

## APPENDIX A – CERTIFICATES OF TITLE



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA36B/228**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 July 1976

**Prior References**

NA31A/653

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<b>Estate</b>	Fee Simple
<b>Area</b>	1267 square metres more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 79435

**Registered Owners**

Bruce Ernest Gordon Howard and Jacqueline Ann Howard

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**Interests**

559141.1 Gazette Notice (1978 page 1324) declaring the adjoining State Highway to be a limited access road - 25.5.1978 at 2.15 pm

D659241.1 Mortgage to The Hongkong and Shanghai Banking Corporation Limited - 22.11.2001 at 1.36 pm





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

**Identifier** **NA103C/94**  
**Land Registration District** **North Auckland**  
**Date Issued** 16 October 1995

**Prior References**

NA17B/1229

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<b>Estate</b>	Fee Simple
<b>Area</b>	5000 square metres more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 169689

**Registered Owners**

William Thomas Oliver Barton, Calwell Robert George Barton and Barton Brothers Trustee Limited

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**Interests**

A408847 Building Line Restriction

559141.1 Gazette Notice (1978 page 1324) declaring the adjoining State Highway to be a limited access road - 25.5.1978 at 2.15 pm

Subject to a right of way over part marked A on DP 169689 specified in Easement Certificate C908491.3 - 16.10.1995 at 3.08 pm

The easements specified in Easement Certificate C908491.3 are subject to Section 243 (a) Resource Management Act 1991

6067466.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 6.7.2004 at 9:00 am

10643347.1 Mortgage to Kiwibank Limited - 1.12.2016 at 12:52 pm





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Search Copy

**Identifier** 201532  
**Land Registration District** North Auckland  
**Date Issued** 20 May 2005

### Prior References

NA254/123

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<b>Estate</b>	Fee Simple
<b>Area</b>	6.7089 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 349141

### Proprietors

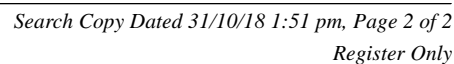
Yong Yang

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### Interests

559141.1 Gazette Notice (1978 page 1324) declaring the adjoining State Highway to be a limited access road - 25.5.1978 at 2.15 pm

11084093.1 Mortgage to ASB Bank Limited - 20.4.2018 at 5:09 pm





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Search Copy

**Identifier** 201533  
**Land Registration District** North Auckland  
**Date Issued** 20 May 2005

### Prior References

NA17D/39 NA254/123

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**Estate** Fee Simple  
**Area** 1.4960 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 349141

### Proprietors

Rimmer Properties Limited

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### Interests

A408847 Building Line Restriction

559141.1 Gazette Notice (1978 page 1324) declaring the adjoining State Highway to be a limited access road - 25.5.1978 at 2.15 pm

10831338.2 Mortgage to Kiwibank Limited - 28.6.2017 at 4:29 pm



Search Copy Dated 30/10/18 11:04 am, Page 2 of 2  
Register Only



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Search Copy

**Identifier** NA254/124  
**Land Registration District** North Auckland  
**Date Issued** 07 July 1916

### Prior References

NA240/23 NA246/35

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<b>Estate</b>	Fee Simple
<b>Area</b>	6.9189 hectares more or less
<b>Legal Description</b>	Part Lot 1 Deposited Plan 10409 and Part Lot 9 Deposited Plan 9960

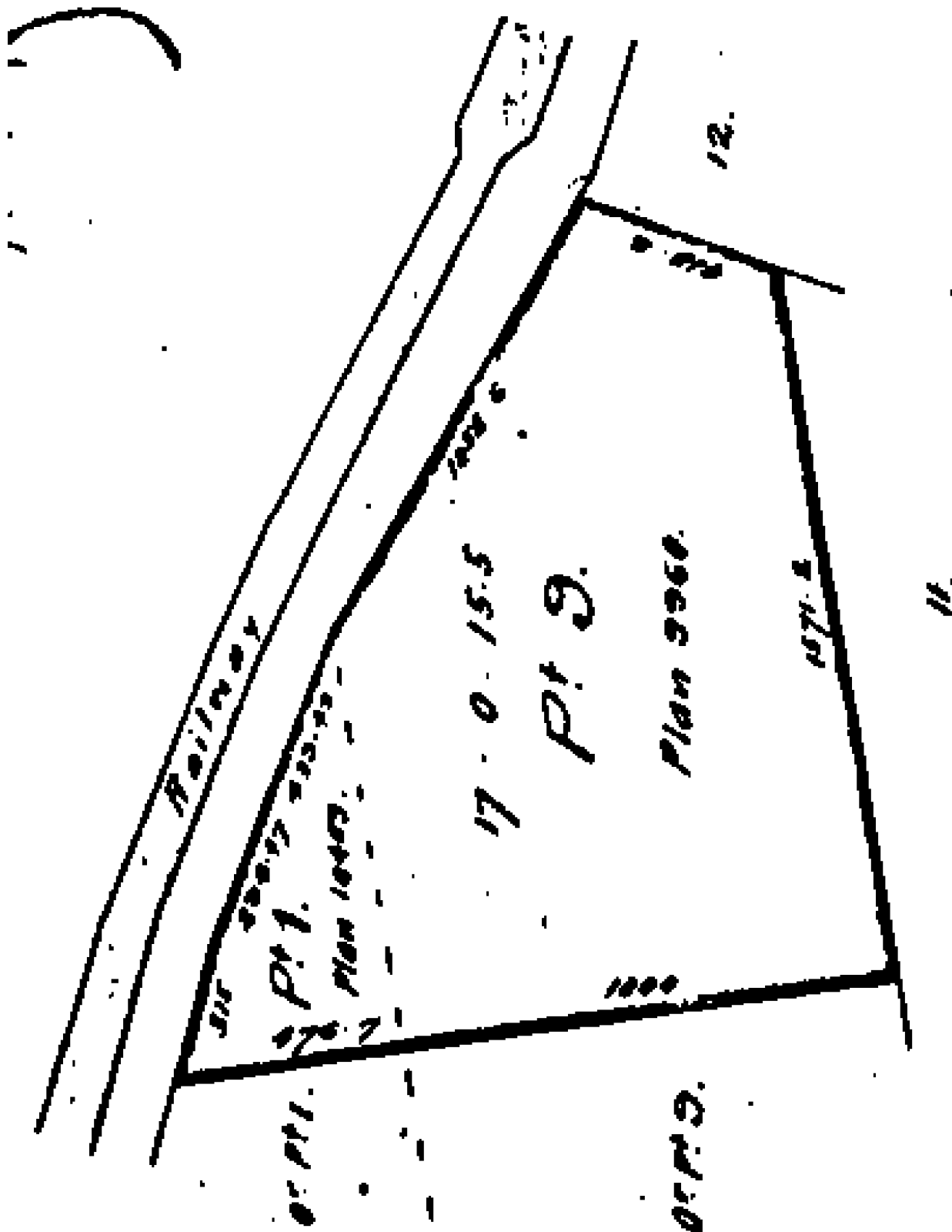
### Proprietors

Sunnyview Orchards Limited

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### Interests

559141.1 Gazette Notice declaring adjoining State Highway to be a limited access road - 25.5.1978 at 2.15 pm





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Search Copy

**Identifier** **623923**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 February 2015

### Prior References

210152 NA127A/287

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**Estate** Fee Simple  
**Area** 1.3210 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 466759

### Proprietors

Stephen Frederick Lee, Amanda Rose Lee and Shane Crawford Devery

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### Interests

A408847 Building Line Restriction - 13.8.1969 at 9:00 am

559141.1 Gazette Notice declaring the adjoining State Highway to be a limited access road - 25.5.1978 at 2.15 pm

Appurtenant hereto is a right of way specified in Easement Certificate C908491.3 - 16.10.1995 at 3.08 pm

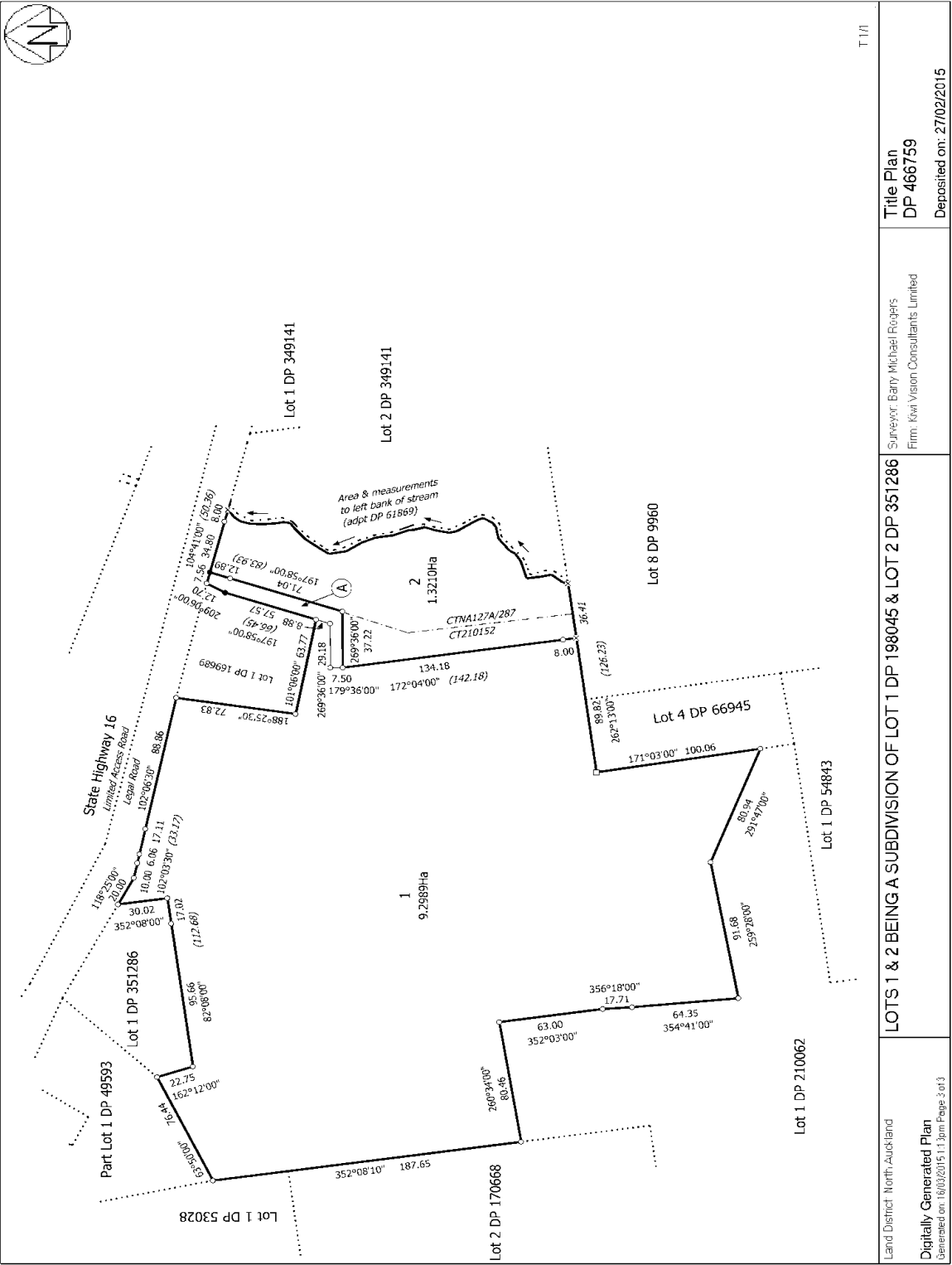
The easements specified in Easement Certificate C908491.3 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way created by Easement Instrument 9894769.8 - 27.2.2015 at 12:23 pm

The easements created by Easement Instrument 9894769.8 are subject to Section 243 (a) Resource Management Act 1991

9894769.9 Mortgage to ANZ Bank New Zealand Limited - 27.2.2015 at 12:23 pm

10276648.1 Variation of Mortgage 9894769.9 - 9.12.2015 at 4:47 pm





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

**Identifier** **NA4A/515**  
**Land Registration District** **North Auckland**  
**Date Issued** 10 July 1964

**Prior References**  
NA395/115

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**Estate** Fee Simple  
**Area** 2.0234 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 53028

**Registered Owners**  
Scott Lawrence Green and Christie Estelle Green

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**Interests**

K119375 Building Line Restriction  
559141.1 Gazette Notice (1978 page 1324) declaring adjoining State Highway to be a limited access road - 25.5.1978 at 2:15 pm.  
9344178.3 Mortgage to ANZ Bank New Zealand Limited - 4.4.2013 at 2:53 pm

N. I. M. T. RAILWAY

S. H. N° 16

479.7.

1

1128.8

1216.0

5: 0: 00

466.15



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

**Identifier** **NA17D/930**  
**Land Registration District** **North Auckland**  
**Date Issued** 15 January 1970

**Prior References**

NA468/28

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<b>Estate</b>	Fee Simple
<b>Area</b>	7133 square metres more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 57556

**Registered Owners**

Simone Marie Boag

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**Interests**

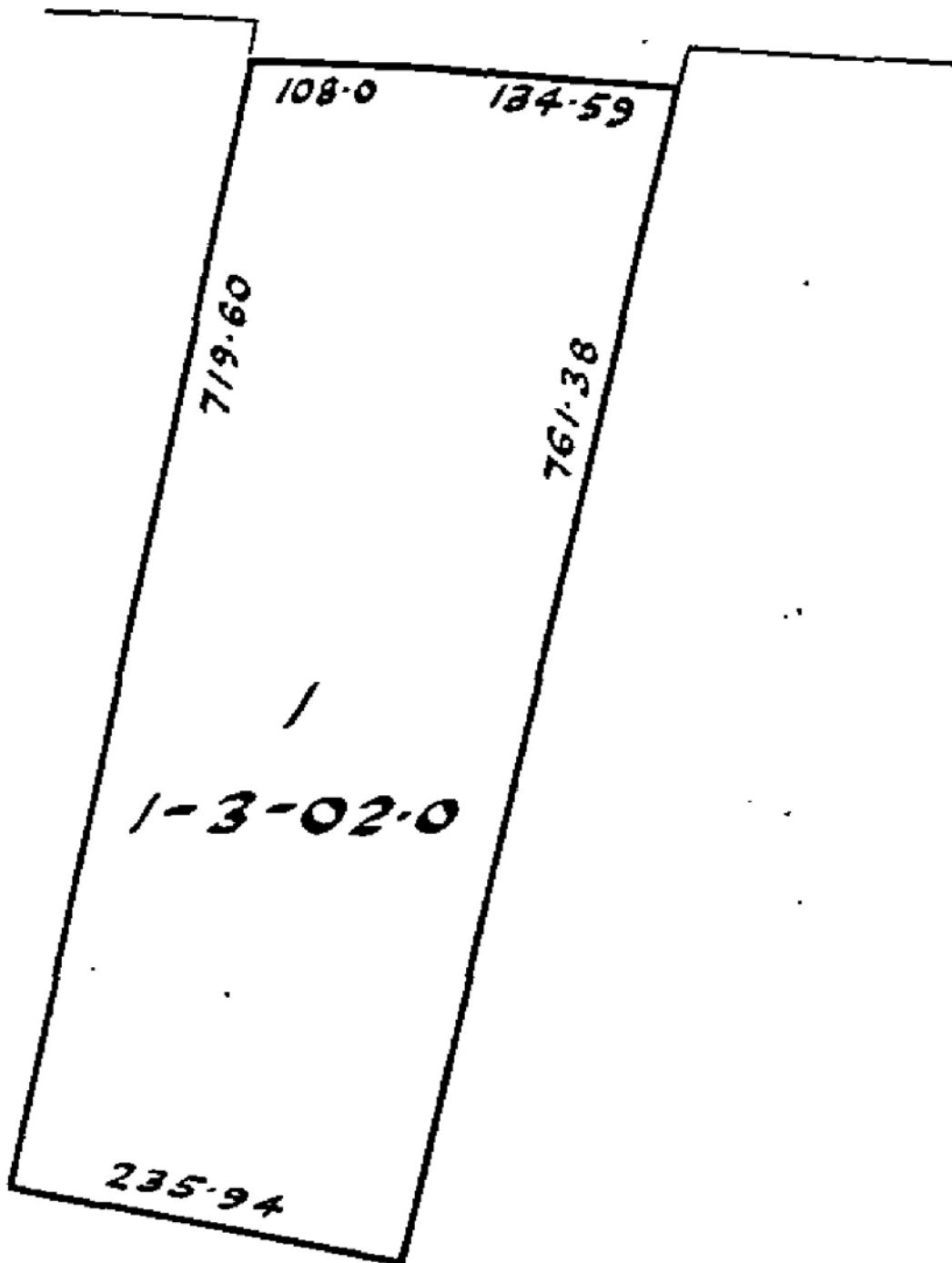
Fencing Agreement in Transfer 218308

559141.1 Gazette Notice (1978 page 1324) declaring adjoining State Highway to be a limited access road - 25.5.1978 at 2.15 pm

9461745.3 Mortgage to ANZ Bank New Zealand Limited - 27.8.2013 at 2:19 pm



**S. H. No 16**





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

**Identifier** **NA35A/319**  
**Land Registration District** **North Auckland**  
**Date Issued** 02 September 1976

**Prior References**

NA31A/653

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**Estate** Fee Simple  
**Area** 1.0592 hectares more or less  
**Legal Description** Part Lot 1 Deposited Plan 49593

**Registered Owners**

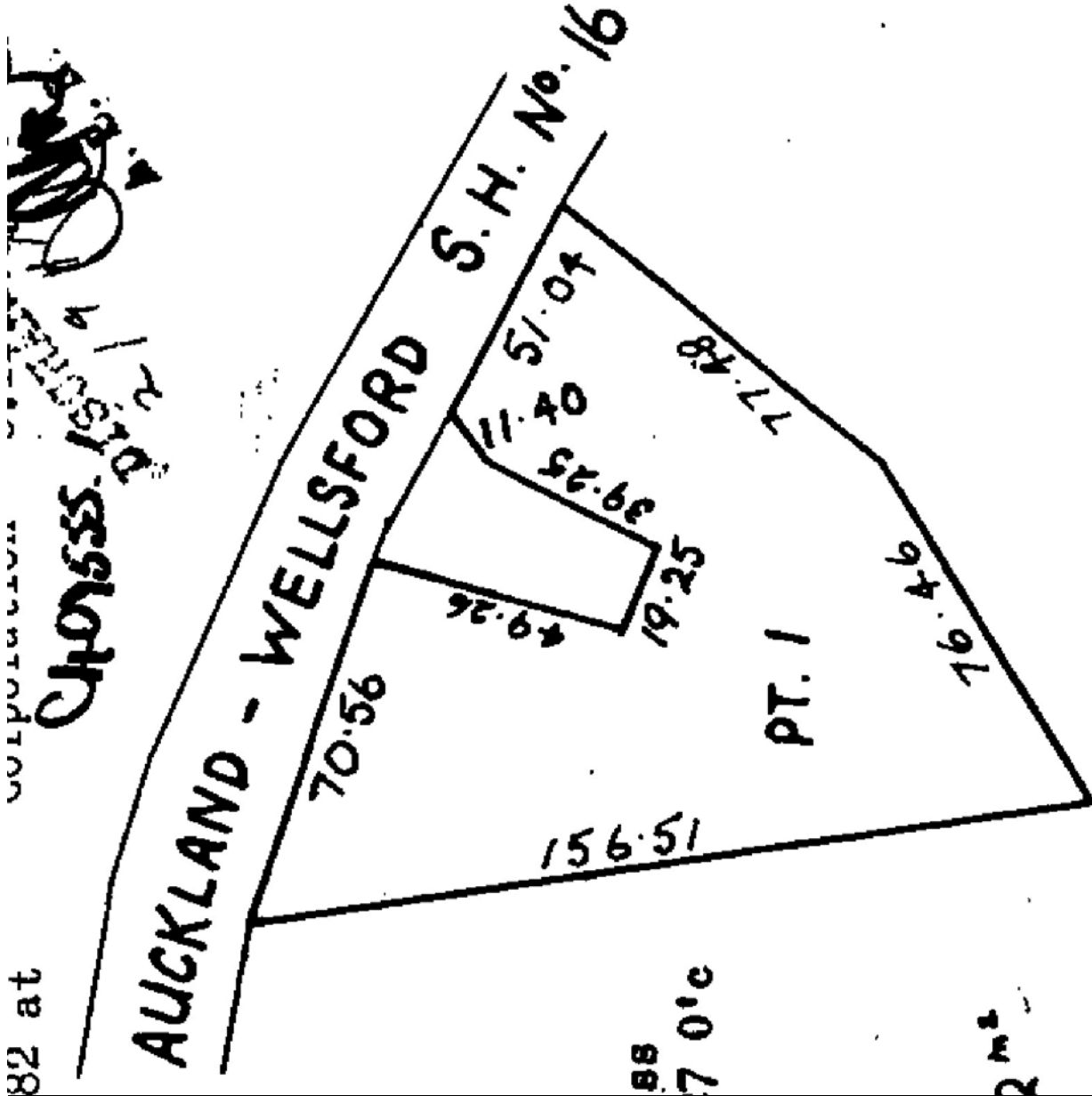
Abbie Jayne Cossey and Glen Carlton Cossey

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**Interests**

559141.1 Gazette Notice (1978 page 1324) declaring the adjoining State Highway to be a limited access road -  
25.5.1978 at 2.15 pm

9040284.3 Mortgage to ASB Bank Limited - 21.5.2012 at 3:49 pm





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

**Identifier** **NA35B/1208**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 August 1977

**Prior References**

NA26C/1414

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<b>Estate</b>	Fee Simple
<b>Area</b>	3.8548 hectares more or less
<b>Legal Description</b>	Part Lot 11 Deposited Plan 11482

**Registered Owners**

Peter Ashby and Kathleen Ann Ashby

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**Interests**

559141.1 Gazette Notice (1978 page 1324) declaring the adjoining State Highway to be a limited access road -  
25.5.1978 at 2.15 pm

Kaipara Railway

S. H. No 16

61.61 39.27

pt 11

380.97

3.8548 ha.

384.30

101.53



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

**Identifier** **NA69A/908**  
**Land Registration District** **North Auckland**  
**Date Issued** 08 June 1989

**Prior References**

NA17B/800

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**Estate** Fee Simple  
**Area** 3.4380 hectares more or less  
**Legal Description** Part Lot 12 Deposited Plan 11482

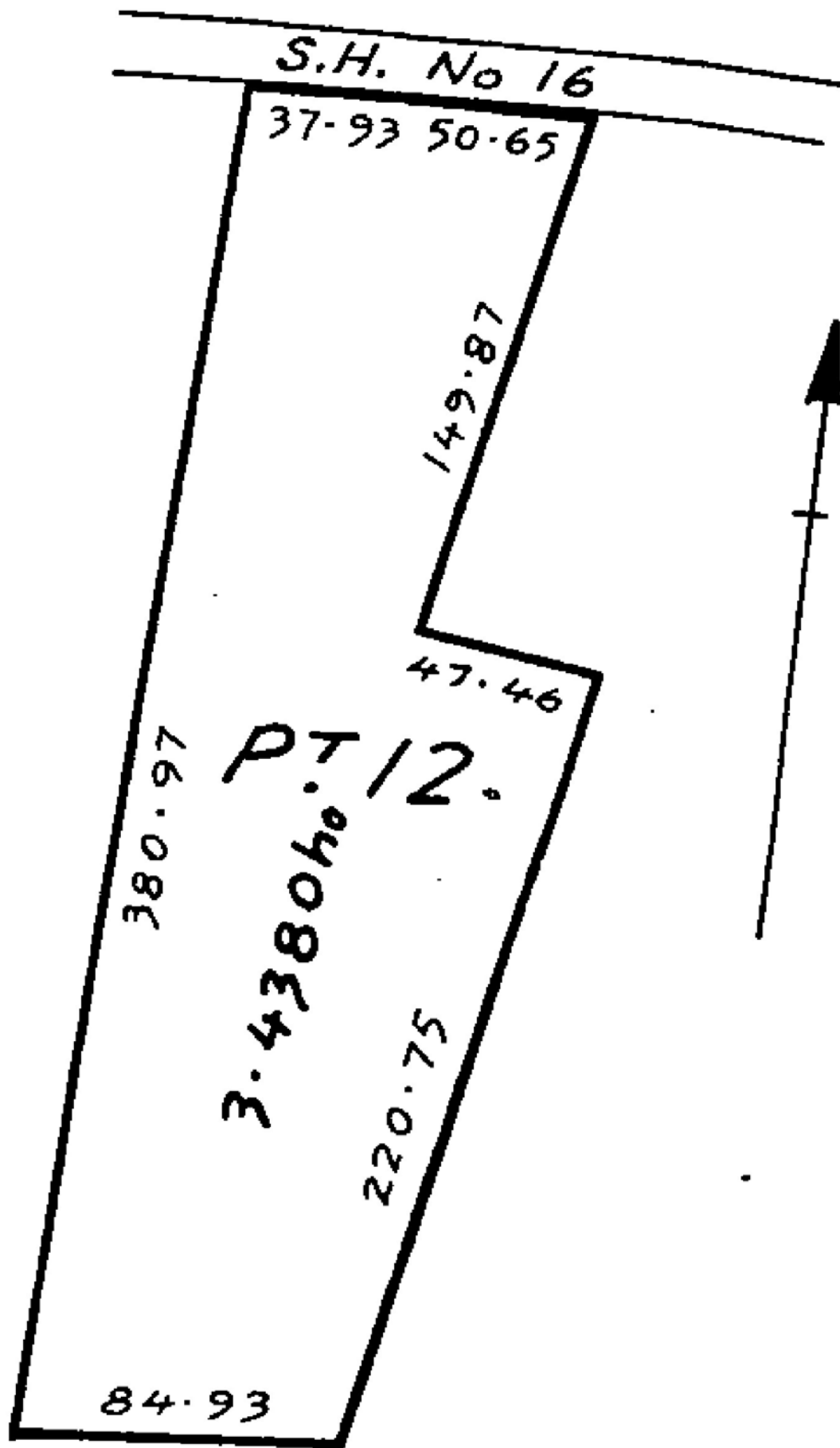
**Registered Owners**

Craig Burnett and Lysie Alison Burnett

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**Interests**

Fencing Agreement in Transfer 218308  
Fencing Agreement in Transfer A454003  
C668185.2 Mortgage to ASB Bank Limited - 20.10.1994 at 11.22 am





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

**Identifier** **NA90C/828**  
**Land Registration District** **North Auckland**  
**Date Issued** 01 July 1993

**Prior References**

NA249/137

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<b>Estate</b>	Fee Simple
<b>Area</b>	4.5050 hectares more or less
<b>Legal Description</b>	Lot 3 Deposited Plan 152275

**Registered Owners**

Timothy David Hartley Hay, Alison Joy Hay and Silvermere Trustee Co Limited

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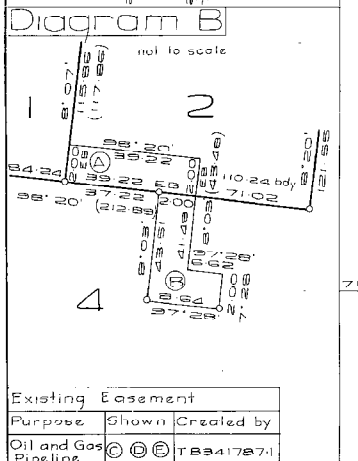
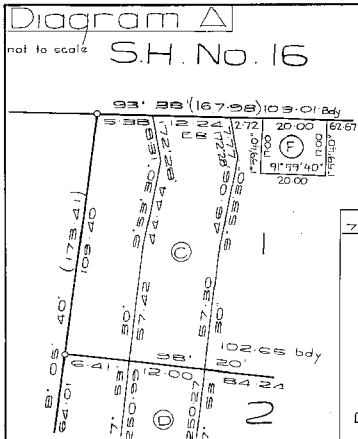
**Interests**

559141.1 Gazette Notice (1978 pg 1324) declaring the adjoining State Highway to be a limited access road -  
25.5.1978 at 2.15 pm

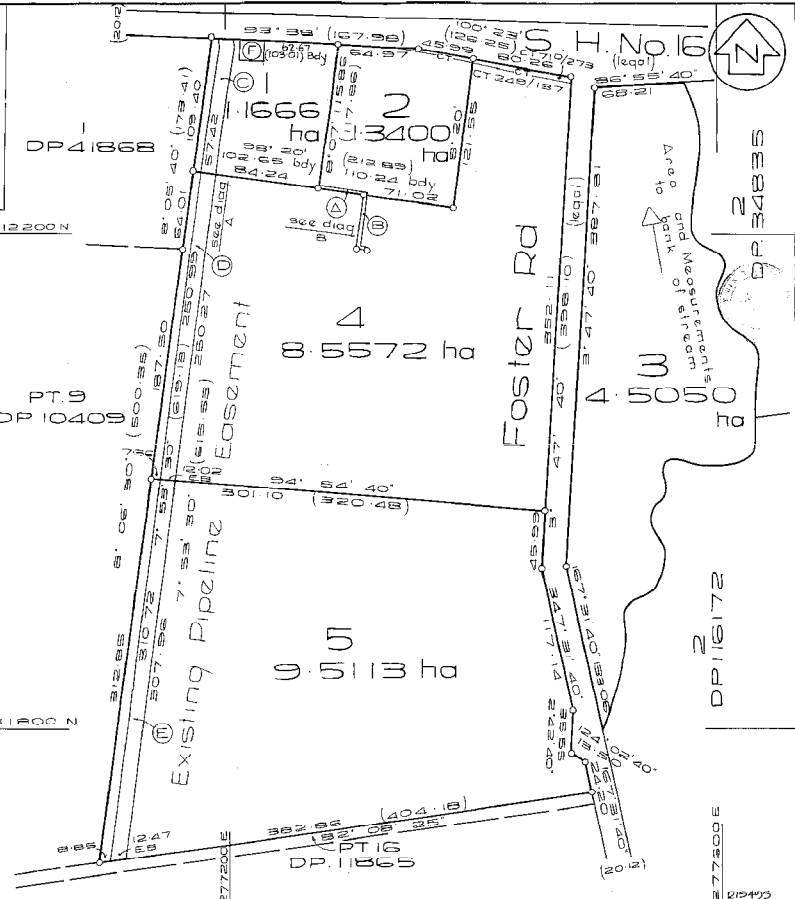
7390257.3 Mortgage to Bank of New Zealand - 28.5.2007 at 9:00 am

11276390.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen -  
6.11.2018 at 7:00 am





Existing Easement		
Purpose	Shown	Created by
Oil and Gas Pipeline	⊙ ⊙ ⊙	T83417871



LAND DISTRICT NORTH AUCKLAND  
SURVEY BLK. & DIST. VII. Kumeu.  
NZMS 281 SH. RECORD MAP No.

Lots 1-5 being subdivision of PT Lots 7 and 8 DP 10409 and Section 1 5061909

LOCAL AUTHORITY Rodney District  
Surveyed by CATO CONSULTANTS LTD  
Scale 1:2000 Date Nov. 1991

Approvals

B. O. Agency  
REGISTERED OWNERS

PURSUANT TO A RESOLUTION OF THE RODNEY DISTRICT COUNCIL PASSED ON THE 30th DAY OF DECEMBER 1991, APPROVING PURSUANT TO SECTION 395 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN CONDITIONAL UPON THE GRANTING OR RESERVING OF THE EASEMENT SHOWN IN THE MEMORANDUM ENDORSED HEREON AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME AND THE PROPOSED NEW DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES THE COMMON SEAL OF THE RODNEY DISTRICT COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF:-

MAYOR: *[Signature]*  
VICE GENERAL MANAGER: *[Signature]*

Memorandum of Easements

Purpose Shown	Servient Tenement	Dominant Tenement
Water Supply	(A) Lot 2	Lot 1
	(B) Lot 4	Lots 1, 2

Existing Easements in Gross

Purpose	Shown	Created by
Oil and Gas Pipeline	⊙ ⊙ ⊙	T83417871
Gas Supply	(F)	87583862
New CT Allocated		
Lot 1	500/827	LOT 5 500/820
Lot 2	500/827	
Lot 3	500/827	
Lot 4	500/827	

Total Area 25 0801 ha

Comprised in C.T. 243/137 (801)  
710/273 (311)

Joseph James Verryll  
Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980), hereby certify that this plan has been made from surveys executed by me or under my direction, that both plans and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland this 10th day of July 1991 Signature *[Signature]*

Field Book *[Blank]* Traverse Book *[Blank]*  
Reference Plans *[Blank]*  
Examined *[Blank]* Correct *[Blank]* J. S. Hunkin

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

Deposited this 27th day of August 1991  
*[Signature]* District Land Registrar

DP 152275



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
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**Identifier** **NA110A/678**  
**Land Registration District** **North Auckland**  
**Date Issued** 11 December 1997

**Prior References**

NA673/64

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<b>Estate</b>	Fee Simple
<b>Area</b>	5.5949 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 178620

**Registered Owners**

Evan Andrew Tanner and Natalie Desiree Tanner

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**Interests**

559141.1 Gazette Notice declaring the adjoining State Highway No. 16 to be a limited access road - 25.5.1978 at 2.15 pm

D225832.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 (DP 178620) - 11.12.1997 at 11.55 am

Appurtenant hereto is a right of way specified in Easement Certificate D225832.4 - 11.12.1997 at 11.55 am

The easements specified in Easement Certificate D225832.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer D548741.2 - 12.10.2000 at 9.25 am

D557313.1 Mortgage to ASB Bank Limited - 14.11.2000 at 9.17 am

5895552.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 11.2.2004 at 9:00 am

[illegible]

24 JAN 1968



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
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**Identifier** **623922**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 February 2015

**Prior References**

210152

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**Estate** Fee Simple  
**Area** 9.2989 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 466759

**Registered Owners**

Good Assets Limited

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**Interests**

A408847 Building Line Restriction - 13.8.1969 at 9:00 am (affects part formerly Lot 2 DP 198045)

559141.1 Gazette Notice declaring the adjoining State Highway to be a limited access road - 25.5.1978 at 2.15 pm (affects part formerly CT (affects parts formerly Lot 2 DP 198045 and Lot 1 DP 66945)

Appurtenant hereto is a right of way specified in Easement Certificate C908491.3 - 16.10.1995 at 3.08 pm (affects part formerly Lot 2 DP 169689)

The easements specified in Easement Certificate C908491.3 are subject to Section 243 (a) Resource Management Act 1991

6067466.3 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 6.7.2004 at 9:00 am

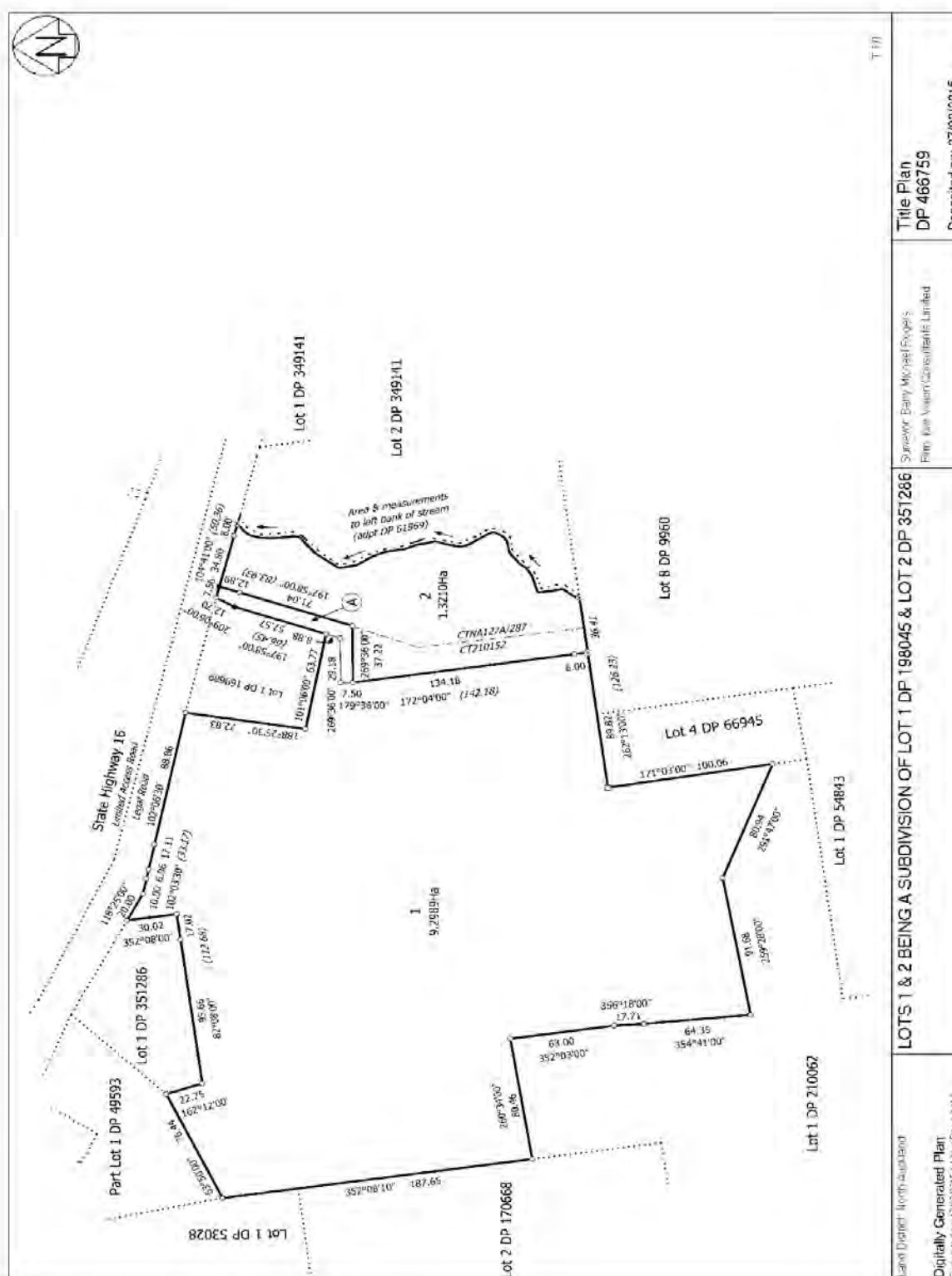
6067466.4 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 6.7.2004 at 9:00 am

Subject to a right of way over part marked A on DP 466759 created by Easement Instrument 9894769.8 - 27.2.2015 at 12:23 pm

The easements created by Easement Instrument 9894769.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part marked A on DP 440285 created by Easement Instrument 10107610.3 - 3.7.2015 at 3:59 pm

10107610.5 Mortgage to ASB Bank Limited - 3.7.2015 at 3:59 pm





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

**Identifier** **47171**  
**Land Registration District** **North Auckland**  
**Date Issued** 10 March 2004

**Prior References**

NA1609/56                      NA51B/953

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**Estate**                      Fee Simple  
**Area**                      5346 square metres more or less  
**Legal Description**    Lot 1 Deposited Plan 311972

**Registered Owners**

Lillian Audrey Hansell and Laauli Anthony Hansell

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**Interests**

559141.1 Gazette Notice (1978 p.1324) declaring adjoining State Highway to be a limited access road - 25.5.1978 at 2.15 pm

11366109.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 21.2.2019 at 4:03 pm

11577053.3 Mortgage to ASB Bank Limited - 31.10.2019 at 5:12 pm





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Search Copy

**Identifier** 210151  
**Land Registration District** North Auckland  
**Date Issued** 14 December 2006

### Prior References

NA26A/1162

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**Estate** Fee Simple  
**Area** 5663 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 351286

### Proprietors

New Sunny Enterprise Limited

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### Interests

559141.1 Gazette Notice declaring the adjoining State Highway to be a limited access road - 25.5.1978 at 2:15 pm  
(affects part formerly CT NA 127A/288)

Appurtenant hereto is a right of way created by Easement Instrument 10107610.3 - 3.7.2015 at 3:59 pm

10112307.1 CAVEAT BY GOOD ASSETS LIMITED - 6.7.2015 at 5:20 pm

10387478.1 CAVEAT BY GOOD ASSETS LIMITED - 18.4.2016 at 2:42 pm



**LT 351286 (Title Plan)**  
 Date: 11/05/2005  
 1:12500 mN

I hereby certify that this plan was approved by the  
 Rodney District Council pursuant to section 223  
 of the Resource Management Act 1991 on the  
 17<sup>th</sup> day of May 2005.

*[Signature]*  
 Authorised Officer

**State Highway 16**  
 Limited Access Road  
 Legal Road

**Lot 1**  
 DP.198045  
 9.5769ha.

**Lot 2**  
 DP.170668  
 9.5769ha.

**Lot 3**  
 DP.9960  
 8.0000ha.

**Lot 4**  
 DP.66945  
 4.0000ha.

**Lot 5**  
 DP.210062  
 1.0000ha.

**Lot 6**  
 DP.170668  
 1.0000ha.

**Lot 7**  
 DP.53028  
 1.0000ha.

**Lot 8**  
 DP.49593  
 1.0000ha.

**Pt.1**  
 DP.49593  
 1.0000ha.

**LAND DISTRICT** North Auckland

**TERRITORIAL AUTHORITY** Rodney District

**Surveyed by** Cato Bolam Consultants Ltd

**Scale** 1:1500

**Date** March 2005

**Lots 1 & 2 Being Subdivision of**  
**Lot 2 DP.199798 and Lot 1 DP.66945**

**DP.198045**

**DP.9960**

**DP.66945**

**DP.210062**

**DP.170668**

**DP.53028**

**DP.49593**

**Pt.1**

**Approvals**

**Existing Easements**

Purpose	Shown	Servient Tenement	Created by
Right of Way	(B)	Lot 2 hereon	Easement Certificate D4443796

**New C.T. Allocated**  
 Lot 1 - 210161  
 Lot 2 - 210152

**Class of Survey**  
 Lot 1 - Class I  
 Lot 2 - Class II

**Total Area** 10.1432ha

**Comprised in** CT 26A/1162 & 128B/305

**1. Michelle Ann Bunn**  
 Being a person entitled to practice as a Licensed Professional Surveyor, certify that this plan was prepared by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey Regulations 2002.

**2. This plan is a copy of the original created in accordance with the Act and these Regulations.**

**Signature** *[Signature]* **Date** 11/05/2005

**Field Book** *[Blank]* **Reference Plans** *[Blank]*

**Exhibited** *[Blank]* **Correct** *[Blank]*

**Approved as to Survey by Land Information NZ on** 29/11/2006

**Deposited by Land Information NZ on** 14/12/2006

**File** 17506 03 **Received** 19 NOV 2005 **DP 351286**



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

**Identifier** 363247  
**Land Registration District** North Auckland  
**Date Issued** 20 May 2008

**Prior References**

NA26D/47

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<b>Estate</b>	Fee Simple
<b>Area</b>	2.5946 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 390534

**Registered Owners**

Ouyang Lu

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**Interests**

559141.1 Gazette Notice (1978 page 1324) declaring the adjoining State Highway to be a limited access road - 25.5.1978 at 2.15 pm

7821502.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.5.2008 at 9:00 am

Subject to a right of way, a right to convey electricity and a right to convey telecommunications and computer media over part marked A on DP 390534 created by Easement Instrument 7821502.4 - 20.5.2008 at 9:00 am

The easements created by Easement Instrument 7821502.4 are subject to Section 243 (a) Resource Management Act 1991

