Carport 1 to 7 commenced after the 1st of April 1979 and a building permit for the construction of the buildings depicted as Carport 1 to 7 hereon has been issued by the Waitemata City Council pursuant to the By-Laws of the Waitemata City Council. Dated this 16th day of August 1989.

CERTIFICATE OF TITLE

New C.T.s Allocated
Flat 1 - CT 798/111 Flat 5 - CT 798/115
Flat 2 - CT 798/112 Flat 6 - CT 798/116
Flat 3 - CT 798/113 Flat 7 - CT 798/117
Flat 4 - CT 798/114

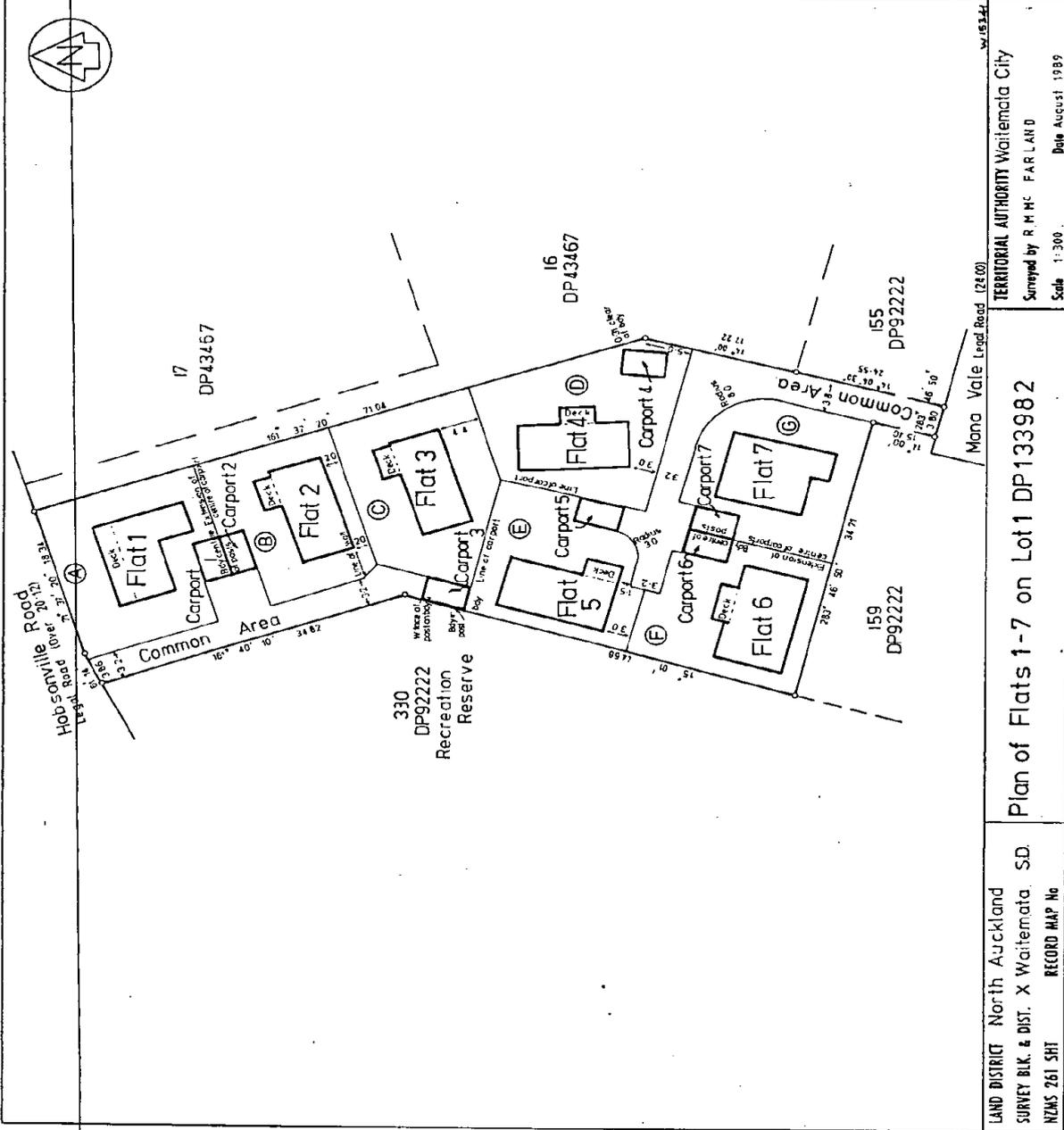
Total Area 2595 m²
Comprised in CT 79A/579 NZ.

I, Rodney Wallace McFarlane, Licensed Surveyor and holder of a current practising certificate, do hereby certify that this plan has been prepared in accordance with the Survey Act 1980 and that the boundaries shown hereon are correct and that the survey was made in accordance with the regulations made under that Act.

Director of Survey

Field Book
Reference Point
Elevated
Approved as to Survey
Deposited this 19th day of October 1989

DP 134241



LAND DISTRICT North Auckland
SURVEY BLK. & DIST. X Waitemata SD
NZMS 261 SHT RECORD MAP No

Plan of Flats 1-7 on Lot 1 DP133982

TERRITORIAL AUTHORITY Waitemata City
Surveyed by R.M.C. F.A.R. LAND
Scale 1:300 Date August 1989

DP 134241



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier **NA79B/113**
Land Registration District **North Auckland**
Date Issued 13 October 1989

Prior References

NA79A/579

Estate Fee Simple - 1/7 share
Area 2595 square metres more or less
Legal Description Lot 1 Deposited Plan 133982

Registered Owners

Marvin Rey Garcia Garcia and Hannah Roselle Baltazar Chan

Estate	Leasehold	Instrument	L C054438.6
		Term	999 years as from and including 22 September 1989

Legal Description Flat 3 Deposited Plan 134241 and Carport 3 Deposited Plan 134241

Registered Owners

Marvin Rey Garcia Garcia and Hannah Roselle Baltazar Chan

Interests

- Fencing Agreement in Transfer A132196 (Affects Fee Simple)
- C054438.4 Lease of Flat 1 Composite CT NA79B/111 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.4 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.5 Lease of Flat 2 Composite CT NA79B/112 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.5 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.6 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.6 Lease of Flat 3 and Carport 3 DP 134241 for the space of 999 years as from and including 22 September 1989 Composite CT NA79B/113 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.7 Lease of Flat 4 Composite CT NA79B/114 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.7 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.8 Lease of Flat 5 Composite CT NA79B/115 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.8 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.9 Lease of Flat 6 Composite CT NA79B/116 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.9 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.10 Lease of Flat 7 Composite CT NA79B/117 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.10 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- 12297635.2 Mortgage to Westpac New Zealand Limited - 17.12.2021 at 3:17 pm

Approved

Registered Proprietor

Boundaries of areas to be leased are the external face of exterior walls unless otherwise stated

Areas shown as **RECORDED** and to be subject to restrictive covenants

Unless otherwise shown, restrictive covenant boundaries are not visibly defined.

Pursuant to Section 214 of the Local Government Act 1974, I hereby certify that the buildings depicted on this plan are situated on the land shown and are subject to the provisions of the Building Act 1974 and the Building Regulations 1974 as were required by the By Laws of the Waitemata City Council applying as at the date of this certificate.

I further certify that construction of the buildings depicted on this plan commenced after the 1st day of August 1988, and that the buildings are situated on the land shown and are subject to the provisions of the Building Act 1974 and the Building Regulations 1974 as were required by the By Laws of the Waitemata City Council.

Dated this 6th day of August 1988

Thomas J. O'Connell
 Land Subdivision Officer
 Surveyor and Holder of an annual practicing certificate hereby certify that the buildings shown hereon are erected in the positions shown and are situated on the land shown and are subject to the provisions of the Building Act 1974 and the Building Regulations 1974 as were required by the By Laws of the Waitemata City Council.

Dated this 23rd day of August 1988 *Paul J. O'Connell*

New CTs Allocated

Flat 1 - CT 798/111 Flat 5 - CT 798/115
 Flat 2 - CT 798/112 Flat 6 - CT 798/116
 Flat 3 - CT 798/113 Flat 7 - CT 798/117
 Flat 4 - CT 798/114

Total Area 2595 m²

Comprised in CT 79A/1579 AZ O.

Notwithstanding to whomsoever the land shown on this plan may be sold or otherwise disposed of, the provisions of this certificate shall continue to apply to the land shown on this plan and to the buildings shown hereon and to the surveyors and surveyors employed by me or under my direction, that the plan and survey are correct and have been made in accordance with the Survey Regulations 1972 in any replications made in justification thereof.

Dated this 19th day of August 1988

Thomas J. O'Connell
 Chief Surveyor

Approved as to Survey
10/12/87
 Chief Surveyor

Deposited this 13th day of October 1987

10/12/87
 Chief Surveyor

DP 134241

Hobsonville Road (Level 70.14)

Legal Road 21° 37' 30" 10.31

Common Area

330 DP92222 Recreation Reserve

17 DP43467

16 DP43467

155 DP92222

159 DP92222

Mana Vale Legal Road (21.00)

LAND DISTRICT North Auckland
 SURVEY BLK. & DIST. X Waitemata, S.D.
 NZMS 261 SH1 RECORD MAP No.

Plan of Flats 1-7 on Lot 1 DP133982

Scale 1:300 Date August 1988

TERRITORIAL AUTHORITY Waitemata City
 Surveyed by R M MC FARLAND



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA79B/114**
Land Registration District **North Auckland**
Date Issued 13 October 1989

Prior References

NA79A/579

Estate Fee Simple - 1/7 share
Area 2595 square metres more or less
Legal Description Lot 1 Deposited Plan 133982

Registered Owners

Jodi Anna Nehring

Estate	Leasehold	Instrument	L C054438.7
		Term	999 years as from and including 22nd September 1989

Legal Description Flat 4 Deposited Plan 134241 and Carport
4 Deposited Plan 134241

Registered Owners

Jodi Anna Nehring

Interests

Fencing Agreement in Transfer A132916 (Affects Fee Simple)
C054438.4 Lease of Flat 1 Composite CT NA79B/111 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.4 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.5 Lease of Flat 2 Composite CT NA79B/112 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.5 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.6 Lease of Flat 3 Composite CT NA79B/113 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.6 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.7 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.7 Lease of Flat 4 and Carport 4 DP 134241 for the space of 999 years as from and including 22nd September 1989 Composite CT NA79B/114 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.8 Lease of Flat 5 Composite CT NA79B/115 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.8 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.9 Lease of Flat 6 Composite CT NA79B/116 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.10 Lease of Flat 7 Composite CT NA79B/117 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.10 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
8076528.2 Mortgage to ASB Bank Limited - 23.2.2009 at 11:42 am



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier **NA79B/115**
Land Registration District **North Auckland**
Date Issued 13 October 1989

Prior References
NA79A/579

Estate Fee Simple - 1/7 share
Area 2595 square metres more or less
Legal Description Lot 1 Deposited Plan 133982

Registered Owners
Arleen McCracken

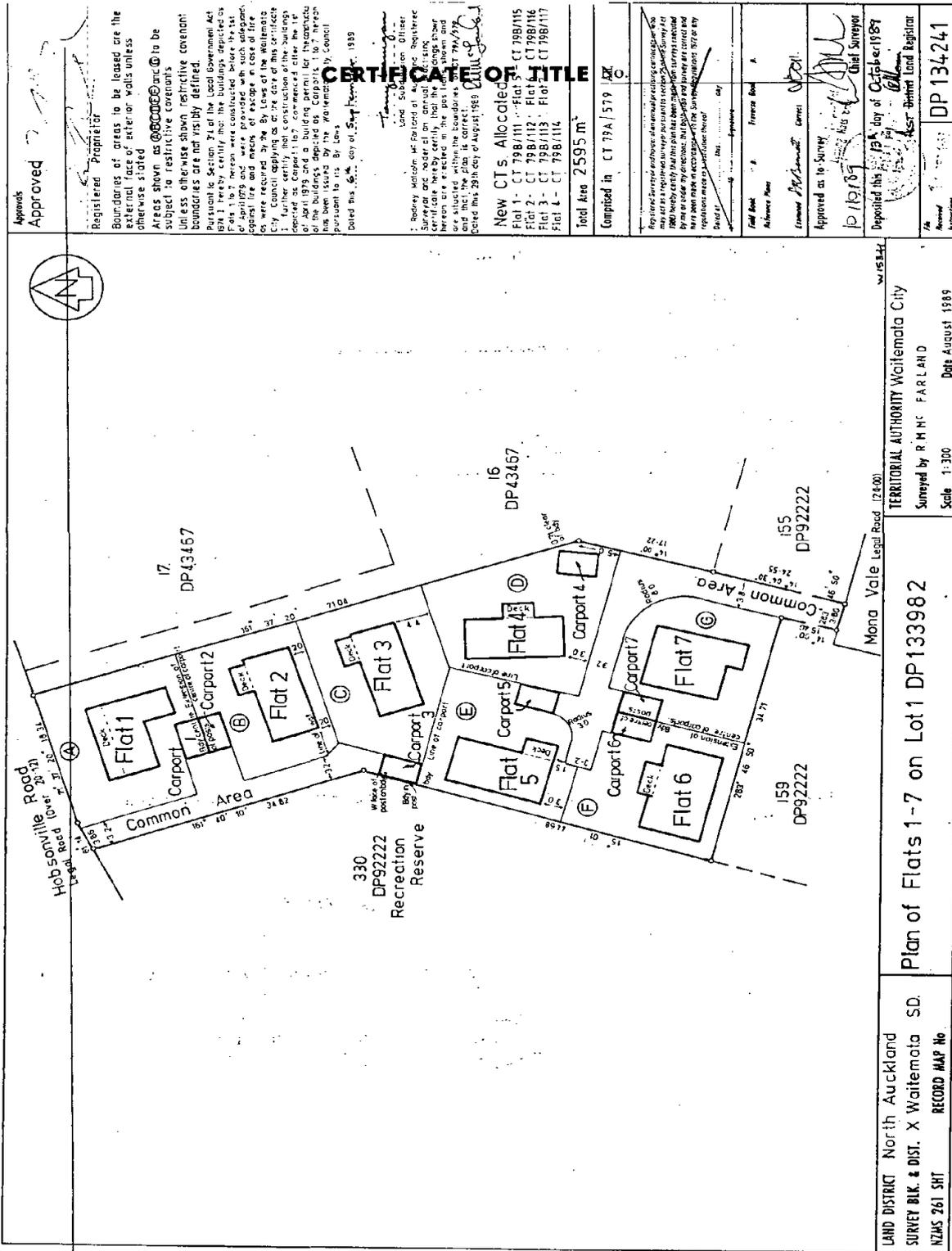
Estate	Leasehold	Instrument	L C054438.8
		Term	999 years as from and including 22nd September 1989

Legal Description Flat 5 Deposited Plan 134241 and Carport
5 Deposited Plan 134241

Registered Owners
Arleen McCracken

Interests

- Fencing Agreement in Transfer A132916 (Affects Fee Simple)
- C054438.4 Lease of Flat 1 Composite CT NA79B/111 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.4 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.5 Lease of Flat 2 Composite CT NA79B/112 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.5 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.6 Lease of Flat 3 Composite CT NA79B/113 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.6 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.7 Lease of Flat 4 Composite CT NA79B/114 issued- 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.7 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.8 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.8 Lease of Flat 5 and Carport 5 DP 134241 for the space of 999 years as from and including 22nd September 1989 Composite CT NA79B/115 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.9 Lease of Flat 6 Composite CT NA79B/116 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.9 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.10 Lease of Flat 7 Composite CT NA79B/117 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.10 - 13.10.1989 at 1.32 pm (Affects Fee Simple)



APPROVED

Registered Proprietor

Boundaries of areas to be leased are the external face of exterior walls unless otherwise stated.

Areas shown as **RECREATION RESERVE** to be subject to restrictive covenants.

Unless otherwise shown restrictive covenants boundaries are not hereby defined.

Pursuant to Section 71 of the Local Government Act 1974, the following information is provided:

Plans 1 to 7 were prepared before the 31st of April 1978 and were provided with such adequate plans and maps of the Waitemata District Council as were required by the provisions of the Act.

The plans were prepared by the Surveyor General of New Zealand and the Surveyor General of the Waitemata District Council.

The plans were prepared after the 1st of April 1978 and a building permit for the construction of the buildings depicted as Carport 1 to 7, hereinafter referred to as 'Carports', was issued by the Waitemata District Council pursuant to its By-Laws.

Dated this 16th day of August 1989

T. J. M. M. M.
Land Subdivision Officer

Surveyor and notary at an annual meeting of the Waitemata District Council, the Surveyor General of New Zealand and the Surveyor General of the Waitemata District Council, and that the plan is correct.

Certified this 29th day of August 1989

CERTIFICATE OF TITLE

New CTS, Allocated

Flat 1 - CT 798/111 - Flat 3 - CT 798/115
 Flat 2 - CT 798/112 - Flat 4 - CT 798/116
 Flat 3 - CT 798/113 - Flat 5 - CT 798/117
 Flat 4 - CT 798/114

Total Area 2595 m²

Comprised in CT 79A/579

By Order of the Surveyor General

Approved as to Survey

Deposited this 16th day of October 1989

Asst District Registrar

DP 134241

Scale 1:300

Dated August 1989

Surveyed by R.M.H.S. FARLAND

TERRITORIAL AUTHORITY Waitemata City

Plan of Flats 1-7 on Lot 1 DP133982

RECORD MAP No

SD

North Auckland

LAND DISTRICT

NZHKS 261 SH1

SURVEY BLK. & DIST. X Waitemata S.D.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA79B/116**
Land Registration District **North Auckland**
Date Issued 13 October 1989

Prior References

NA79A/579

Estate Fee Simple - 1/7 share
Area 2595 square metres more or less
Legal Description Lot 1 Deposited Plan 133982

Registered Owners

Chendong Wu and Wenwei Dai

Estate	Leasehold	Instrument	L C054438.9
		Term	999 years as from and including 22nd September 1989

Legal Description Flat 6 Deposited Plan 134241 and Carport
6 Deposited Plan 134241

Registered Owners

Chendong Wu and Wenwei Dai

Interests

Fencing Agreement in Transfer A132916 (Affects Fee Simple)
C054438.4 Lease of Flat 1 Composite CT NA79B/111 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.4 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.5 Lease of Flat 2 Composite CT NA79B/112 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.5 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.6 Lease of Flat 3 Composite CT NA79B/113 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.6 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.7 Lease of Flat 4 Composite CT NA79B/114 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.7 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.8 Lease of Flat 5 Composite CT NA79B/115 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.8 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.9 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.9 Lease of Flat 6 and Carport 6 DP 134241 for the space of 999 years as from and including 22nd
September 1989 Composite CT NA79B/116 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
C054438.10 Lease of Flat 7 Composite CT NA79B/117 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
Land Covenant in Lease C054438.10 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
11868137.2 Mortgage to ASB Bank Limited - 30.9.2020 at 12:21 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier **NA79B/117**
Land Registration District **North Auckland**
Date Issued 13 October 1989

Prior References

NA79A/579

Estate Fee Simple - 1/7 share
Area 2595 square metres more or less
Legal Description Lot 1 Deposited Plan 133982

Registered Owners

Stuart Gregory Gamble and Anita Joan Gamble

Estate	Leasehold	Instrument	L C054438.10
		Term	999 years as from and including 22nd September 1989

Legal Description Flat 7 Deposited Plan 134241 and Carport
7 Deposited Plan 134241

Registered Owners

Stuart Gregory Gamble and Anita Joan Gamble

Interests

- Fencing Agreement in Transfer A132916 (Affects Fee Simple)
- C054438.4 Lease of Flat 1 Composite CT NA79B/111 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.4 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.5 Lease of Flat 2 Composite CT NA79B/112 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.5 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.6 Lease of Flat 3 Composite CT NA79B/113 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.6 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.7 Lease of Flat 4 Composite CT NA79B/114 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.7 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.8 Lease of Flat 5 Composite CT NA79B/115 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.8 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.9 Lease of Flat 6 Composite CT NA79B/116 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.9 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- Land Covenant in Lease C054438.10 - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- C054438.10 Lease of Flat 7 and Carport 7 DP 134241 for the space of 999 years as from and including 22nd September 1989 Composite CT NA79B/117 issued - 13.10.1989 at 1.32 pm (Affects Fee Simple)
- 8003603.2 Mortgage to ASB Bank Limited - 26.11.2008 at 1:41 pm
- 12222734.1 Variation of Mortgage 8003603.2 - 19.8.2021 at 10:15 am



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA83C/586
Land Registration District North Auckland
Date Issued 21 September 1990

Prior References

NA11A/80

Estate Fee Simple - 1/2 share
Area 829 square metres more or less
Legal Description Lot 24 Deposited Plan 43467

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Estate	Leasehold	Instrument	L C191809.2
		Term	999 years commencing on the 24th August 1990

Legal Description Flat 1 Deposited Plan 140836 and Carport
1 Deposited Plan 140836

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Interests

C191809.2 Lease of Flat 1 and Carport 1 DP 140836 Term 999 years commencing on the 24th August 1990
Composite CT NA83C/586 issued - 21.9.1990 (Affects Fee Simple)
Land Covenant in Lease C191809.2 - 21.9.1990 (Affects Fee Simple)
C191809.3 Lease of Flat 2 Composite CT NA83C/587 issued - 21.9.1990 (Affects Fee Simple)
Land Covenant in Lease C191809.3 - 21.9.1990 (Affects Fee Simple)
11822727.5 Mortgage to ASB Bank Limited - 5.11.2021 at 5:19 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



R. W. Muir
R. W. Muir
Registrar-General
of Land

Identifier **NA83C/587**
Land Registration District **North Auckland**
Date Issued 21 September 1990

Prior References

NA11A/80

Estate Fee Simple - 1/2 share
Area 829 square metres more or less
Legal Description Lot 24 Deposited Plan 43467

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Estate	Leasehold	Instrument	L C191809.3
		Term	999 years commencing on the 24th August 1990

Legal Description Flat 2 Deposited Plan 140836 and Carport
2 Deposited Plan 140836

Registered Owners

Mark Darron Waller, Ruth Vivienne Waller and DHT (2020) 4 Limited

Interests

- C191809.2 Lease of Flat 1 Composite CT NA83C/586 issued - 21.9.1990 at 9.15 am (Affects Fee Simple)
- Land Covenant in Lease C191809.2 - 21.9.1990 at 9.15 am (Affects Fee Simple)
- Land Covenant in Lease C191809.3 - 21.9.1990 at 9.15 am (Affects Fee Simple)
- C191809.3 Lease of Flat 2 and Carport 2 DP 140836 Term 999 years commencing on the 24th August 1990
- Composite CT NA83C/587 issued - 21.9.1990 at 9.15 am (Affects Fee Simple)
- 11822727.6 Mortgage to ASB Bank Limited - 5.11.2021 at 5:19 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



R. W. Muir
R. W. Muir
Registrar-General
of Land

Identifier **NA85B/400**
Land Registration District **North Auckland**
Date Issued 25 February 1991

Prior References

NA11A/73

Estate Fee Simple - 1/3 share
Area 1889 square metres more or less
Legal Description Lot 16 Deposited Plan 43467

Registered Owners

Douglas Robert MacKay and John Donald MacKay

Estate	Leasehold	Instrument	L C240972.1
		Term	999 years commencing on the 8th February 1991

Legal Description Flat 1 Deposited Plan 143651 and Garage
1 Deposited Plan 143651

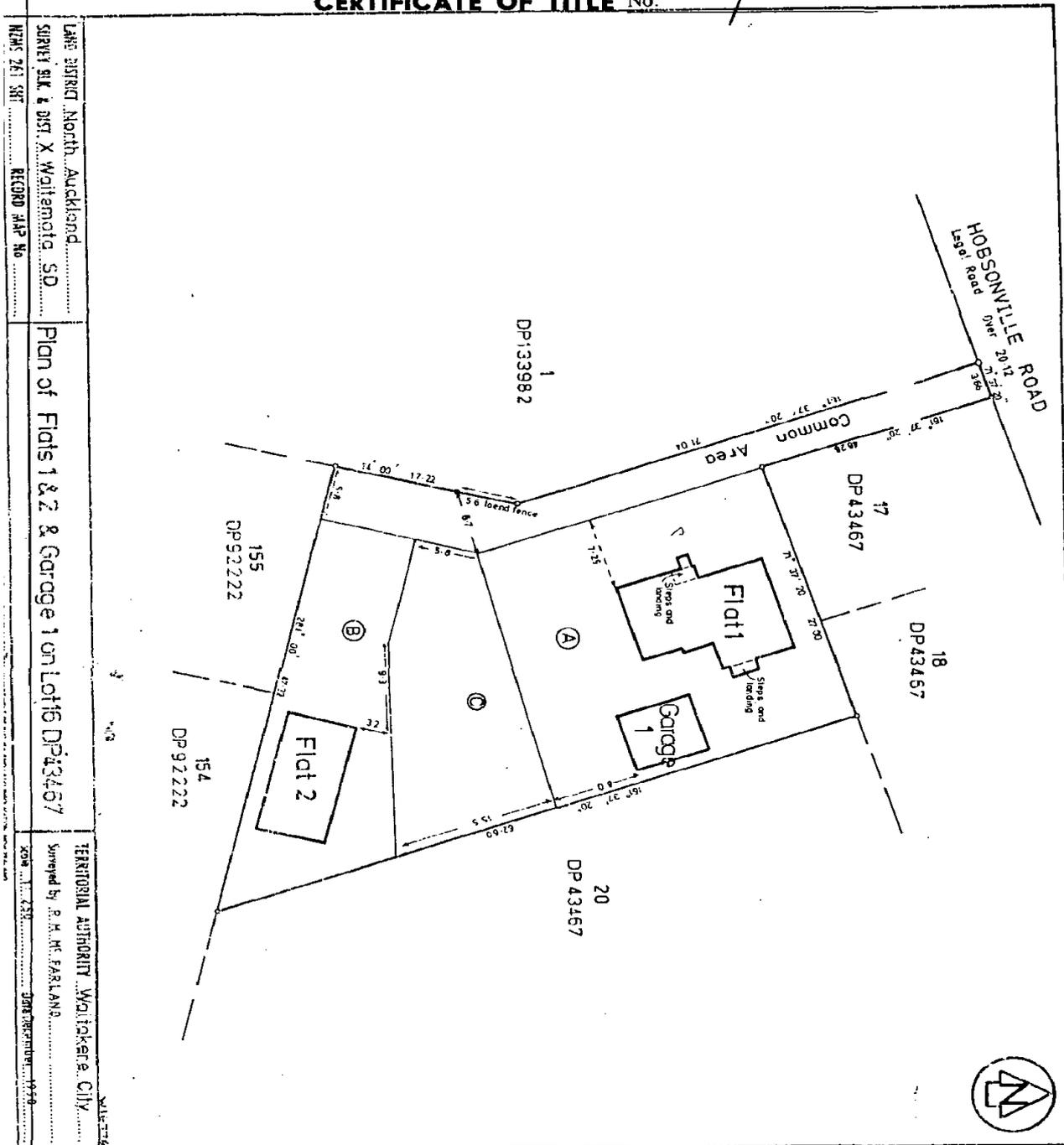
Registered Owners

Douglas Robert MacKay and John Donald MacKay

Interests

- C240972.1 Lease of Flat 1 and Garage 1 DP 143651 Term 999 years commencing on the 8th February 1991
Composite CT NA85B/400 issued - 25.2.1991 (Affects Fee Simple)
- Land Covenant in Lease C240972.1 - 25.2.1991 (Affects Fee Simple)
- C240972.2 Lease of Flat 2 Composite CT NA85B/401 issued - 25.2.1991 (Affects Fee Simple)
- Land Covenant in Lease C240972.2 - 25.2.1991 (Affects Fee Simple)
- D622583.3 Lease of Carport 2 DP 156405 Term 989 years 3 months commencing on 8 November 2000 Composite
CT NA94A/24 issued - produced 17.7.2001 at 11.46 am and entered 2.8.2001 at 11.27 am
- D622583.4 Lease of Flat 3 and Carport 3 DP 156405 Term 989 years 3 months commencing on 8 November 2000
Composite CT NA94A/23 issued - produced 17.7.2001 at 11.46 am and entered 2.8.2001 at 11.27 am

CERTIFICATE OF TITLE No.



LAND DISTRICT North Auckland
 SURVEY DIST. & DIST. X. Waitemata, S.D.
 NZMS 261 CRT RECORD MAP No.

Plan of Flats 1 & 2 & Garage 1 on Lot 16 DP43467

TERRITORIAL AUTHORITY Waitakere City
 Surveyed by P. M. Mc FARLANE
 DATE 1999

Approved

Registered Proprietor

Boundaries of areas to be leased are the external face of exterior walls unless otherwise stated.

Areas shown as (X) are subject to restrictive covenants.

Unless otherwise shown restrictive covenants boundaries are not visibly defined.

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that construction of the building depicted on this plan is in accordance with the provisions of the Resource Management Act 1976 and the Resource Management Regulations 1978 and that the building was constructed in accordance with the provisions of the Resource Management Act 1976 and the Resource Management Regulations 1978.

I further certify that construction of the building is in accordance with the provisions of the Resource Management Act 1976 and the Resource Management Regulations 1978.

By Laws dated the 14th day of December 1992

Tommy Lawrence
 Administrator, Waitakere City Council

Dariusz Gajda
 Surveyor

I, Robert Malcolm McFarlane of Auckland, Registered Surveyor and holder of an annual practicing certificate, do hereby certify that the buildings shown hereon are correctly shown in the plan and that the plan is correct. Done this 15th day of December 1992.

New CT Allocated
 Flat 1 - CT 6561400
 Flat 2 - CT 6561401

Total Area: 1889.0m²
 Comprised in CTNA/731ALL

Approved to be Surveyed for the purposes of this plan

Approved by the Surveyor

DP143651



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA94A/23
Land Registration District North Auckland
Date Issued 02 August 2001

Prior References

85B/400-401 NA11A/73

Estate Fee Simple - 1/3 share
Area 1889 square metres more or less
Legal Description Lot 16 Deposited Plan 43467

Registered Owners

Brapol Limited

Estate	Leasehold	Instrument	L D622583.4
		Term	989 years 3 months commencing on 8 November 2000

Legal Description Flat 3 Deposited Plan 156405 and Carport
3 Deposited Plan 156405

Registered Owners

Brapol Limited

Interests

C240972.1 Lease of Flat 1 & Garage 1 DP 143651 CT NA85B/400 issued (Affects Fee Simple)
C240972.2 Lease of Flat 2 DP 143651 CT NA94A/24 issued (Affects Fee Simple)
D622583.3 Lease of Carport 2 DP 156405 CT NA94A/24 issued - 2.8.2001 (Affects Fee Simple)
D622583.4 Lease of Flat 3 and Carport 3 DP 156405 Term 989 years 3 months commencing on 8 November 2000
Composite CT NA94A/23 issued - 2.8.2001 (Affects Fee Simple)
8694148.3 Mortgage to ANZ National Bank Limited - 15.2.2011 at 3:16 pm



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

Identifier NA94A/24
Land Registration District North Auckland
Date Issued 02 August 2001

Prior References

85B/400-401 NA11A/73

Estate Fee Simple - 1/3 share
Area 1889 square metres more or less
Legal Description Lot 16 Deposited Plan 43467

Registered Owners

Ameer Rajwani and Afrose Rajwani

Estate	Leasehold	Instrument	L C240972.2
		Term	999 years commencing on 8 February 1991

Legal Description Flat 2 Deposited Plan 143651

Registered Owners

Ameer Rajwani and Afrose Rajwani

Estate	Leasehold	Instrument	L D622583.3
		Term	989 years 3 months commencing on 8 November 2000

Legal Description Carport 2 Deposited Plan 156405

Registered Owners

Ameer Rajwani and Afrose Rajwani

Interests

C240972.1 Lease of Flat 1 & Garage 1 DP 143651 CT NA85B/400 issued (Affects Fee Simple)

C240972.2 Lease of Flat 2 DP 143651 Term 999 years commencing on 8 February 1991 Composite CT NA94A/24 issued (Affects Fee Simple)

D622583.3 Lease of Carport 2 DP 156405 Term 989 years 3 months commencing on 8 November 2000 Composite CT NA94A/24 issued - 2.8.2001 (Affects Fee Simple)

D622583.4 Lease of Flat 3 & Carport 3 DP 156405 CT NA94A/23 issued - 2.8.2001 (Affects Fee Simple)

11489111.3 Mortgage to Bank of New Zealand - 11.7.2019 at 2:48 pm



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

Identifier **NA106C/431**
Land Registration District **North Auckland**
Date Issued 08 November 1996

Prior References
NA57C/486

Estate Fee Simple
Area 1270 square metres more or less
Legal Description Lot 1 Deposited Plan 173673

Registered Owners
Barfoot & Thompson Property Limited

Interests

C861583.2 Encumbrance to Caltex Oil (N.Z.) Limited - 5.7.1995 at 11.06 am



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

Identifier **NA106C/434**
Land Registration District **North Auckland**
Date Issued 08 November 1996

Prior References
NA57C/486

Estate Fee Simple
Area 10 square metres more or less
Legal Description Lot 5 Deposited Plan 173673
Purpose local purpose (utility) reserve

Registered Owners
Auckland Council

Interests

SUBJECT TO THE RESERVES ACT 1977





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

Identifier **NA111C/539**
Land Registration District **North Auckland**
Date Issued 05 June 1998

Prior References

NA1950/6 NA47A/564

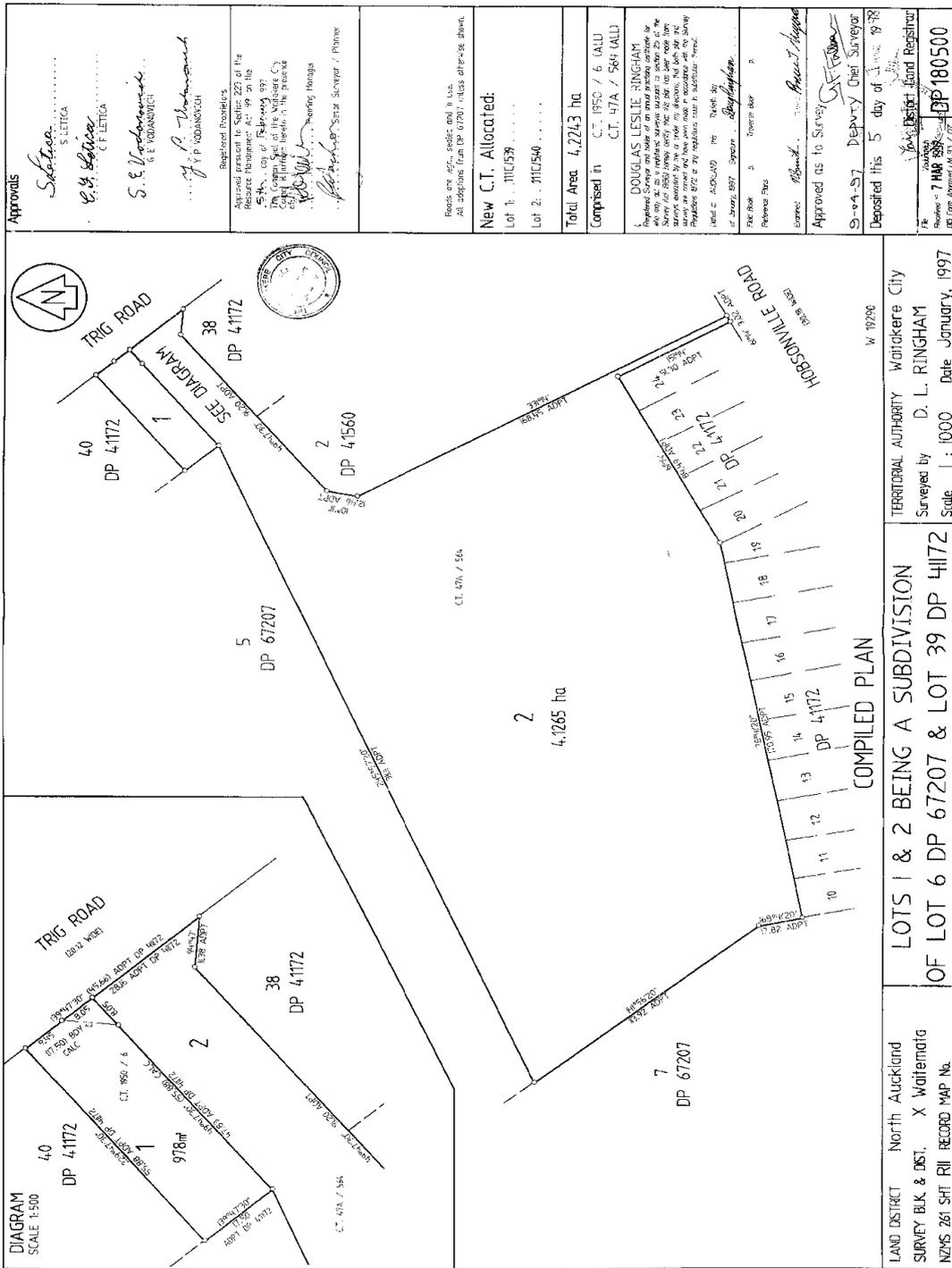
Estate Fee Simple
Area 978 square metres more or less
Legal Description Lot 1 Deposited Plan 180500

Registered Owners

Gayo Edward Vodanovich and Yvonne Pauline Vodanovich

Interests

D404001.4 Mortgage to The National Bank of New Zealand Limited - 29.6.1999 at 9.00 am



Approvals

S. L. LITIGA

S. E. V. HARRISON

P. P. ADAMS

Registered Plans

Approved pursuant to Section 222 of the Resource Management Act 1991 in the City of Auckland 1997

City of Auckland

Roads are shown, sealed and in use. All additions from DP 67207 unless otherwise shown.

New C.T. Allocated:

Lot 1. 311C539

Lot 2. 311C540

Total Area 4,224.3 ha

Comprised in C.T. 195C / 6 (ALL) C.T. 47A / 56A (ALL)

DOUGLAS LESLIE RINGHAM

Registered Surveyor and holder of an annual practice certificate for the City of Auckland

Survey No. 1997/39

of 1997, 1997

Reference Plans

1. 1997/39

2. 1997/39

Approved as to Survey

S-14-S7 Deputy Chief Surveyor

Deposited this 5 day of 1997

DP 180500

30 JUN 97



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




R. W. Muir
Registrar-General
of Land

Identifier NA111C/540
Land Registration District North Auckland
Date Issued 05 June 1998

Prior References

NA47A/564

Estate Fee Simple
Area 4.1265 hectares more or less
Legal Description Lot 2 Deposited Plan 180500

Registered Owners

CDL Land New Zealand Limited

Interests

C428346.1 Certificate pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway No. 18 known as Hobsonville Road to be a limited access road - 5.11.1992 at 2.10 pm



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




R. W. Muir
Registrar-General
of Land

Identifier **NA133B/324**
Land Registration District **North Auckland**
Date Issued 25 January 2001

Prior References
NA1349/78

Estate Fee Simple
Area 400 square metres more or less
Legal Description Lot 1 Deposited Plan 204901

Registered Owners
Jiayun Wang

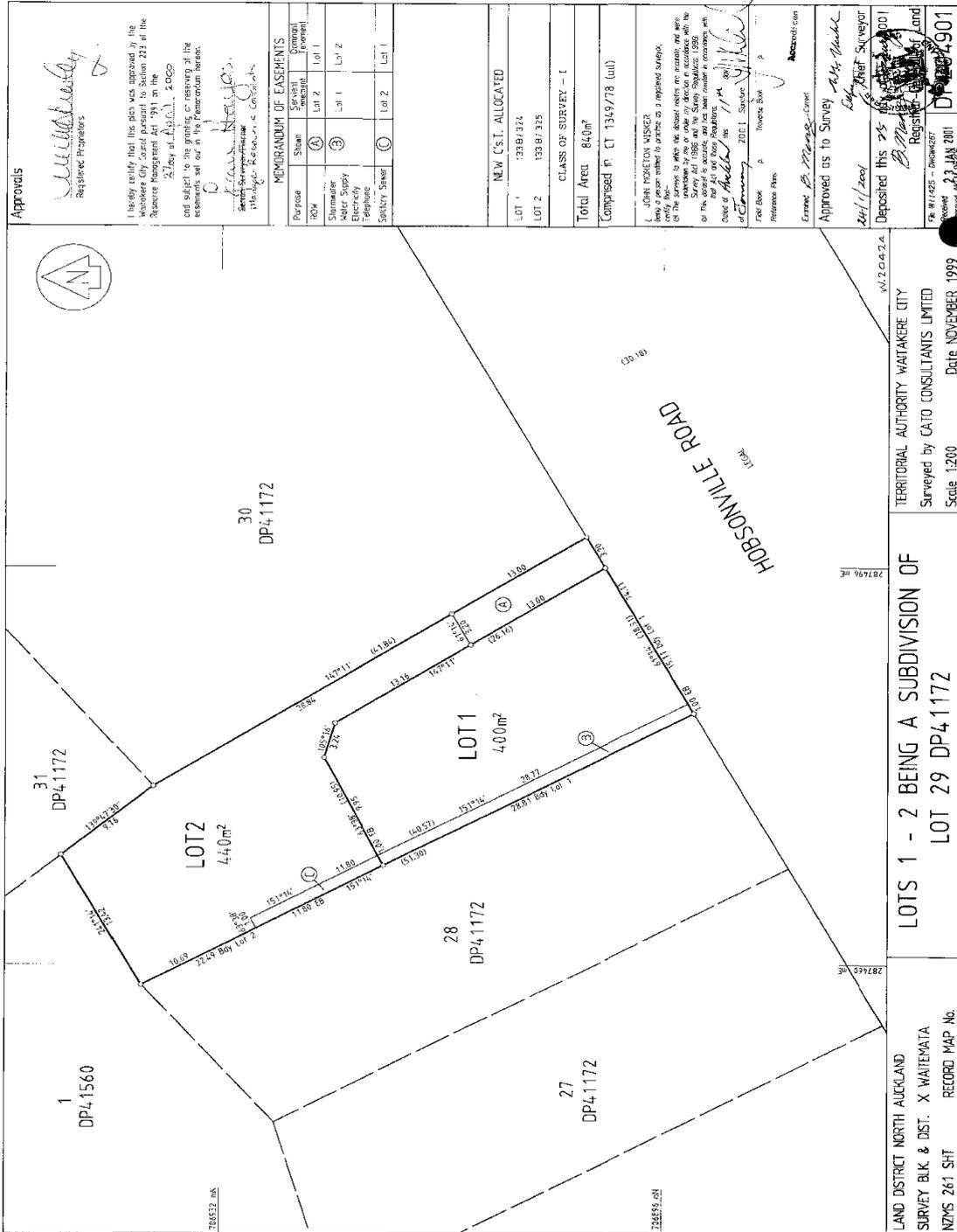
Interests

Appurtenant hereto is a right of way and a sewerage right specified in Easement Certificate D573807.3 - produced 23.1.2001 at 2.12 pm and entered 25.1.2001 at 9.00 am

Subject to stormwater, water supply, electricity and telephone rights over part marked B on DP 204901 specified in Easement Certificate D573807.3 - produced 23.1.2001 at 2.12 pm and entered 25.1.2001 at 9.00 am

The easements specified in Easement Certificate D573807.3 are subject to Section 243 (a) Resource Management Act 1991

11525999.2 Mortgage to ANZ Bank New Zealand Limited - 2.9.2019 at 1:28 pm



Approvals

I hereby certify that this plan was approved by the Waikare City Council pursuant to Section 223 of the Resource Management Act 1991 on the 24th day of August 2009 and subject to the granting or reserving of the easements set out in the Memorandum hereon.

John Robertson
 District Surveyor
 Waikare Resource Consultants

MEMORANDUM OF EASEMENTS

Purpose	Shan	Serial	Dominal
ROW	Lot 2	Lot 1	Lot 1
Stormwater	③	Lot 1	Lot 2
Electricity	③	Lot 1	Lot 2
Telephone	③	Lot 1	Lot 2
Sanitary Sewer	③	Lot 1	Lot 2

NEW C.S.I. ALLOCATED

LOT 1 133B/324

LOT 2 133B/325

CLASS OF SURVEY - I

Total Area 84.0m²

Composed of: CT 1349/78 (all)

I, JOHN ROBERTSON WISGER being a person entitled to practice as a registered surveyor, do hereby certify that this plan was prepared in accordance with the provisions of the Survey Act 1980 and the Survey Regulations 1980 and that the same are true and correct to the best of my knowledge and belief and that I am not aware of any facts which would render the same inaccurate or misleading.

Date of Making 11th August 2009

John Robertson
 Registered Surveyor

Approved as to Survey by *John Robertson*

Deposited this 25th day of August 2009

Registered as to Land and Record Map No. DP41172

DP41172

LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. X WAITEMATA

NZMS 261 SH1 RECORD MAP No.

Scale 1:200

Date NOVEMBER 1999

TERRITORIAL AUTHORITY WAITAKERE CITY

Surveyed by CATO CONSULTANTS LIMITED

Scale 1:200

Date NOVEMBER 1999

VI.2.04.24

W.204.24

Micro Record Bureau Ltd

30 JAN 2011

40 41 42 43 44 45 46 47 48 49 50



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




R. W. Muir
Registrar-General
of Land

Identifier NA133B/325
Land Registration District North Auckland
Date Issued 25 January 2001

Prior References

NA1349/78

Estate Fee Simple
Area 440 square metres more or less
Legal Description Lot 2 Deposited Plan 204901

Registered Owners

Manubhai Rambhai Patel and Jyotsnaben Manubhai Patel

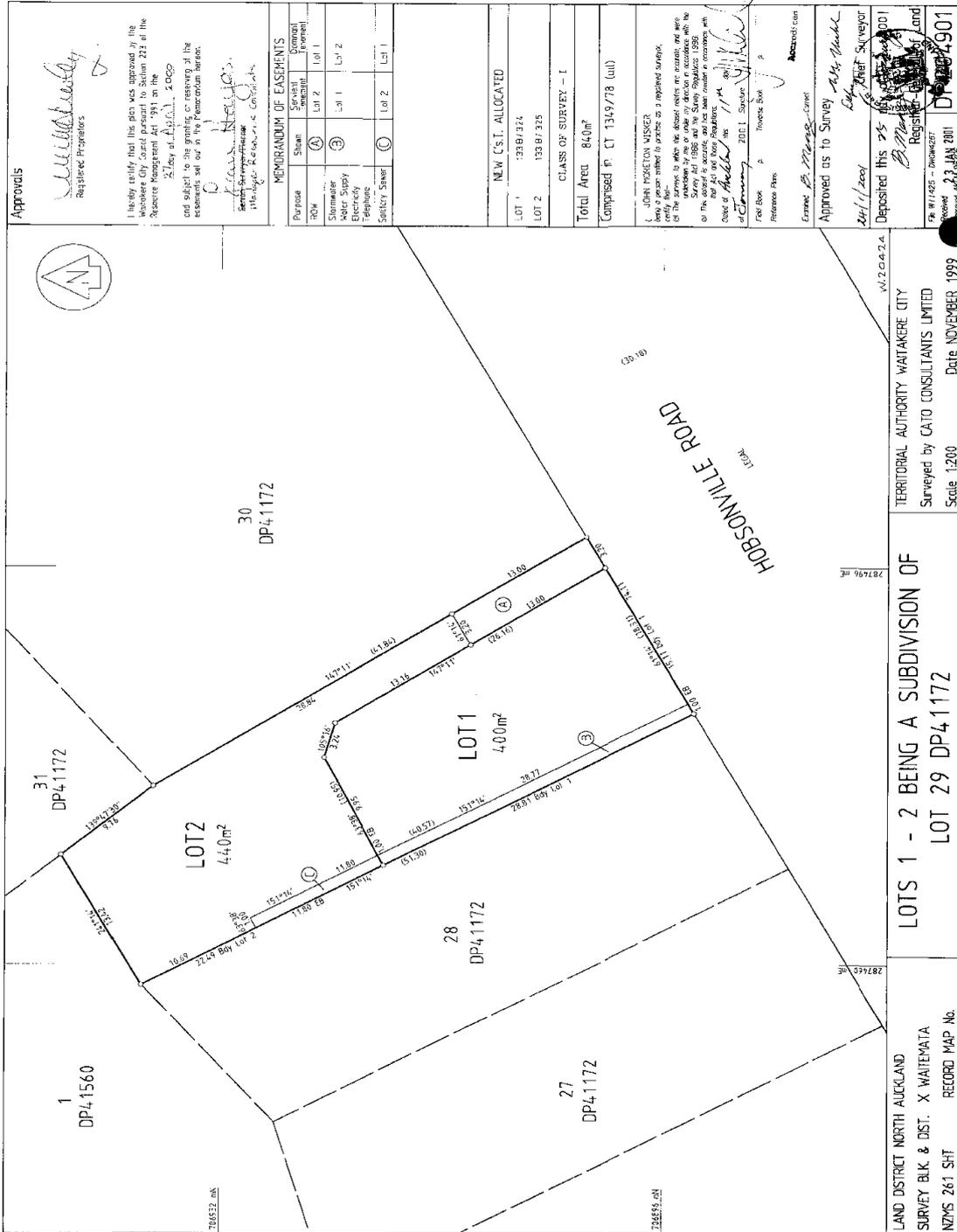
Interests

Appurtenant hereto are stormwater, water supply, electricity & telephone rights specified in Easement Certificate D573807.3 - produced 23.1.2001 at 2.12 pm and entered 25.1.2001 at 9.00 am

Subject to a right of way over part marked A and a sewerage right over part marked C on DP 204901 specified in Easement Certificate D573807.3 - produced 23.1.2001 at 2.12 pm and entered 25.1.2001 at 9.00 am

The easements specified in Easement Certificate D573807.3 are subject to Section 243 (a) Resource Management Act 1991

12445770.3 Mortgage to ASB Bank Limited - 20.5.2022 at 1:04 pm



Approvals

I hereby certify that this plan was approved by the Waikare City Council pursuant to Section 223 of the Resource Management Act 1991 on the 24th day of November 2009 and subject to the granting or reserving of the easements set out in the Memorandum hereon.

John Robertson
Mayor
Waikare Resource Consultants

MEMORANDUM OF EASEMENTS

Purpose	Shan	Service	Dominal
ROW	Lot 2	Lot 1	Lot 1
Stormwater	③	Lot 1	Lot 2
Electricity	③	Lot 1	Lot 2
Telephone	③	Lot 1	Lot 2
Sewerage	③	Lot 1	Lot 2

NEW C.S.I. ALLOCATED

LOT 1 1338/324

LOT 2 1338/325

CLASS OF SURVEY - I

Total Area 84.0m²

Composed of: CT 1349/78 (all)

JOHN ROBERTSON WISGER
being a person entitled to practice as a registered surveyor,
of the service, to which the deposit refers an estate, and who
in witness whereof he or she or they or it or they or it or they
on the day of the survey, and has been duly sworn to
and has signed and sealed this plan in accordance with the
statute in that behalf made.

Date of Survey 11th Nov 2009

John Robertson
Surveyor

PROFESSIONAL PRACTICE

200.1 Structure
200.2 Structure

Approved as to Survey
24/11/2009
Deposited this 25th day of November 2009
Registered
DP404901

2009 NOV 27 10:20 AM
DP404901

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. X WAITEMATA
NZMS 261 SH1 RECORD MAP No.

LOTS 1 - 2 BEING A SUBDIVISION OF
TERRITORIAL AUTHORITY WAITAKERE CITY
Surveyed by CATO CONSULTANTS LIMITED
Scale 1:2000 Date NOVEMBER 1999

VI.20424

Micro Record Bureau Ltd
30 JAN 2010

40 41 42 43 44 45 46 47 48 49 50



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




R. W. Muir
Registrar-General
of Land

Identifier **NA1136/106**
Land Registration District **North Auckland**
Date Issued 30 March 1955

Prior References

NA1025/254

Estate Fee Simple
Area 979 square metres more or less
Legal Description Lot 38 Deposited Plan 41172

Registered Owners

Jia Ma and Leslie Hills Trustees Limited

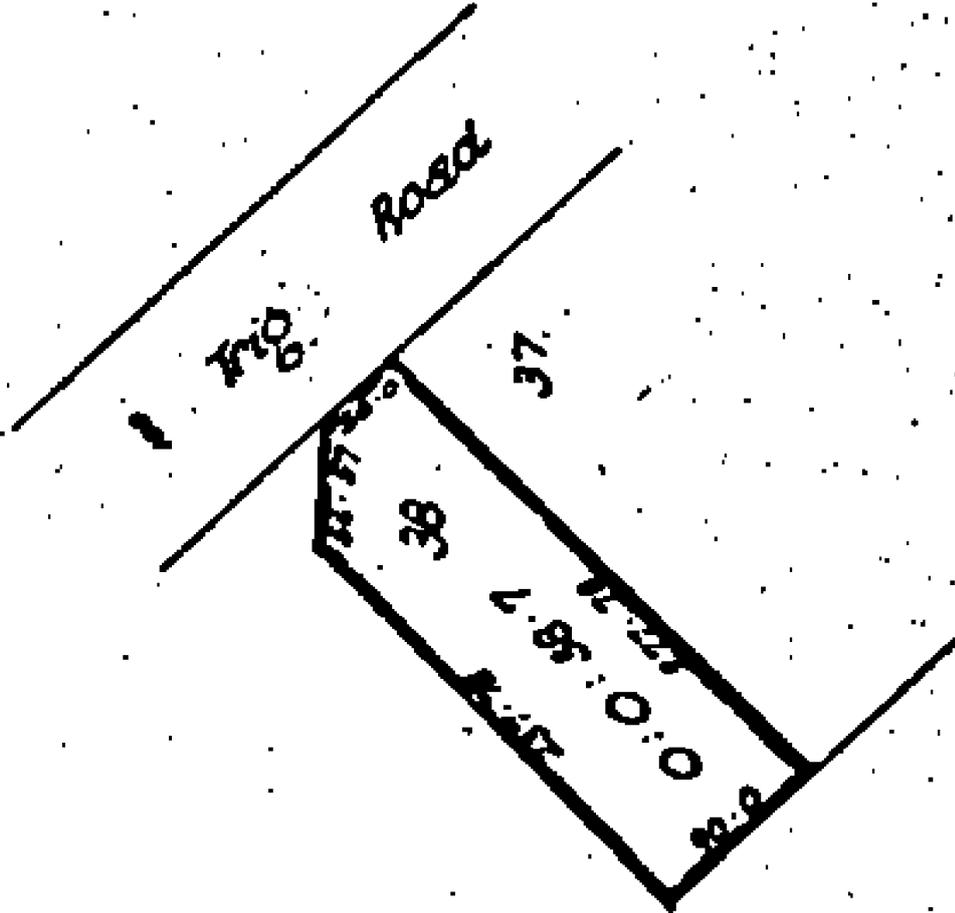
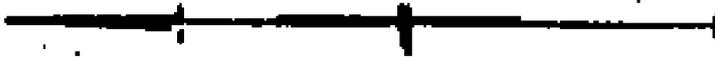
Interests

12059430.3 Mortgage to CFML Lending Limited - 31.3.2021 at 4:06 pm

EQUIVALENT METRIC

979m²

AREA IS 979m²





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UNDER LAND TRANSFER ACT 2017
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R. W. Muir
Registrar-General
of Land

Identifier **NA1155/1**
Land Registration District **North Auckland**
Date Issued 23 August 1955

Prior References
NA1025/254

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 37 Deposited Plan 41172

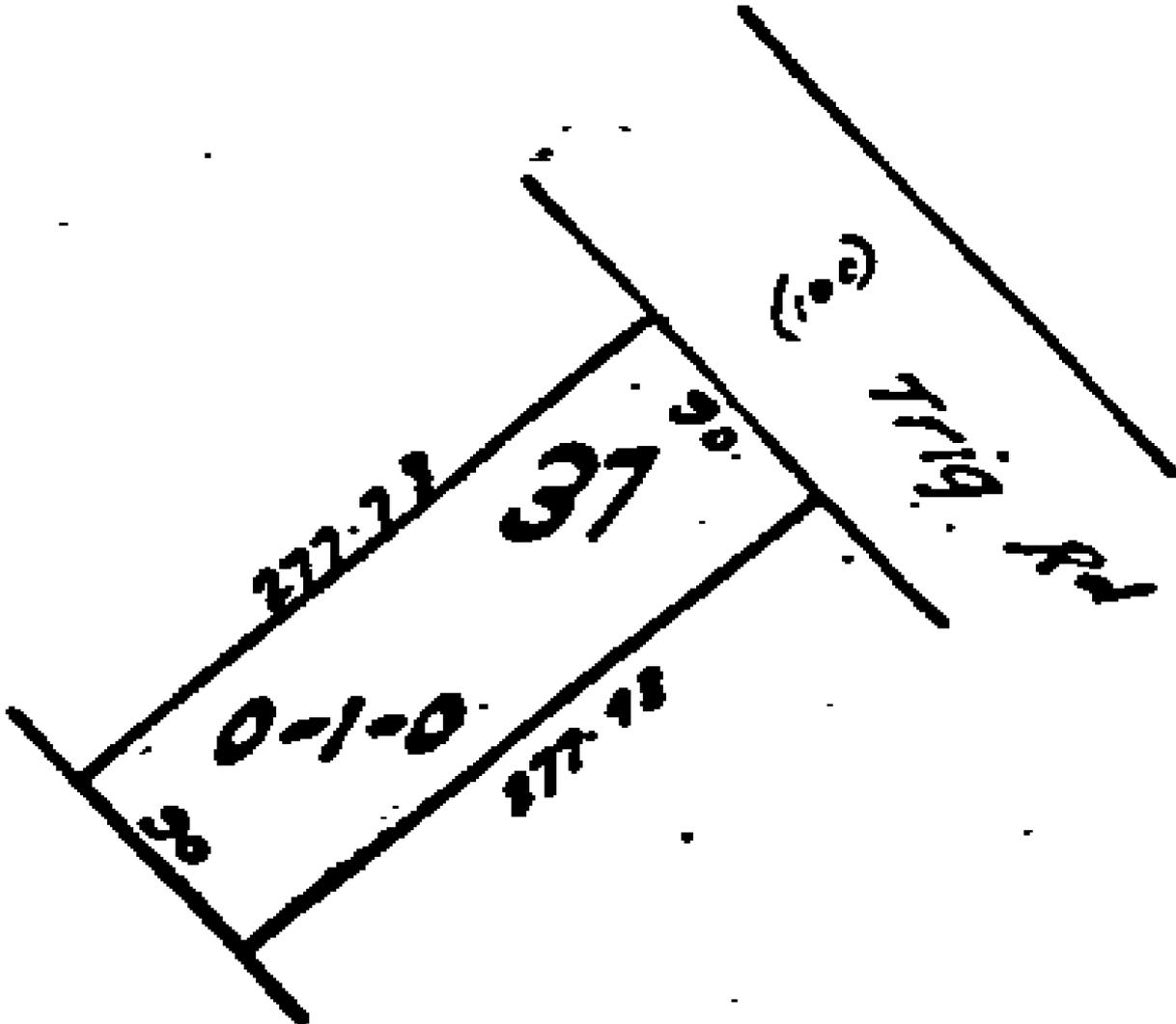
Registered Owners
Hak Hung Wong, Kexin Ma and Brav Trustees No 2 Limited

Interests

12067205.2 Mortgage to ASB Bank Limited - 1.4.2021 at 4:00 pm

Identifier

NA1155/1





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R. W. Muir
Registrar-General
of Land

Identifier NA1199/49
Land Registration District North Auckland
Date Issued 23 April 1956

Prior References

NA1107/266

Estate Fee Simple
Area 4889 square metres more or less
Legal Description Lot 1 Deposited Plan 41560

Registered Owners

Amy Melinda Anderson, Stephen Mark Anderson and Smith & Partners Trustee Co. Limited

Interests

11665906.9 Mortgage to Westpac New Zealand Limited - 3.4.2020 at 3:31 pm



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R. W. Muir
Registrar-General
of Land

Identifier NA1313/4
Land Registration District North Auckland
Date Issued 15 June 1956

Prior References

NA1166/6

Estate Fee Simple
Area 797 square metres more or less
Legal Description Lot 28 Deposited Plan 41172

Registered Owners

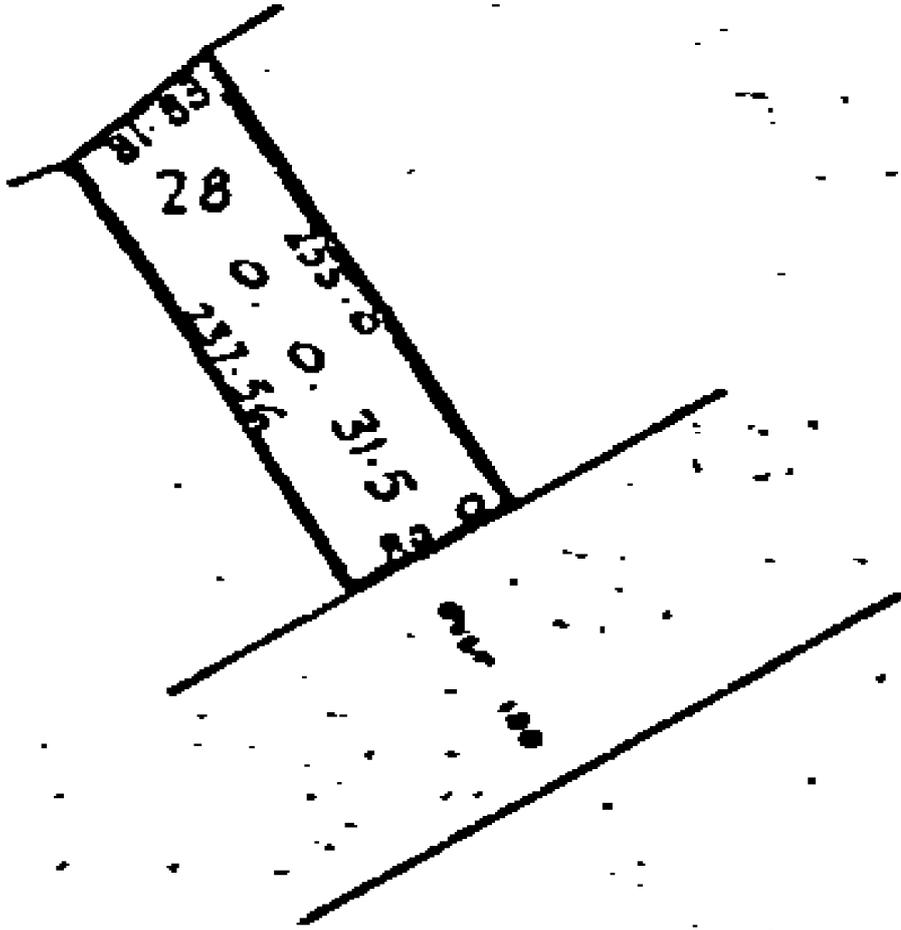
Evan Paul Moon

Interests

7374544.2 Mortgage to ASB Bank Limited - 17.5.2007 at 9:00 am

Identifier

NA1313/4





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R. W. Muir
Registrar-General
of Land

Identifier NA1332/82
Land Registration District North Auckland
Date Issued 25 September 1956

Prior References

NA1150/10

Estate Fee Simple
Area 878 square metres more or less
Legal Description Lot 24 Deposited Plan 41172

Registered Owners

Fantastic Trustee Limited

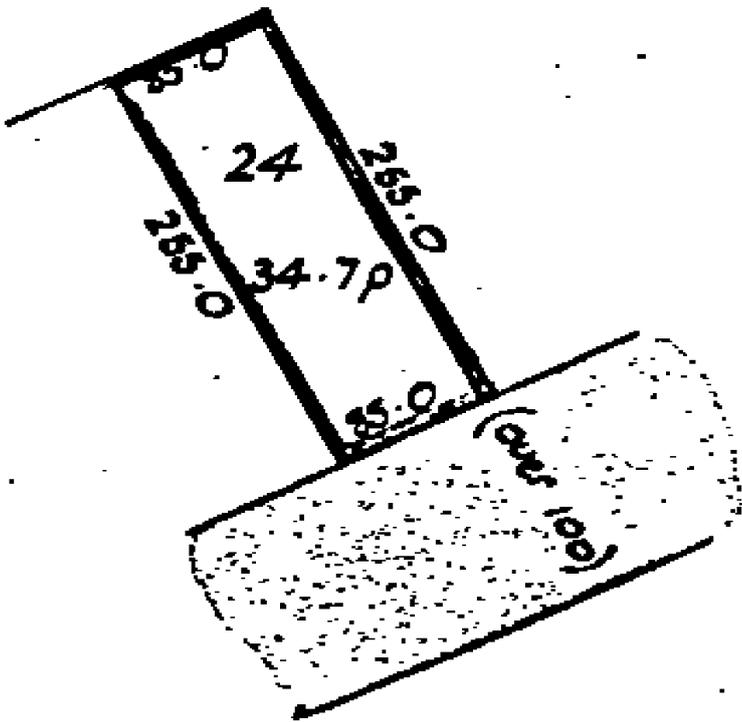
Interests

K47130 Building Line Restriction
7549566.2 Mortgage to ANZ National Bank Limited - 1.10.2007 at 1:19 pm

Identifier

NA1332/82

A VVILLETTRILLI J. D.





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R. W. Muir
Registrar-General
of Land

Identifier NA1353/93
Land Registration District North Auckland
Date Issued 17 December 1956

Prior References
NA1150/9

Estate Fee Simple
Area 4770 square metres more or less
Legal Description Lot 2 Deposited Plan 41560

Registered Owners
Do-Hyun Kim and Jin-Kyung Kim

Interests

9983624.2 Mortgage to ANZ Bank New Zealand Limited - 27.2.2015 at 12:36 pm

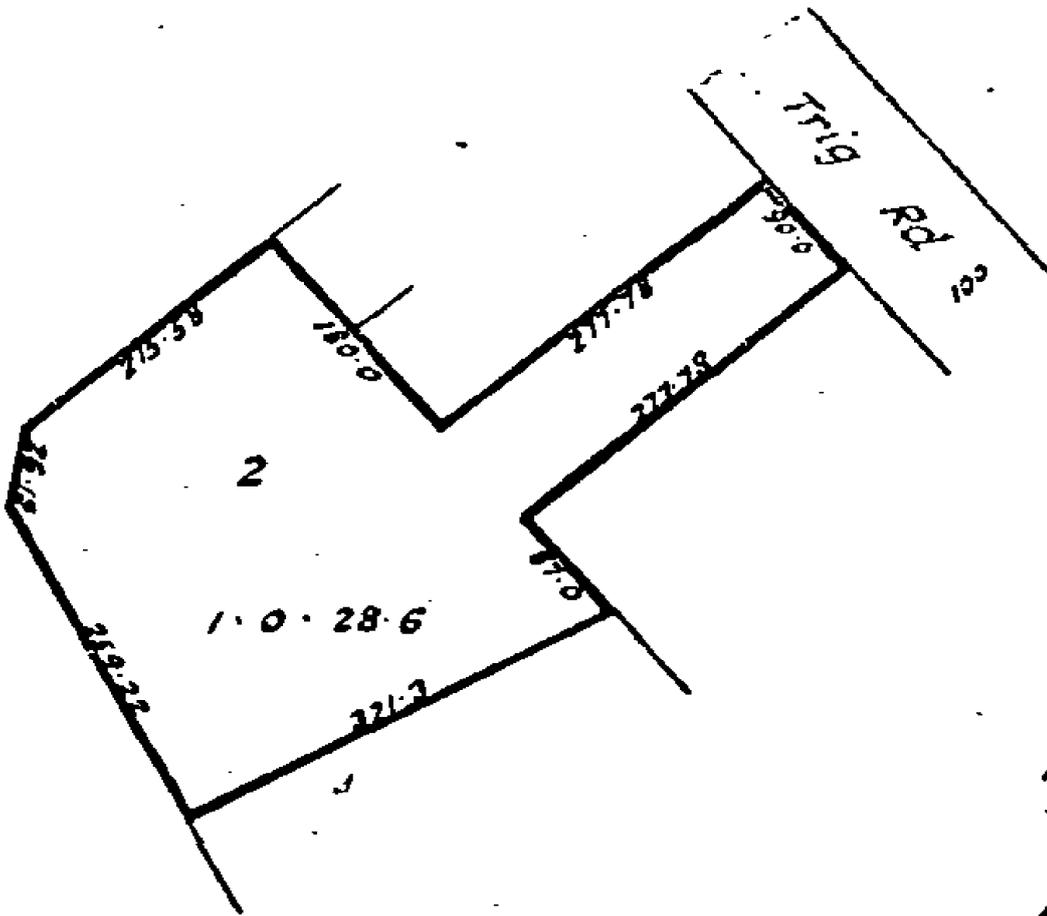


X Waitemata S.D.

EQUIVALENT METRIC

AREA IS 4770 m²

4770 m²





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R. W. Muir
Registrar-General
of Land

Identifier NA1387/91
Land Registration District North Auckland
Date Issued 27 June 1957

Prior References
NA1150/9

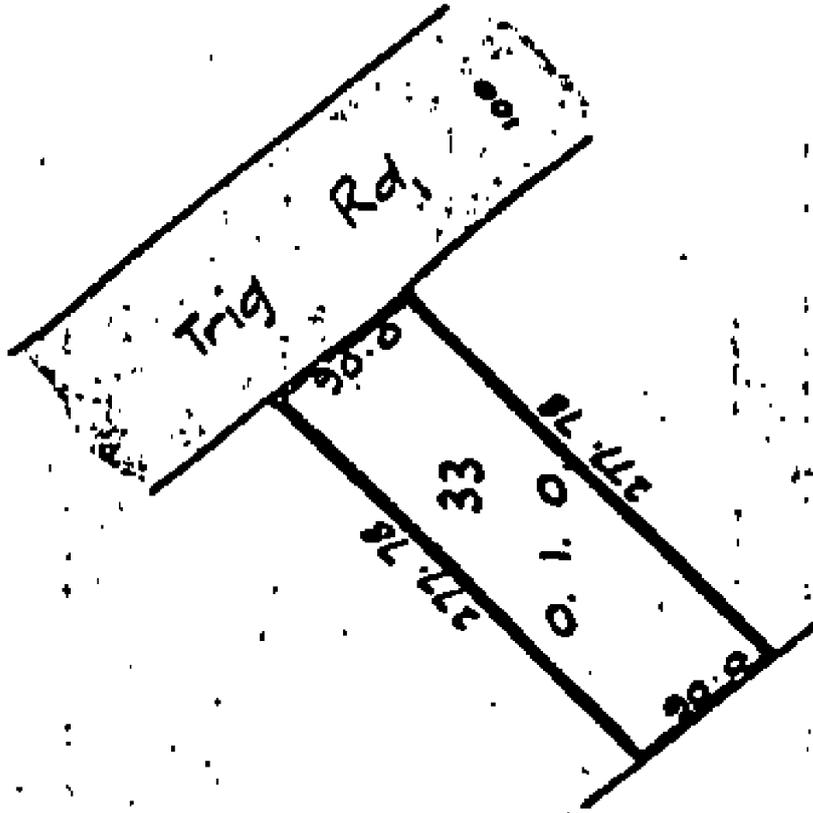
Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 33 Deposited Plan 41172

Registered Owners
Martha Patricia Hartwell

Interests

Fencing Agreement in Transfer 589952 - 27.6.1957

VICINIA





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R. W. Muir
Registrar-General
of Land

Identifier **NA1529/13**
Land Registration District **North Auckland**
Date Issued 23 December 1957

Prior References

NA1166/6

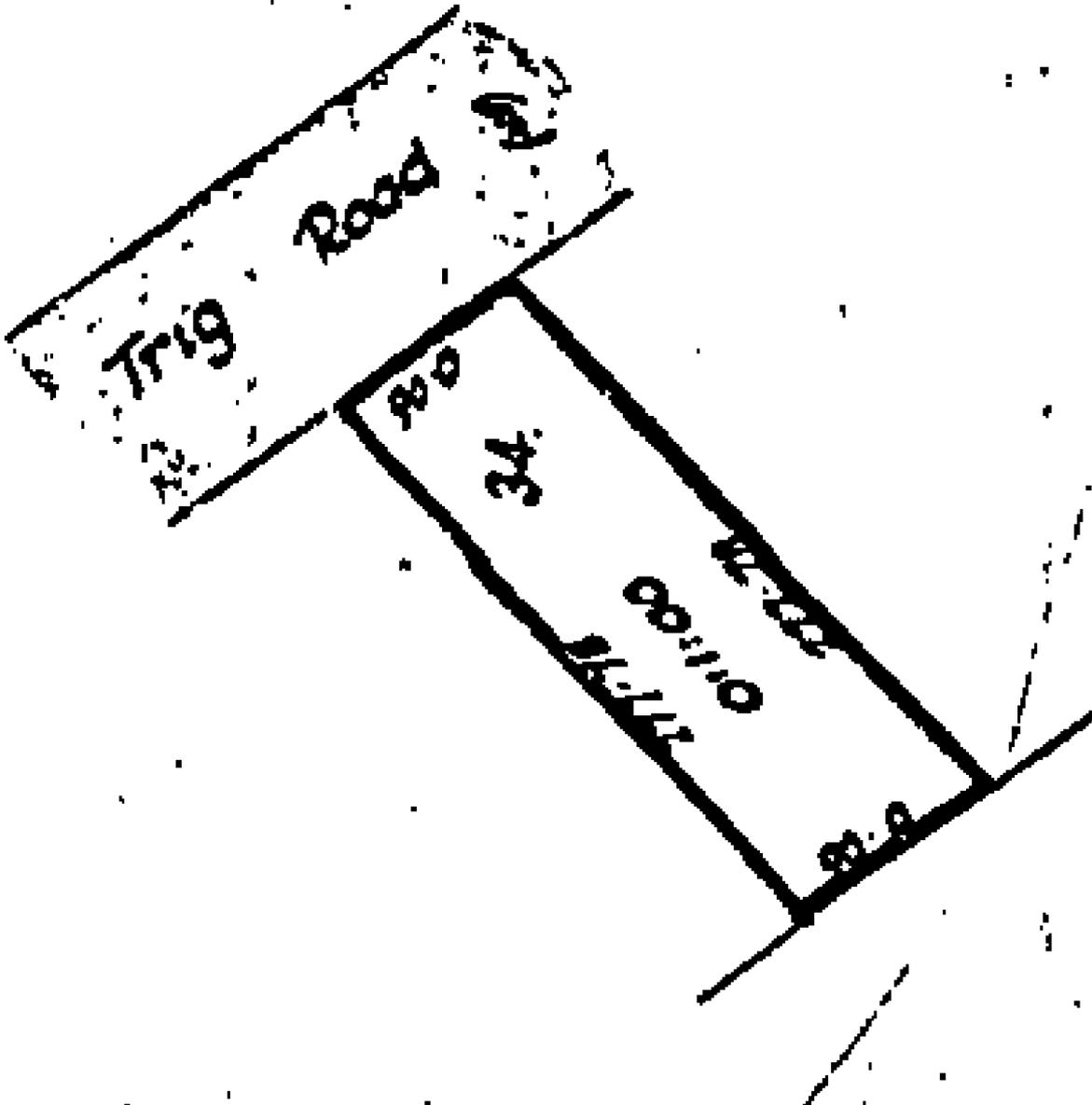
Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 34 Deposited Plan 41172

Registered Owners

Bharat Unka and Kalavati Unka

Interests

C043966.3 Mortgage to ASB Bank Limited - 21.9.1989 at 11:08 am
8885086.1 Variation of Mortgage C043966.3 - 21.10.2011 at 10:13 am
11404617.1 Variation of Mortgage C043966.3 - 5.4.2019 at 10:14 am





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R. W. Muir
Registrar-General
of Land

Identifier **NA1539/84**
Land Registration District **North Auckland**
Date Issued 12 March 1958

Prior References

NA1150/9

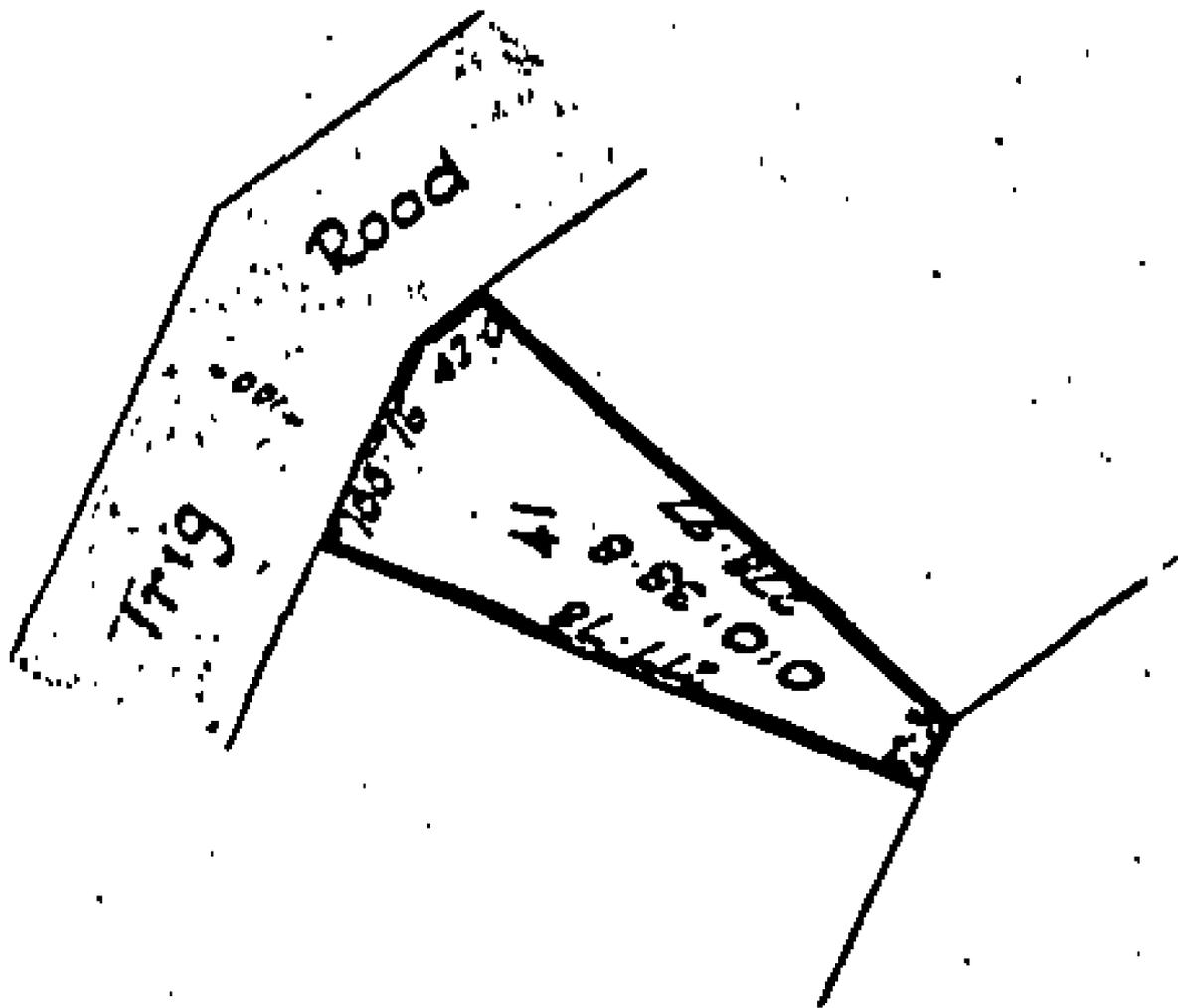
Estate Fee Simple
Area 981 square metres more or less
Legal Description Lot 41 Deposited Plan 41172

Registered Owners

Blair Leighton Christiansen and Tracey Louise Christiansen

Interests

Subject to a drainage right (in gross) in favour of The Waitemata County Council created by Transfer 534328
8258349.4 Mortgage to ANZ National Bank Limited - 4.9.2009 at 3:47 pm





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R. W. Muir
Registrar-General
of Land

Identifier **NA1600/93**
Land Registration District **North Auckland**
Date Issued 05 November 1958

Prior References

NA1150/10

Estate Fee Simple
Area 825 square metres more or less
Legal Description Lot 26 Deposited Plan 41172

Registered Owners

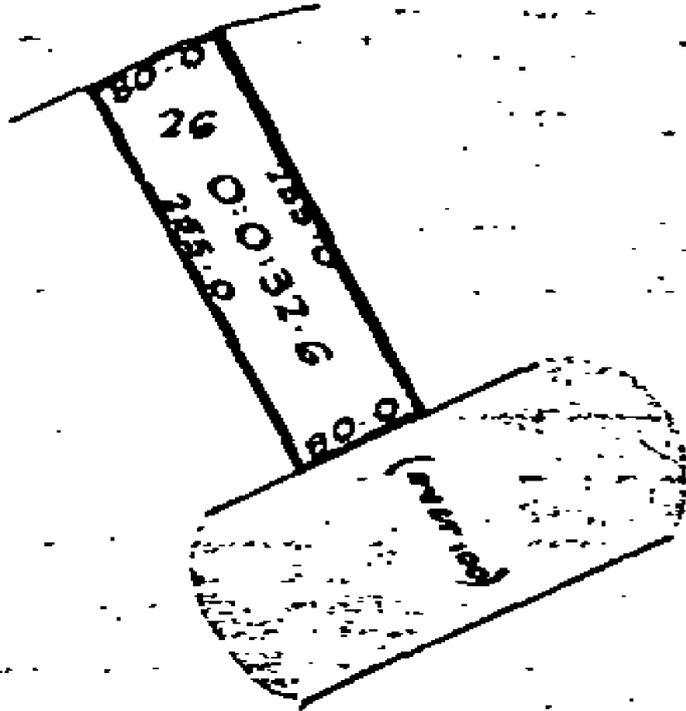
Owen Henry Freeman as to a 1/2 share
Joan Miriam Freeman as to a 1/2 share

Interests

Identifier

NA1600/93

824 m²





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R. W. Muir
Registrar-General
of Land

Identifier **NA1621/89**
Land Registration District **North Auckland**
Date Issued 17 February 1959

Prior References

NA1150/9

Estate Fee Simple
Area 825 square metres more or less
Legal Description Lot 25 Deposited Plan 41172

Registered Owners

Fu Yun Lau, Siu Fong Sheran Lau and Kenneth Ah Kan Koo

Interests

K47130 Building Line Restriction
11799770.2 Mortgage to ANZ Bank New Zealand Limited - 24.7.2020 at 2:18 pm



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R. W. Muir
Registrar-General
of Land

Identifier **NA1894/66**
Land Registration District **North Auckland**
Date Issued 15 December 1960

Prior References

NA1150/10

Estate Fee Simple
Area 979 square metres more or less
Legal Description Lot 35 Deposited Plan 41172

Registered Owners

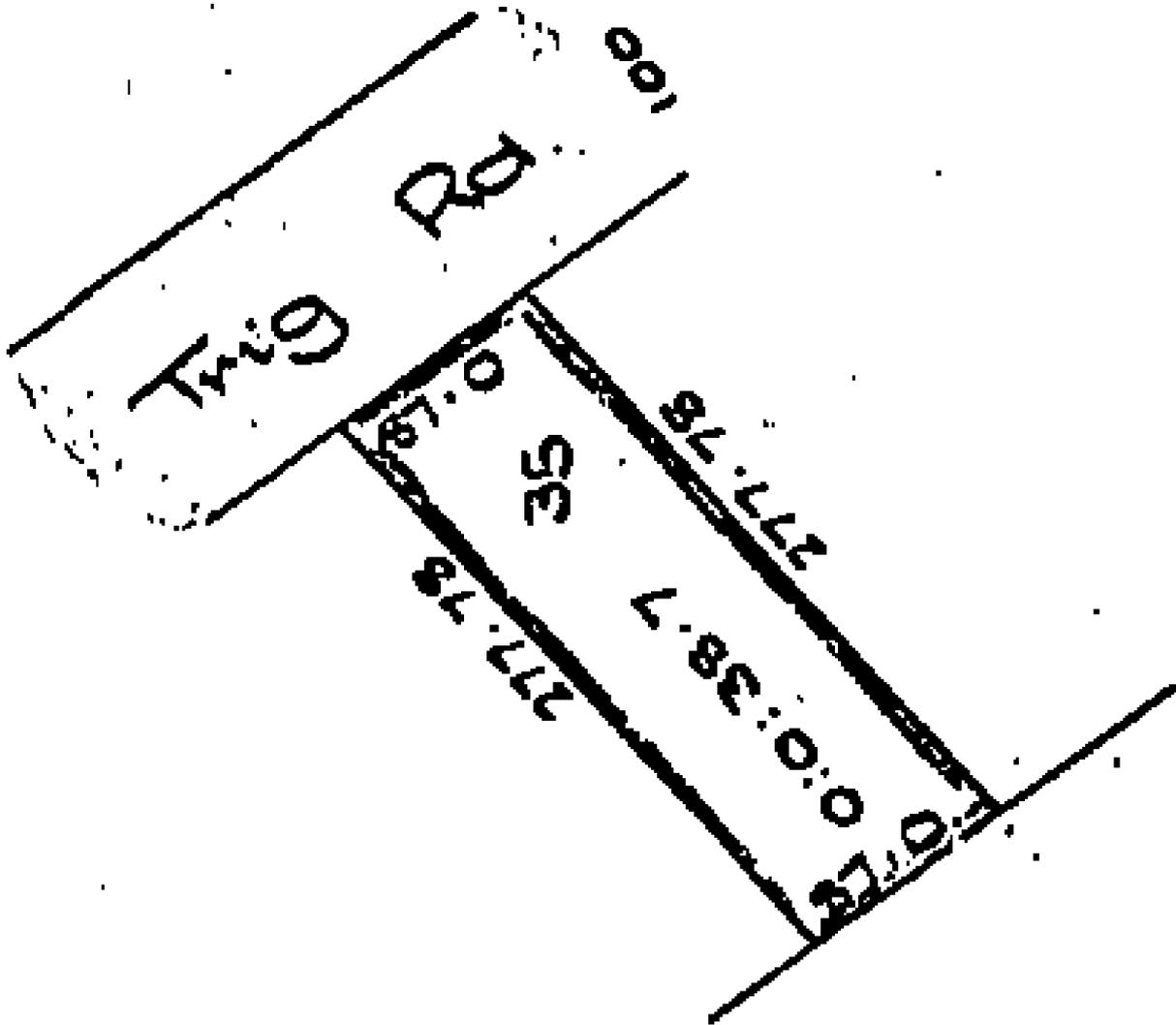
Grant Ronald Foulds

Interests

B950894.4 Mortgage to (now) Westpac New Zealand Limited - 10.2.1989 at 9.02 am
D470255.1 Variation of Mortgage B950894.4 - 18.1.2000 at 2.16 pm

Identifier

NA1894/66





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R. W. Muir
Registrar-General
of Land

Identifier NA1950/7
Land Registration District North Auckland
Date Issued 11 July 1961

Prior References

NA1611/79

Estate Fee Simple
Area 797 square metres more or less
Legal Description Lot 27 Deposited Plan 41172

Registered Owners

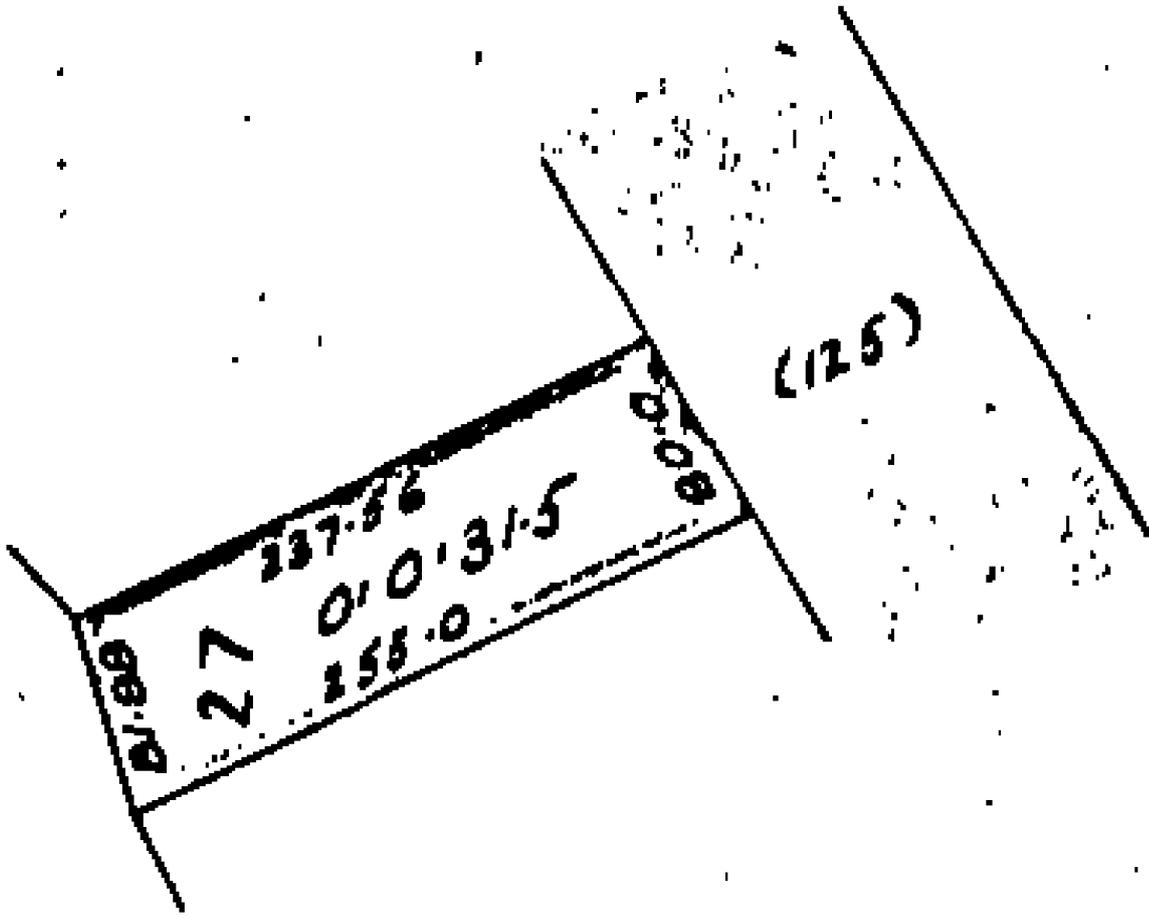
Evan Paul Moon and Milica Zjajic-Moon

Interests

5803205.3 Mortgage to ASB Bank Limited - 18.11.2003 at 9:00 am

Identifier

NA1950/7





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R. W. Muir
Registrar-General
of Land

Identifier **NA1968/84**
Land Registration District **North Auckland**
Date Issued 06 September 1961

Prior References

NA840/245

Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 8 Deposited Plan 43467

Registered Owners

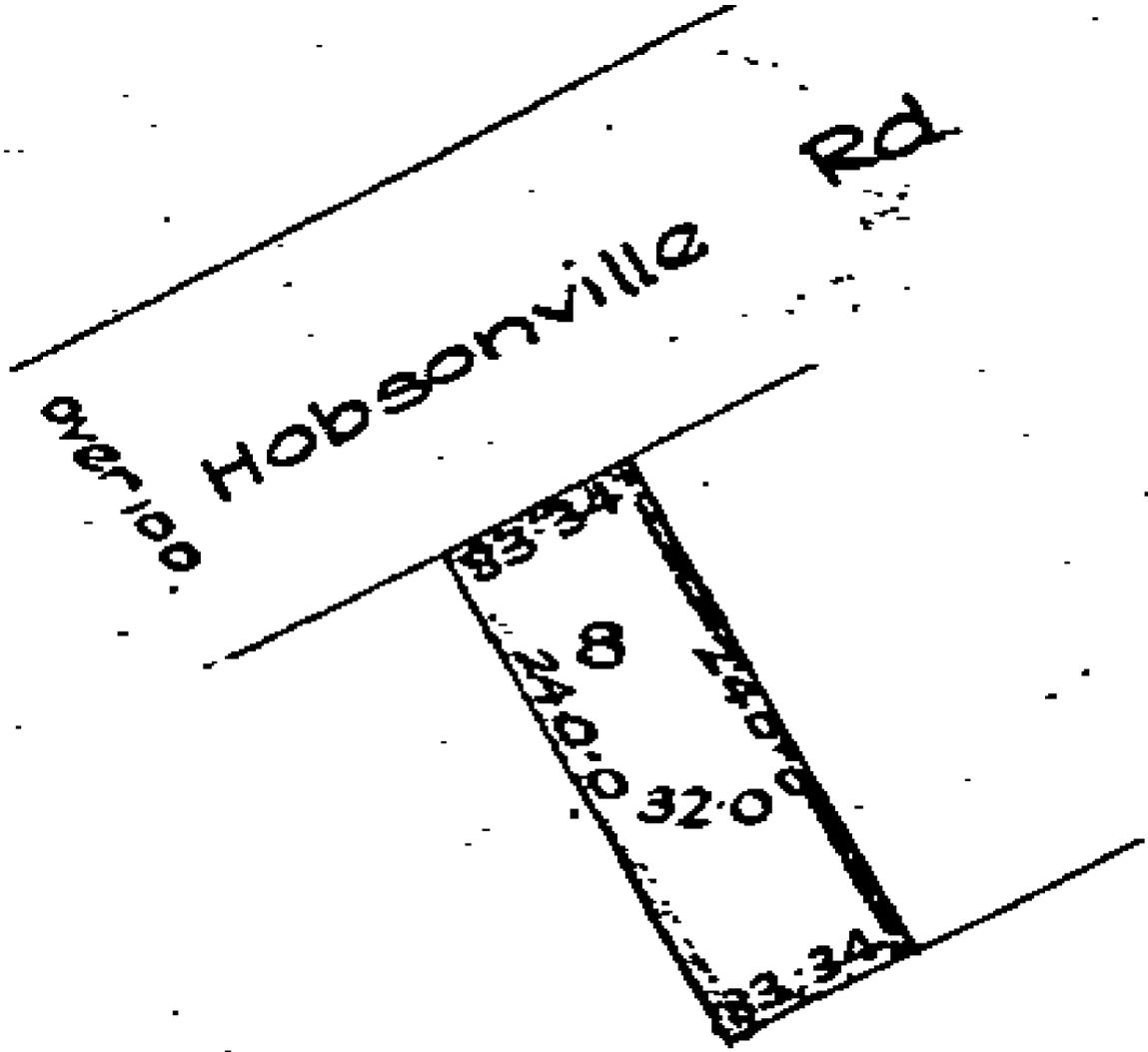
Asiri Holdings Limited

Interests

10567548.3 Mortgage to ANZ Bank New Zealand Limited - 22.9.2016 at 4:53 pm

Identifier

NA1968/84





**RECORD OF TITLE
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R. W. Muir
Registrar-General
of Land

Identifier NA1999/58
Land Registration District North Auckland
Date Issued 24 January 1962

Prior References
NA1554/76

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 31 Deposited Plan 41172

Registered Owners
Vijaya Bhaskar Kosna and Sunitha Kosna

Interests

10333536.3 Mortgage to ANZ Bank New Zealand Limited - 19.2.2016 at 4:36 pm

X Waitemata S.D.

Handwritten mark

METRIC AREA IS

1012m²

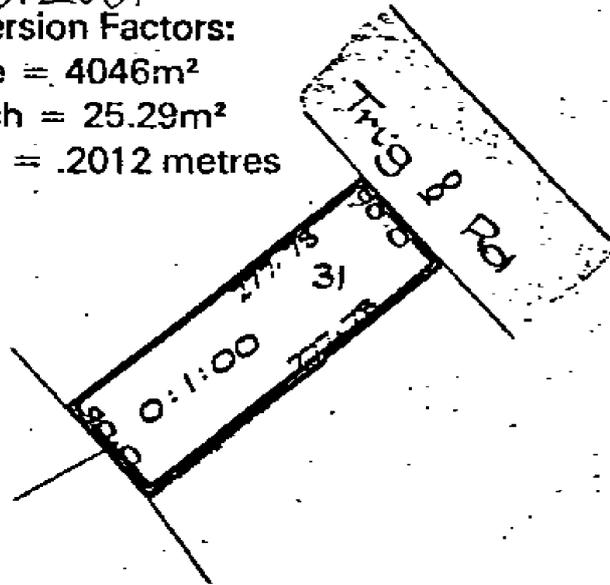
1012m²

Conversion Factors:

1 Acre = 4046m²

1 Perch = 25.29m²

1 Link = .2012 metres





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R. W. Muir
Registrar-General
of Land

Identifier NA2053/54
Land Registration District North Auckland
Date Issued 24 May 1962

Prior References

NA1554/76

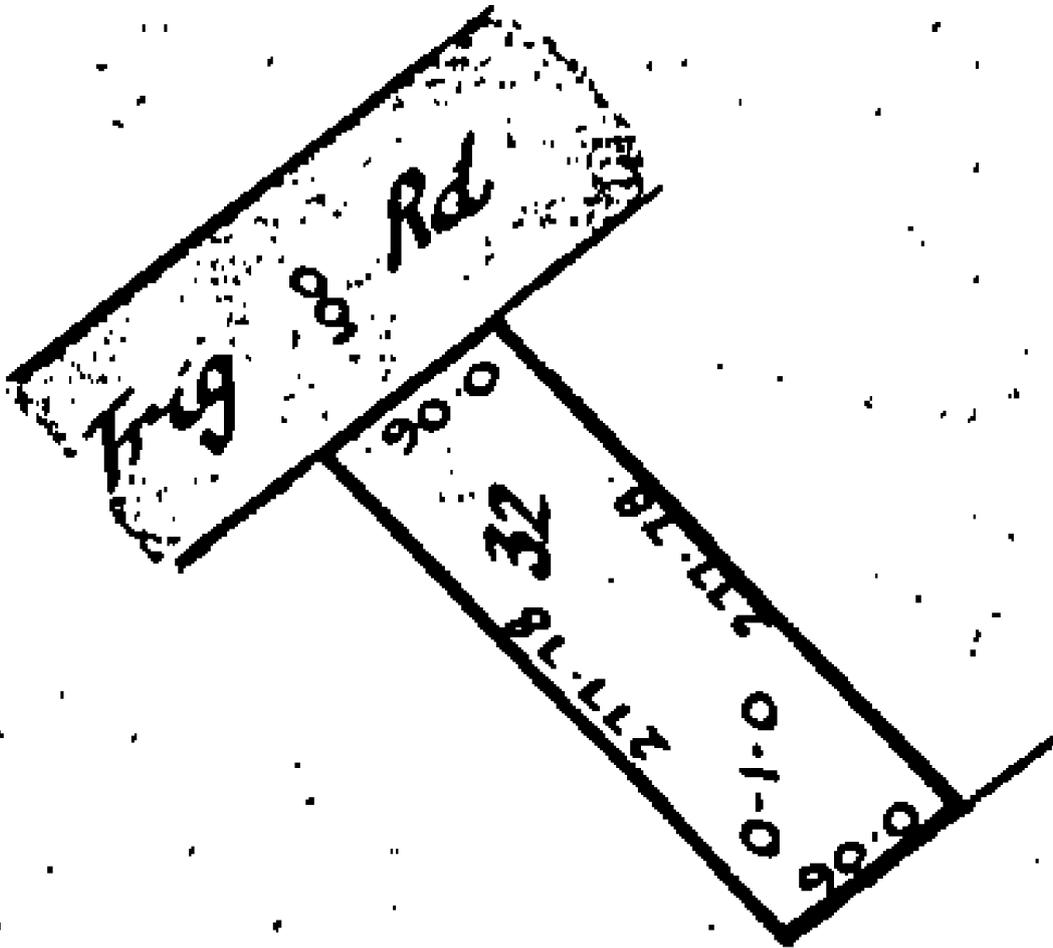
Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 32 Deposited Plan 41172

Registered Owners

Francis John Mullan

Interests

Fencing Agreement in Transfer 680190 - 24.5.1962
9967574.3 Mortgage to ASB Bank Limited - 12.2.2015 at 5:10 pm





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R. W. Muir
Registrar-General
of Land

Identifier **110146**
Land Registration District **North Auckland**
Date Issued 18 December 2003

Prior References

NA1096/247

Estate Fee Simple
Area 1120 square metres more or less
Legal Description Lot 1 Deposited Plan 327126

Registered Owners

Bruce Stanley Coutts, Andrea Joy Covich Coutts and Bernard George Allen as to a 1/2 share
Bruce Stanley Coutts, Andrea Joy Covich Coutts and Bernard George Allen as to a 1/2 share

Interests

C428346.1 Certificate pursuant to Section 94C Transit New Zealand Act 1989 declaring that part of State Highway 18 known as Hobsonville Road, commencing at its junction with State Highway 16 and proceeding in an eastern direction to Upper Harbour Drive to be a limited access road - 5.11.1992 at 2:01 pm

Subject to a stormwater drainage right over part marked B on DP 327126 created by Easement Instrument 5845394.3 - 18.12.2003 at 9:34 am

The easements created by Easement Instrument 5845394.3 are subject to Section 243 (a) Resource Management Act 1991

9293393.2 Mortgage to Westpac New Zealand Limited - 31.1.2013 at 2:09 pm



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UNDER LAND TRANSFER ACT 2017
GAZETTE NOTICE
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R. W. Muir
Registrar-General
of Land

Identifier 192542
Land Registration District North Auckland
Date Registered 09 March 2005 09:00 am

Prior References
NA21C/1295

Type	Fee Simple	Instrument	GN 6339011.4
Area	4.0469 hectares more or less		
Legal Description	Lot 5 Deposited Plan 66045		
Purpose	State School		

Registered Owners
Her Majesty the Queen

Interests

Extract from *New Zealand Gazette*, 24/2/2005, No. 41, p. 1064

**Land Acquired for State School—
Trig Road, Hobsonville**

Pursuant to section 20 of the Public Works Act 1981, and to a delegation from the Minister for Land Information, Stephen Robert Gilbert, Land Information New Zealand, declares that, agreements to that effect having been entered into, the land described in the Schedule to this notice is hereby acquired for a state school and vests in the Crown on the date of publication of this notice in the *New Zealand Gazette*.

North Auckland Land Registry—Waitakere City

Schedule

Area ha	Description
4.0469	Lot 5, DP 66045, all Computer Freehold Register NA21C/1295.

Dated at Christchurch this 22nd day of November 2004.

S. R. GILBERT, for the Minister for Land Information.

(LINZ CPC/1999/3753)

101024

Title Diagram CT192542

Cpy - 01/01, Pgs - 001.22/03/05.08.25



DocID: 311851411

NOTICE NO: 1034



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

Identifier **199623**
Land Registration District **North Auckland**
Date Issued 26 July 2005

Prior References

NA11A/60

Estate Fee Simple
Area 400 square metres more or less
Legal Description Lot 1 Deposited Plan 348652

Registered Owners

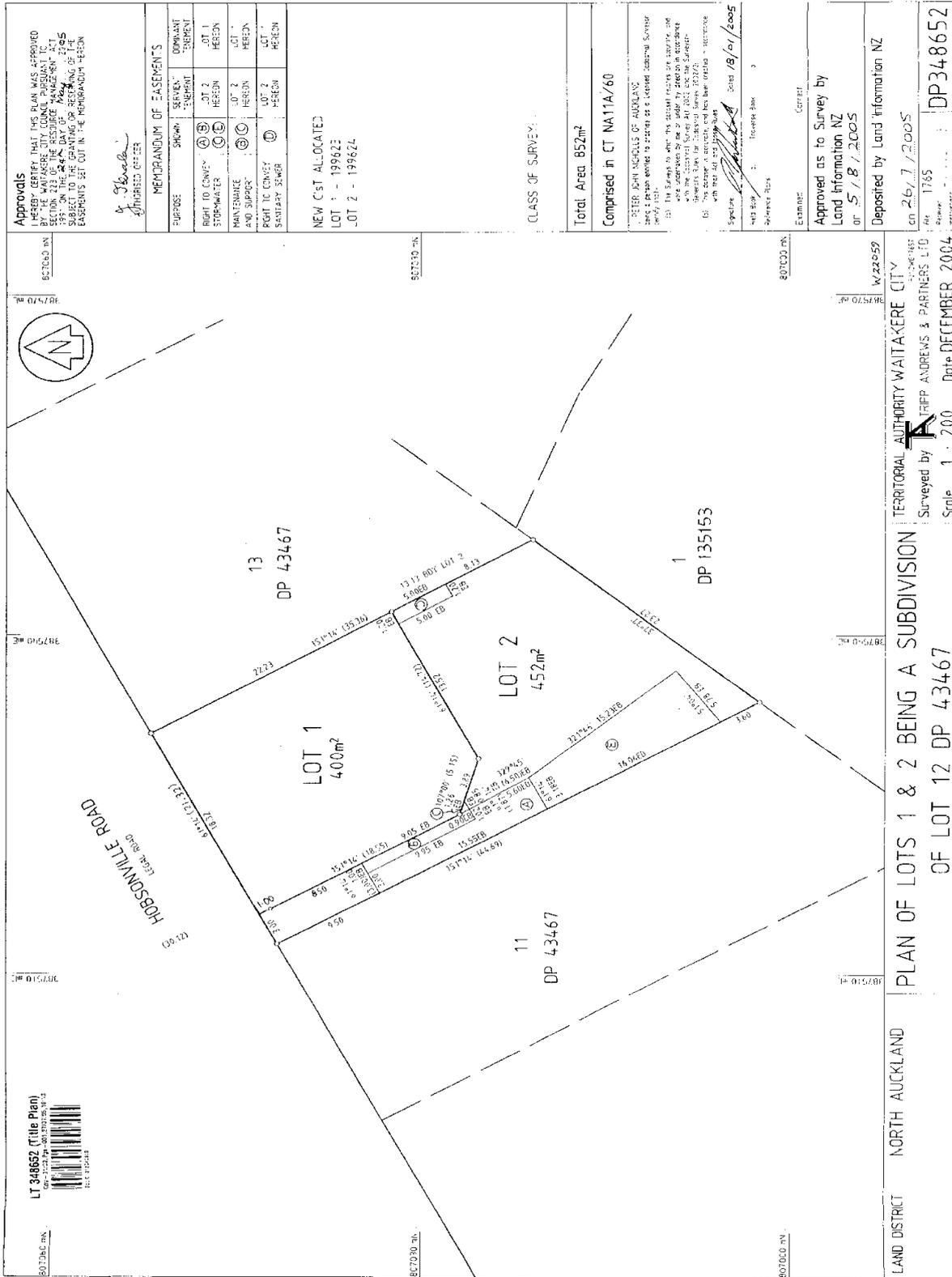
Xixiu Ma

Interests

Appurtenant hereto is a right to convey stormwater & sanitary sewer and a maintenance and support easement created by Easement Instrument 6509588.4 - 26.7.2005 at 9:00 am

The easements created by Easement Instrument 6509588.4 are subject to Section 243 (a) Resource Management Act 1991

12029053.3 Mortgage to Bank of China (New Zealand) Limited - 26.2.2021 at 3:11 pm



W 22559



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R. W. Muir
Registrar-General
of Land

Identifier **199624**
Land Registration District **North Auckland**
Date Issued 26 July 2005

Prior References

NA11A/60

Estate Fee Simple
Area 452 square metres more or less
Legal Description Lot 2 Deposited Plan 348652

Registered Owners

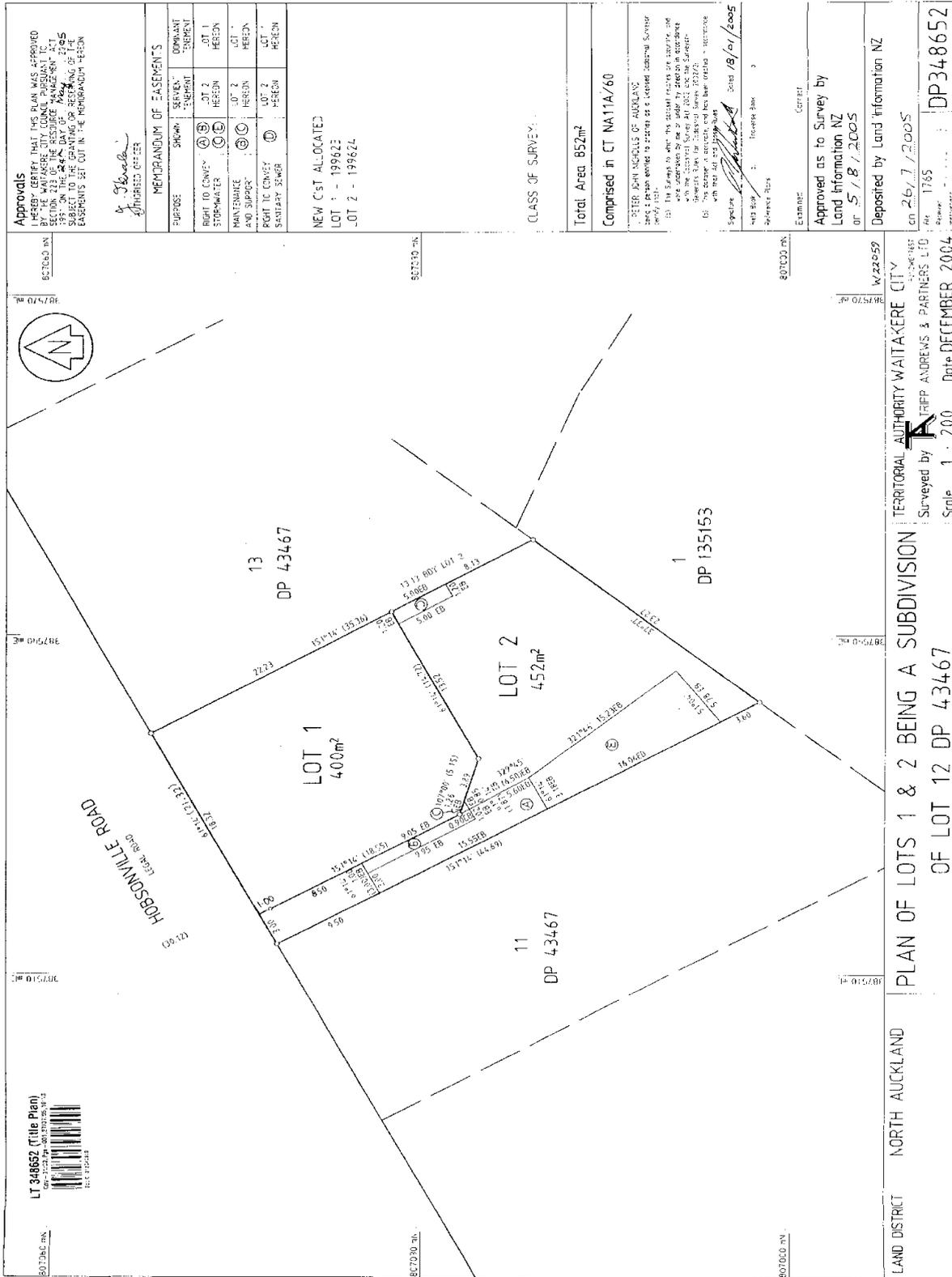
Rav Singh Property Limited

Interests

Subject to a right to convey stormwater over part marked A, B, C and E, maintenance and support easement over part marked B & C and a right to convey sanitary sewer over part marked D on DP 348652 created by Easement Instrument 6509588.4 - 26.7.2005 at 9:00 am

The easements created by Easement Instrument 6509588.4 are subject to Section 243 (a) Resource Management Act 1991

12491933.3 Mortgage to Bank of New Zealand - 1.7.2022 at 3:45 pm



W 2057



**RECORD OF TITLE
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R. W. Muir
Registrar-General
of Land

Identifier **287255**
Land Registration District **North Auckland**
Date Issued 01 May 2006

Prior References

GN 6844619.1

Estate Fee Simple
Area 2358 square metres more or less
Legal Description Section 1 Survey Office Plan 364200

Registered Owners

Watercare Services Limited

Interests

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

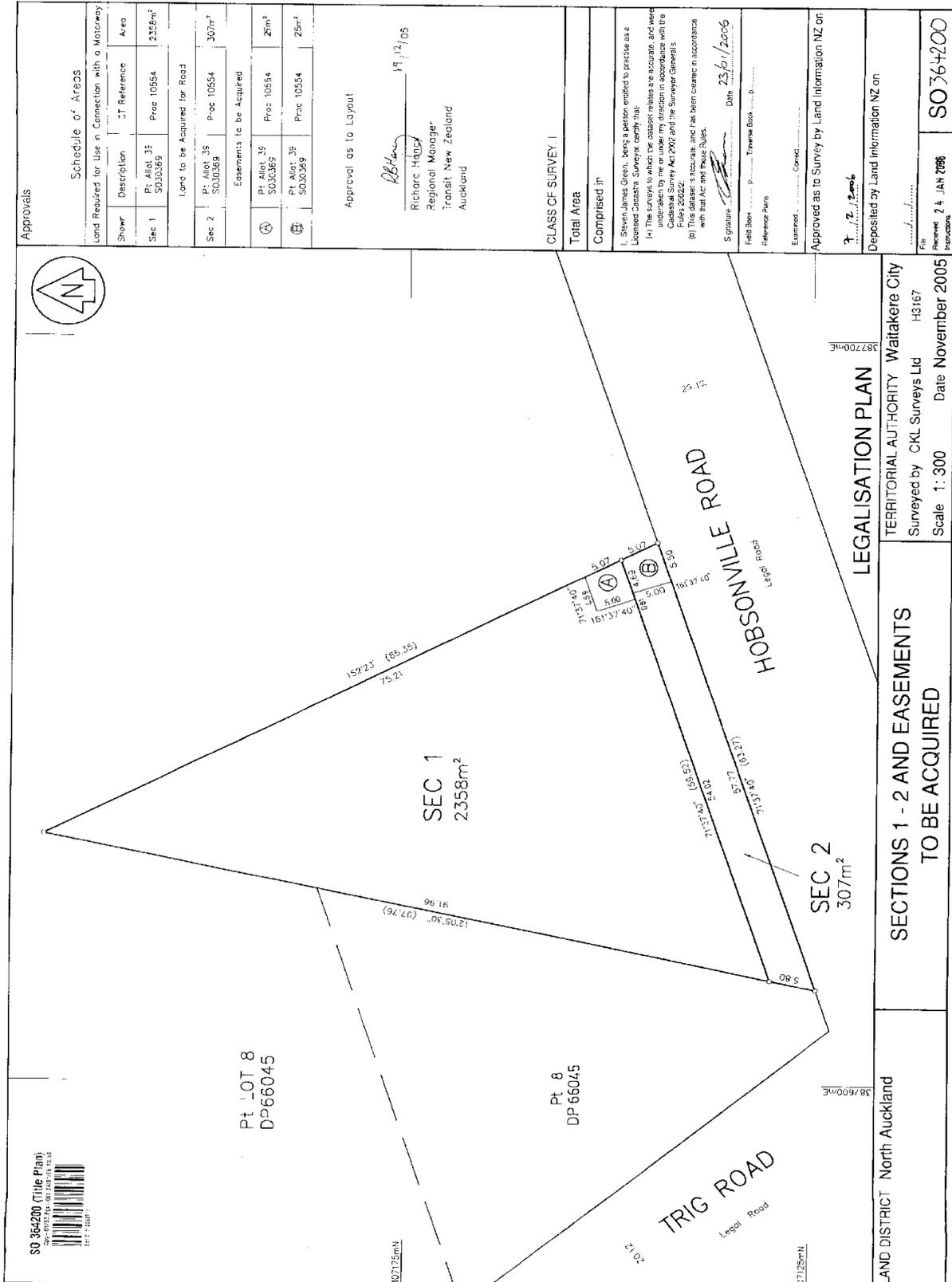
8447500.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 22.3.2010 at 12:08 pm

8934563.1 Notice pursuant to Section 91 Government Roothing Powers Act 1989 - 6.12.2011 at 7:00 am

Subject to a right (in gross) to convey electricity over part marked A on DP 432994 in favour of Vector Limited created by Easement Instrument 9345003.1 - 30.4.2013 at 7:57 am

Subject to a right (in gross) to convey telecommunications and computer media over part marked A on SO 364200 and part marked A on DP 438695 in favour of Her Majesty the Queen created by Easement Instrument 10504407.2 - 19.7.2016 at 7:00 am

10504407.3 Partial discharge of Compensation Certificate 8447500.1 - 19.7.2016 at 7:00 am





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UNDER LAND TRANSFER ACT 2017
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R. W. Muir
Registrar-General
of Land

Identifier **376596**
Land Registration District **North Auckland**
Date Issued 18 November 2011

Prior References

110147

Estate Fee Simple
Area 506 square metres more or less
Legal Description Lot 1 Deposited Plan 394135

Registered Owners

Xingyu Pan and Xiao Yan

Estate Fee Simple - 1/4 share
Area 108 square metres more or less
Legal Description Lot 5 Deposited Plan 394135

Registered Owners

Xingyu Pan and Xiao Yan

Interests

C428346.1 Certificate pursuant to Section 94C Transit New Zealand Act 1989 declaring that part of State Highway 18 known as Hobsonville Road, commencing at its junction with State Highway 16 and proceeding in an eastern direction to Upper Harbour Drive to be a limited access road - 5.11.1992 at 2.01 pm

Appurtenant hereto is a stormwater drainage right created by Easement Instrument 5845394.3 - 18.12.2003 at 9:34 am

The easements created by Easement Instrument 5845394.3 are subject to Section 243 (a) Resource Management Act 1991

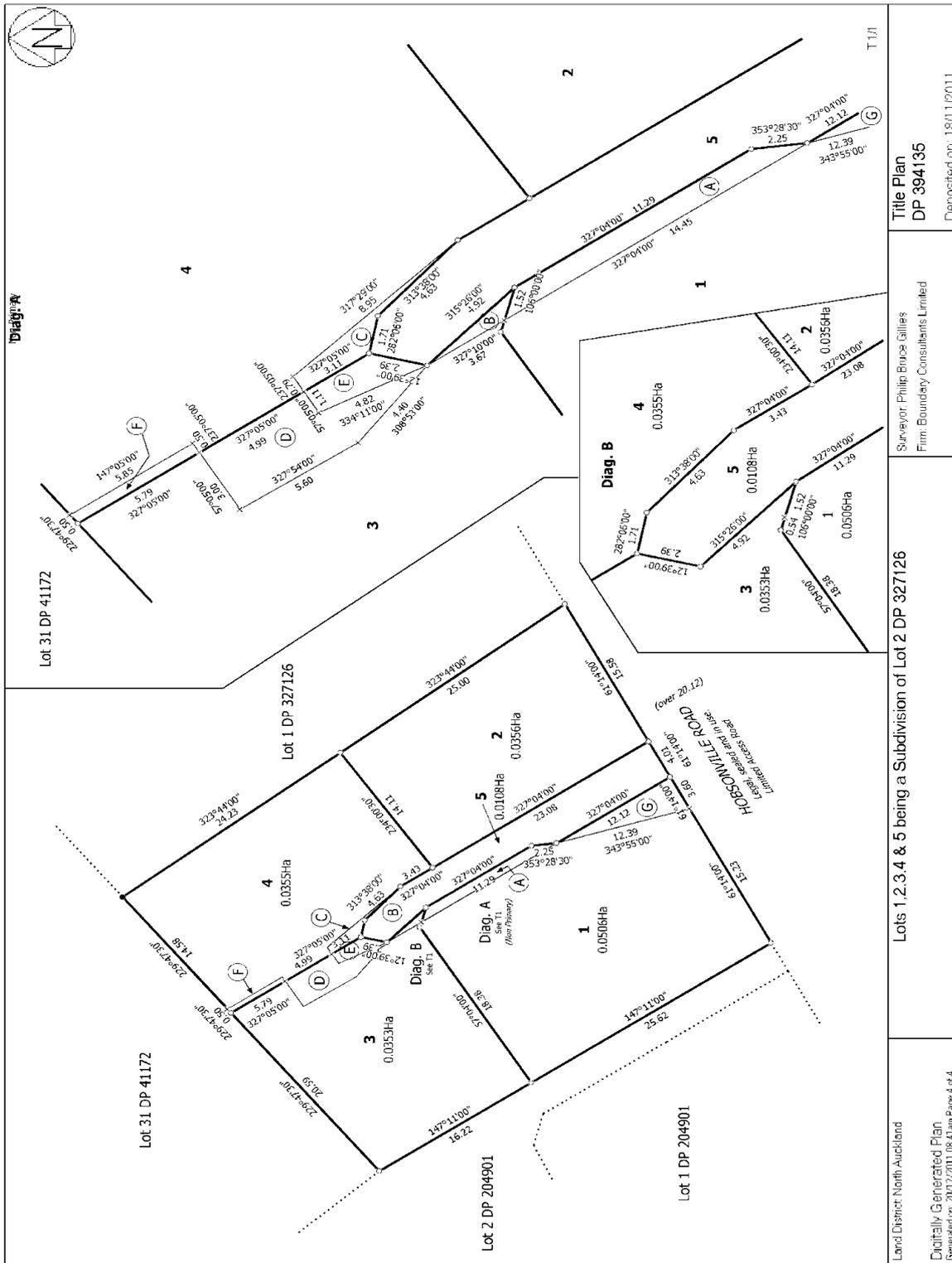
8887148.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.11.2011 at 4:46 pm (affects Lot 1 DP 394135)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 394135)

Subject to a right to convey electricity, gas, telecommunications, water and computer media over part Lot 1 DP 394135 marked A and G on DP 394135 created by Easement Instrument 8887148.5 - 18.11.2011 at 4:46 pm

Some of the easements created by Easement Instrument 8887148.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 394135)

9615010.3 Mortgage to Bank of New Zealand - 18.2.2014 at 10:45 am



Title Plan
 DP 394135
 Deposited on: 18/11/2011

Surveyor: Philip Bruce Gillies
 Firm: Boundary Consultants Limited

Lots 1, 2, 3, 4 & 5 being a Subdivision of Lot 2 DP 327126

Land District: North Auckland
 Digitally Generated Plan
 Generated on: 20/12/2011 08:41 am Page 4 of 4