



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




R. W. Muir
Registrar-General
of Land

Identifier 888401
Land Registration District North Auckland
Date Issued 26 July 2019

Prior References

NA777/299

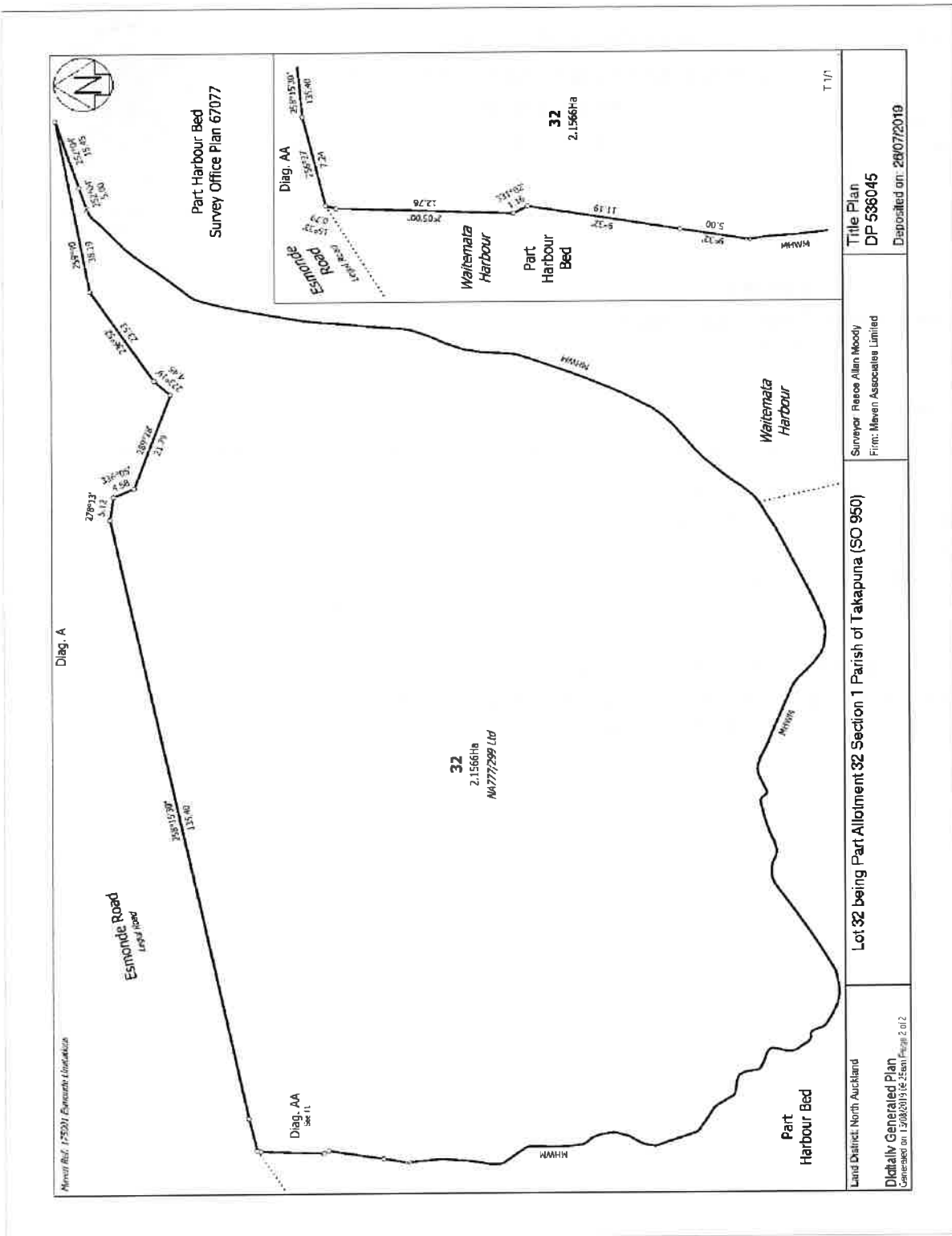
Estate Fee Simple
Area 2.1566 hectares more or less
Legal Description Lot 32 Deposited Plan 536045

Registered Owners

Harbourside Church Property Trust Board

Interests

A256160 Certifying the line of a trunk sewer - 7.11.1967 at 9.00 am
11685225.3 Mortgage to China Construction Bank (New Zealand) Limited - 5.3.2020 at 4:28 pm
11700074.1 CAVEAT BY XU XIN - 5.3.2020 at 4:47 pm





Title Plan - LT 536045

Survey Number LT 536045
Surveyor Reference 175001 Esmonde Limitations
Surveyor Reece Allan Moody
Survey Firm Maven Associates Limited
Surveyor Declaration I Reece Allan Moody, being a licensed cadastral surveyor, certify that:
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and
(b) the survey was undertaken by me or under my personal direction.
Declared on 10 May 2019 06:22 AM

Survey Details

Dataset Description Lot 32 being Part Allotment 32 Section 1 Parish of Takapuna (SO 950)
Status Approved as to Survey
Land District North Auckland **Survey Class** Class A
Submitted Date 10/05/2019 **Survey Approval Date** 30/05/2019
Deposit Date

Territorial Authorities

Auckland Council

Comprised In

RT NA777/299 Ltd

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 32 Deposited Plan 536045	Fee Simple Title	2.1566 Ha	888401
Total Area		2.1566 Ha	

Diag. A



Esmonde Road
Legal Road

Part Harbour Bed
Survey Office Plan 67077

Diag. AA
See T1

32
2.1566Ha
NA7777299 Ltd

Waitemata Harbour

Part Harbour Bed

32
2.1566Ha

Waitemata Harbour

Part Harbour Bed

T 1/1

Land District: North Auckland

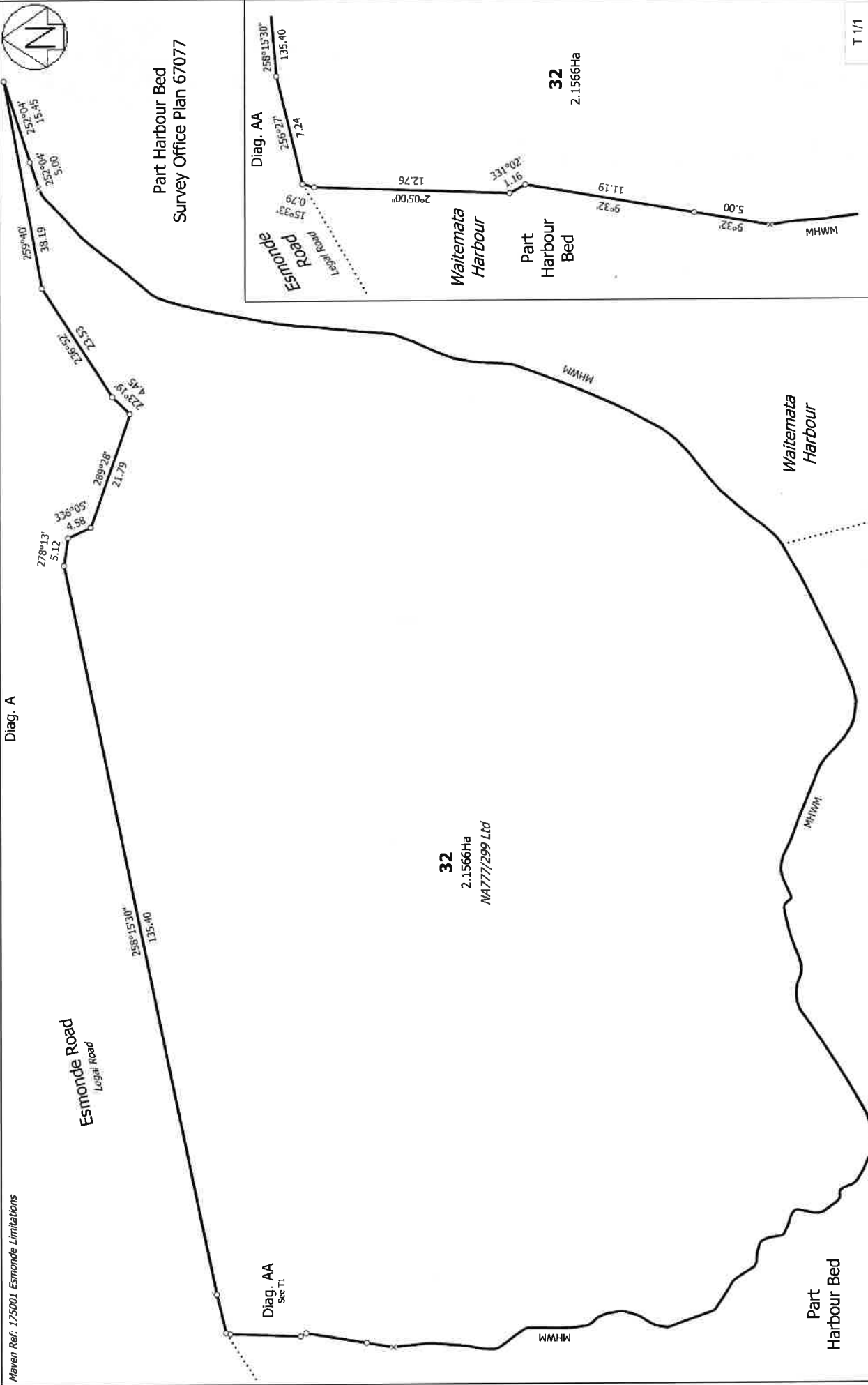
Lot 32 being Part Allotment 32 Section 1 Parish of Takapuna (SO 950)

Surveyor: Reece Allan Moody
Firm: Maven Associates Limited

Title Plan
LT 536045
Approved on: 30/05/2019

Digitally Generated Plan

Generated on: 30/05/2019 3:40pm Page 2 of 2





View Instrument Details

Instrument Type Mortgage
Instrument No 11685225.3
Status Registered
Date & Time Lodged 05 March 2020 16:28
Lodged By Russo, Chantelle Ann

Affected Records of Title **Land District**
888401 North Auckland

Mortgagors

Harbourside Church Property Trust Board

Mortgagees

China Construction Bank (New Zealand) Limited

Share

Mortgage Details

Memorandum Number 2015/4326
Priority Amount \$ 54,750,000 plus interest

This mortgage incorporates the provisions of the above memorandum registered pursuant to Section 209 of the Land Transfer Act 2017

Mortgagor Certifications

I certify that I have the authority to act for the Mortgagor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Zelda Emily Gower as Mortgagor Representative on 03/03/2020 12:34 PM

Mortgagee Certifications

I certify that I have the authority to act for the Mortgagee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period



View Instrument Details

Signature

Signed by Simon James Munday as Mortgagee Representative on 04/03/2020 04:24 PM

***** End of Report *****



View Instrument Details

Instrument Type	Caveat against dealings with land under Section 138 Land Transfer Act 2017
Instrument No	11700074.1
Status	Registered
Date & Time Lodged	05 March 2020 16:47
Lodged By	Adams, Victoria Frances

Affected Records of Title	Land District
888401	North Auckland

Registered Owner

Harbourside Church Property Trust Board

Caveator

Xu Xin

Estate or Interest claimed

Agreement for Sale and Purchase dated 26/10/2018 between the Registered Owner Harbourside Church Property Trust Board as vendor and the Caveator Xu Xin as purchaser

Notice

Take notice that the Caveator forbids the registration of any instrument, or the recording of any matter in the register that transfers, charges, or prejudicially affects the estate or interest protected by this caveat until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of section 143 of the Land Transfer Act 2017.

Address for Service of Caveator

Xu Xin
C/- Brookfields Lawyers
Level 9, Tower One, 205 Queen Street
Auckland
New Zealand
1010

Address for Registered Owner

Harbourside Church Property Trust Board
C/- Simpson Grierson
Level 27, 88 Shortland Street
Auckland
New Zealand
1010

Caveator Certifications



View Instrument Details

Caveator Certifications

I certify that I have the authority to act for the Caveator and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Deborah Jane Miller as Caveator Representative on 28/02/2020 03:02 PM

*** End of Report ***



A256160 HCEC

F I R S T S C H E D U L EDESCRIPTION OF TRUNK SEWER NO. 7A SITUATED
IN THE CITY OF TAKAPUNA AND IN THE BOROUGH
OF EAST COAST BAYS, AND SHOWN ON
RECORD PLANS NUMBERED 7A, 12, 14 and 15.

Trunk Sewer No. 7A commences at Manhole 285 in Trunk Sewer No. 7 Sidemouth Street, Mairangi Bay and proceeds in a generally south-easterly direction, following the foreshore of the Hauraki Gulf to Campbells Bay. The trunk sewer then traverses private property to Huntly Road from where it follows Beach Road, generally along the eastern side to Pumping Station No. 10 in Castor Bay.

The trunk sewer consists of 17" diameter reinforced concrete pipes in trench around the foreshore from Manhole 285 to Manhole 292. From Manhole 292 to Manhole 300 the sewer consists of 13½" diameter reinforced concrete pipes in trench, and from this latter manhole to Manhole 306 the sewer consists of 10½" diameter reinforced concrete pipes of similar construction. From Manhole 306 the trunk sewer consists of 9" diameter concrete-lined steel pipes in trench to Pumping station No. 10.

An emergency overflow outfall extends from Manhole 289 in 12" diameter reinforced concrete pipes in trench to below low water.

2.2/04

A 256160

F I R S T S C H E D U L E

DESCRIPTION OF TRUNK SEWER NO. 3 SITUATED
IN THE CITY OF TAKAPUNA -
RECORD PLANS NUMBERED 34, 35, 43.

Trunk Sewer No. 3 commences at Pumping Station No. 4 and proceeds generally in a southerly and south-easterly direction following the western side of Barry's Point Peninsular, crossing Barry's Point Road approximately four chains north of its inter-section with the motorway link to Esmonde Road. From this point it runs parallel to Esmonde Road on the northern side to cross this road at a point approximately 28 chains from Lake Road. The trunk sewer then follows the eastern shore of Shoal Bay to Harley Road, from where it proceeds in a generally south-easterly direction to Pumping Station No. 3 in Northboro Road, where it terminates.

From the inlet manhole to Pumping Station No. 4 to the north tunnel portal near Hart Road the trunk sewer consists of 31½" dia. reinforced concrete pipes in trench except for the sections between manholes 111 and 112, 112A and 113 and 115 and 118. In these three sections the sewer consists of 31½" dia. prestressed concrete pipe bridges, while between manholes 112 and 112A a siphon has been provided in 21" dia. concrete-lined steel pipes. The trunk sewer consists of 31½" dia. reinforced concrete pipes in tunnel and trench from a point three chains south of Hart Road to manhole 2A at the end of the No. 3 Pump Station delivery main. From this manhole to the Pumping Station the sewer consists of 21" dia. concrete-lined steel pipes in trench.

The emergency overflow for Pumping Station No. 4 consists of 21" dia. reinforced concrete pipes in trench in mud-flats and extends from manhole 109A generally in a south-westerly direction to discharge into the tidal low water channel, upstream of the Motorway Bridges approximately ten chains west of Barry's Point Road.

2.7/10

SECOND SCHEDULES

DESCRIPTION OF LANDS AFFECTED BY TRUNK

SEWER NO. 3.

Section of Sewer	Lot No.	Plan References	Title References	
No 34 Pump Station to M.H. 106A	6	D.P. 44616	2102/61	
	7	"	1830/38	
	10	"	1538/98	
	M.H. 106A - 106B	11	"	2034/31
		14	"	1924/64
	M.H. 106B - 106C	15	"	1505/39
		18	"	2097/71
		19	"	1987/100
		22	"	3A/1050 ✓
		23	"	3A/1051 ✓
M.H. 106C - 107	20	D.P. 8038	1104/113	
	21	"	5B/737 ✓	
	22	"	914/280	
	23	"	916/293	
	24	"	915/220	
	25	"	919/273	
	26	"	917/223	
M.H. 107 - 108	1	D.P. 48592	1980/100	
	28	D.P. 8038	917/221	
	29	"	917/220	
	30	"	917/219	
	31	"	7A/111 ✓	
	32	"	1548/18	
	33	"	4B/1439 ✓	
M.H. 108 - 109	34	"	2B/286 ✓	
	35	"	1907/71	
M.H. 109 - 109A	36	"	2076/34	
Barry's Point Road formed and in use				
M.H. 109A - M.H. 111	6	D.P. 39220	1940/32	
	Pt. 2	D.P. 48604	2C/1478 ✓	
M.H. 111 - 114	Esmonde Road Harbour Bridge Approach Road formed and in use			
114 - 115	Pt.72	DEEDS 1166	770/197	
	Pt.32	-	777/299 ✓	

Refer North Shore Drainage Plans (in Non Safe)

No 34

No 35

2.7/11

Section of Sewer	Lot No.	Plan References	Title References
M.H. 115 - 115A	Pt. Bed Shoal Bay	-	355/147
M.H. 115A - 116	Pt. 71	DEEDS 1166	887/99
M.H. 116 - 116A	32	DEEDS 1166	777/297
116A - 117	1	D.P. 49064	1917/9
	2	"	1909/23
M.H. 117 - 117A	2	D.P. 52243	1D/1124 ✓
M.H. 117A - 118	2	D.P. 36609	1302/22
	23	D.P. 43848	1329/36
M.H. 118-21	8	D.P. 41527	1559/84
	1	D.P. 36609	828/42
	3	D.P. 53361	Accessway
Hart Road formed and in use			
M.H. 121 - 122B tunnel Portal	28	D.P. 4526	371/29
	20	D.P. 41527	1187/99
	2	D.P. 52967	5D/854 ✓
	11	D.P. 35903	921/221 ✓
	10	"	921/220
	9	"	921/219
8	"	921/130	
Norman Road formed and in use			
14	D.P. 35903	936/20	
15	"	921/98	
16	"	923/127	
3	D.P. 32625	843/156	
4	"	843/150	
5	"	843/154	
Jutland Road formed and in use			
1	D.P. 4793	404/234	
2	"	272/294	
3	"	6B/28 ✓	
11	"	319/13 ✓	
12	"	288/95	
Fentham Road formed and in use			
13	D.P. 4793	982/26	
14	"	1365/37	
1	D.P. 58073	12A/122 ✓	
2	"	12A/123 ✓	
2	D.P. 37610	1314/1	
1	"	1386/51	
Pt. 1	D.P. 43714	Government Land	Gas. 1911p 1358

Refer North Shore Drainage Board Plans (in Plan 502)

No 355

No 45

2. 2/2

Refer North Shore Drainage Board Plan
No 43 (in Plan Safe)

Section of Sewer	Lot No.	Plan Reference	Title Reference
Birchfield Road formed and in use.			
	25	D.P. 4793	1027185
Pt. 3		D.P. 43714	Government Land Gaz. 1954p 539
M.H. 4A M.H. 3A	2	D.P. 36973	953/244
M.H. 3A Tunnel 2A	4	"	953/242
Tunnel to P.S. No. 3.	5	"	985/269
	4	-	Recreation Reserve Gaz. No. 18021
Pt. Shoal Bay No. 3 Pump Station 659/274			

J. J. J.

THIRD SCHEDULE.

NO. 3 TRUNK SEWER

A plan indicating the line or location may be inspected at
the offices of North Shore Drainage Board
Takapuna City Council.

J. J. J.

Review

CERTIFICATE of Section 31 (1) (i) may be Sects (j) of the North Act 1963 in r ve line and location of and/or other works constructed (or, as the intended to be constructed) by the North Shore Board.

D. Hunter
Secretary
NORTH SHORE DRAINAGE BOARD

Particulars entered in the Register-book, Vol-

Folio as per Schedule

the 7th day of November

9:00'clock

Hannay
District Land Registrar of the District

Review on N.S. Drainage Bd
Nos 34, 45 & 43

Image

Transfer

at



SCHEDULE

1A/1166		
1D/1124	2B/1250	2C/1478
3A/1050 1051	4B/1000	5B/187
5D/854	6C/1000	7A/111
2A/122, 123		

272	294	
288	95	
319	13	
355	147	
371	29	
404	234	
659	274	
770	197	
777	297	29
828	42	
843	150	15
887	99	
914	280	
915	220	
916	293	
917	219	220
919	273	
921	98	120
923	127	
936	20	
953	24	
958	1	
962	26	
985	2	
1024	18	
1104	113	
1187	97	

1302	22
1314	
1329	36
1365	37
1386	51
1505	39
1538	98
1548	18
1569	84
1830	38
1907	71
1909	23
1917	9
1924	64
1940	32
1980	100
1987	100
2021	158
2034	31
2076	34
2097	71
2102	61
2105	37, 36

LAND & DEEDS

Notarized *Cert*

Filed *N.S. Drainage Bd*

- 7 NOV 1967

Time: *9:0*

Fees: _____

Abstract No. *11613*

S E C O N D S C H E D U L E

DESCRIPTION OF LANDS AFFECTED BY TRUNK

SEWER NO. 7A.

Section of Sewer	Lot No.	Plan Reference	Title Reference
M.H. 285-285A 286	164 Pt.181	D.P.13311 The Spa	1817/44 1817/43 Reserve
M.H. 286-287	The Spa 1 2 3	D.P. 1311 D.P. 16953 " "	645/236 1132/92 3C/24 942/244
M.H. 287-288	4 5 6 7 8 9	D.P. 16953 " " " " "	1812/25 1011/271 1011/5 1132/288 1034/270 1066/243
M.H. 288-289	10 11 12	" " "	1044/227 1034/300 2022/72
	The Crescent no. formed or in use		
M.H. 289-290	20 29 1 31	D.P. 16953 " D.P. 56289 D.P. 16953	942/252 1111/43 1950/81 1078/228
M.H. 290-291	2 Pt.170	D.P. 40394 D.P. 9556	1329/5 Rec. Res.
M.H. 291-292	11 12 15 1 2	D.P. 9556 " " D.P. 30585 "	348/87 260/211 348/90 1004/261 783/258
M.H. 292-293	19 20 21 22	D.P. 9556 " " "	348/89 348/90 319/16 313/108
	The Esplanade formed and in use		
M.H. 293-294	32 33	D.P. 9556 "	348/85 282/158

Refer North Shore Drainage Board Plans (in plan table)

No 7A

No 12

2/2/22

Section of Sewer	Lot No.	Plan Reference	Title Reference
M.H. 249-295	34	D.P. 9556	30/239
	40	"	348/82
	39	"	731/1
M.H. 295-296	1	D.P. 29483	781/1
	2	"	994/217
	42	D.P. 9556	313/110
	43	"	451/284
	44	"	364/169
	Pt. 45	"	866/220
M.H. 296-297	Pt. 45	"	824/1
M.H. 297-298	1	D.P. 21506	Reserve
	2	"	91/36
	1	D.P. 21315	606/145
M.H. 298-299	Pt. 2	"	631/265
	Pt. 3	"	631/266
Huntley Road formed and in use			
M.H. 299-300	1	D.P. 53865	7B/827
M.H. 300-301	Beach Road formed and in use		
	22	D.P. 53865	8A/1454
	23	"	9D/1043
M.H. 301-302	Pt. 25	D.P. 9328	662/173
	Pt. 24	"	662/284
M.H. 302-303	22	D.P. 9328	662/93
	1	D.P. 58192	1A/799
	2	"	2092/25
	3	"	3A/172
	3	D.P. 47680	1814/30
	2	"	1814/32
	1	"	1814/31
	1	D.P. 44151	1378/21
	2	"	1371/71
M.H. 303-304	18	D.P. 9328	748/288
M.H. 305	17	"	740/110
	16	"	737/113
M.H. 305-306	Pt. 15	"	1335/1
	1	D.P. 56336	9A/335
	2	"	8B/308
	1	D.P. 57066	9C/1194
	2	"	9C/1195

Refer North Shore Drainage Board Plan No 12 (in Plan Sheet)

Handwritten signature

Section of Sewer	Lot No.	Plan Reference	Title Reference
M.H. 306 - Rising Main in Beach Road to No. 10 Pumping Station	1	D.P. 44038	1373/40
	2	"	1390/73
	3	"	1390/74
	1	D.P. 29875	737/82
	2	"	733/563
	5	"	733/57
	6	"	744/278
	7	"	794/96
	1	D.P. 46011	4D/127 13D/1455
	2	"	7B/711 12D/326, 327
	3	"	1642/84
	10	9328	662/95
	9	"	738/293 798/83 802/235
	2	D.P. 40233	1073/216
	1	D.P. 51976	2B/803
	2	D.P. 40233	1073/216
	1	D.P. 51976	2B/803
	2	"	9B/297
	7	D.P. 9328	839/26
	6	"	670/116
	5	D.P. 9328	663/19
	14	D.P. 38175	Gaz. Not. A 156244
	13	"	1608/59
	12	"	"
	11	"	"
	10	"	"
	Pt. 190	-	Gaz. Not. A 156244
Pt. 9	D.P. 38174	906/31	
8	"	1608/59	
7	"	"	
5	"	"	
4	"	"	
3	"	"	
1	D.P. 34672	982/213	
2	"	962/144	
3	"	994/96	
4	"	975/262	
5	"	974/190	
6	"	978/190	
7	"	962/143	

Refer North Shore Drainage Board Plans (in Plan Side)

No 14

No 15

Handwritten signature

THIRD SCHEDULE.

NO. 7A TRUNK SEWER.

A plan indicating the line or location may be inspected at
the offices of North Shore Drainage Board

East Coast Bays Borough Council

Takapuna City Council.

D. J. P.

A256160
A256161

No

CERTIFICATE under Section 31 (1) (i) of the case
may be Section 31 (1) (j) of the North Shore Drainage
Act 1963 in regard to the line and location of trunk sewers
and/or other works constructed (or, as the case may be,
intended to be constructed) by the North Shore Drainage
Board.

D. H. Mullett
Secretary-Member
NORTH SHORE DRAINAGE BOARD

Particulars entered in the Register-book, Vol. *17*

Fee— *as per Schedule*

the *14th* day of *November* 1967

9.0 o'clock

J. J. ...
District Land Registrar of the District of *Northland*



Schedule

1A	19	2B	303	3A	112
3E	24			1B	827
8A	143	8B	308	9A	335
9B	297	9C	1196	9D	1043
12D	132		1327		
266	211			1004	261
272	152			1011	5251
273	229			1021	210
274	106			1045	2224
275	106			1066	2023
276	106			1082	216
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389	106			1195	216
390	106			1196	216
391	106			1197	216
392	106			1198	216
393	106			1199	216
394	106			1200	216

A516/22711
120 A12-6
XRP_0045333

LAND & DEEDS
Nature: *part*
From: *part of the ...*
- 7 NOV 1967
Time: *9.0*
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