



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




R. W. Muir
Registrar-General
of Land

Identifier **NA67C/389**
Land Registration District **North Auckland**
Date Issued 21 March 1988

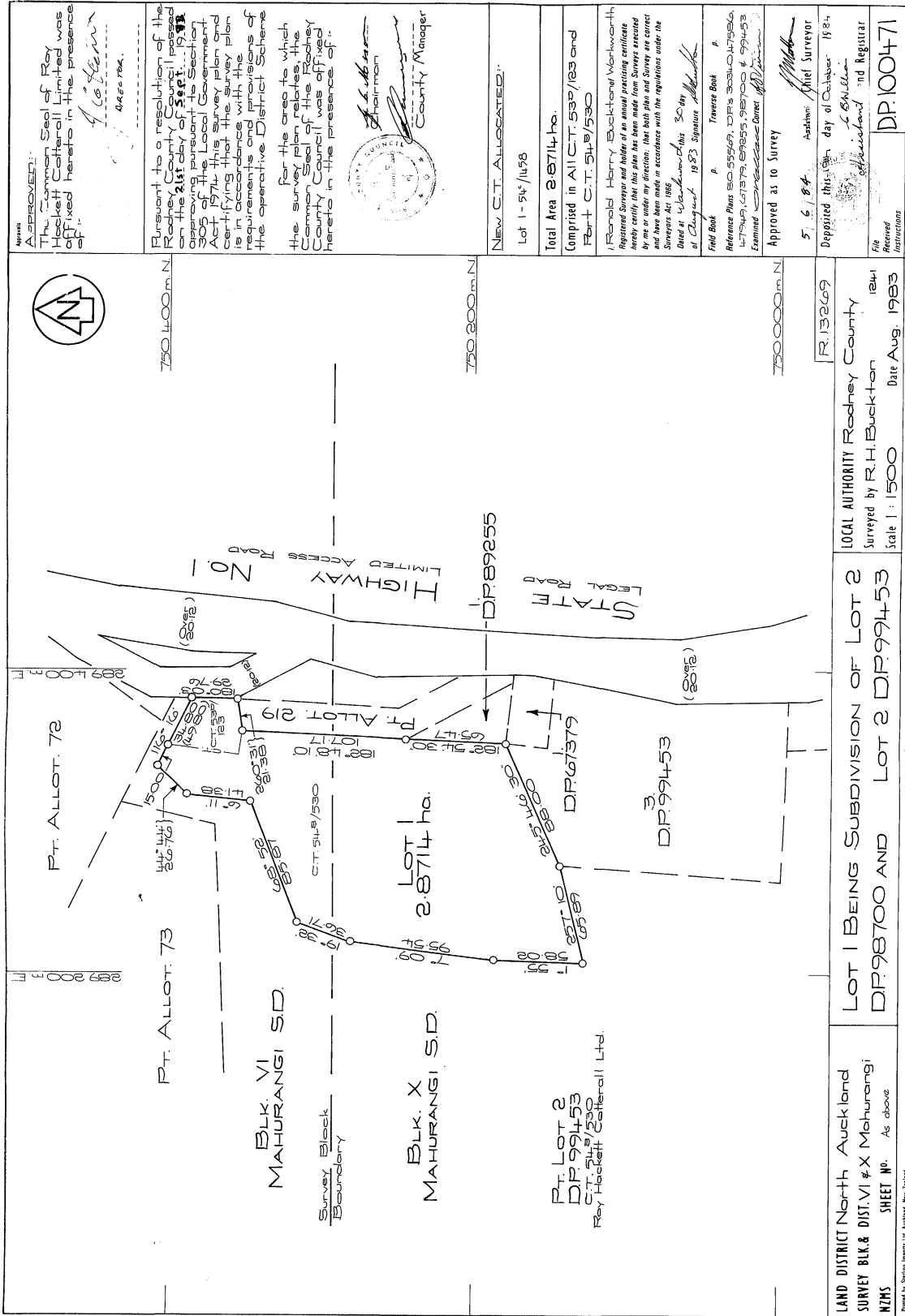
Prior References
NA54C/1458

Estate Fee Simple
Area 2.8714 hectares more or less
Legal Description Lot 1 Deposited Plan 100471

Registered Owners
Pohuehue Community Housing Limited

Interests

B149523.1 Compensation Certificate The Minister of Works and Development - 16.2.1983 at 1.30 pm
Appurtenant hereto is a right of way created by Transfer B678701.3
13299041.3 Mortgage to ASB Bank Limited - 30.5.2025 at 11:54 am



750 400 m N
750 200 m N
750 000 m N

INCHES 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20
CENTIMETRES 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

DATE OF PHOTOGRAPHY 5 NOV 1984



**Ministry of Works
and Development**

B149523-1CC

Compensation Certificate

To the District Land Registrar **NORTH AUCKLAND** Land Registry

Pursuant to section 19 of the Public Works Amendment Act 1981, this Compensation Certificate is forwarded to you to be deposited in your Registry and a memorial of it registered against the title to all land affected by it.

(a) Description of the land affected by the Certificate:

SEE ATTACHED SCHEDULE

(b) Brief particulars of the Agreement:

Date:..... 15/2/83

(i) **The Crown (NZ Post Office) to acquire approximately 14.2700 ha of the above land for a telecommunications centre, the same is shown more particularly as Lot 1 on Scheme Plan R13082 annexed hereto.**

(ii) **Consideration: Sixty Nine Thousand Dollars (\$69,000)**

(c) Names and addresses of parties to Agreement (other than Minister):

**R H Cotterall Ltd
c/o K N Sharpin
Barrister & Solicitor
P O Box 275
AUCKLAND**

(d) (i) Place where Copy of Agreement may be inspected: Office of District Commissioner of Works, Ministry of Works

and Development, **Myers** Street, **AUCKLAND**

(ii) Hours during which a copy of the Agreement may be inspected: 9 a.m. to 4 p.m. on any day when Government Offices are open to the public.

(iii) Reference by which Agreement may be identified: **27/310/0/17**

This Compensation Certificate is signed by me on behalf of the Minister of Works and Development pursuant to an authority given to me by him dated the **12th** day of **October** 19 **82**.

Dated at **AUCKLAND**, this 15th day of February 19 **83**.
Signed by **Bryce Marlowe Town**

Person Authorised by the Minister of Works and Development.

in the presence of-

Witness: [Signature]

Address: Ministry of Works and Development

Occupation: Public Servant

Compensation Certificate No.

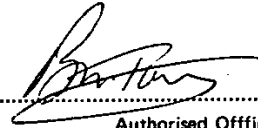
Correct for the purposes of the Land Transfer Act.

Particulars entered in the Register Book,

Vol., folio, the

day of 19 .., at

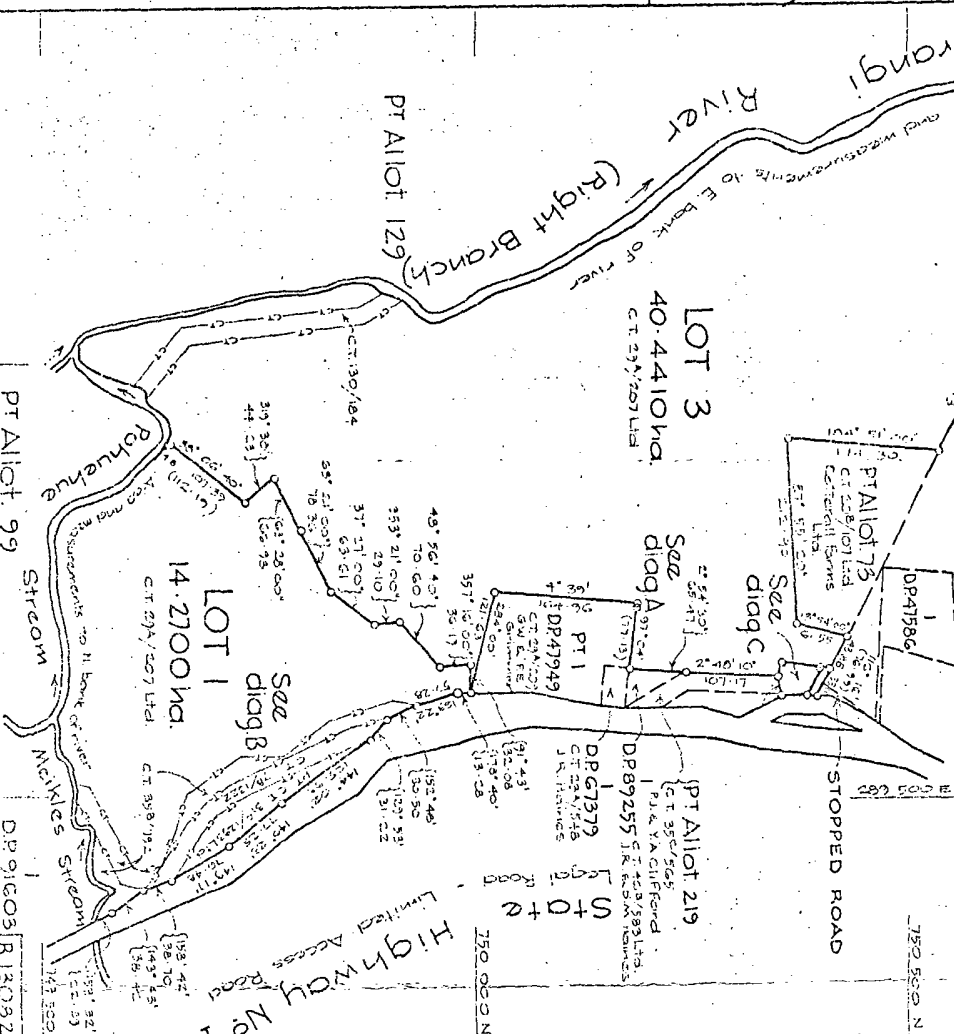
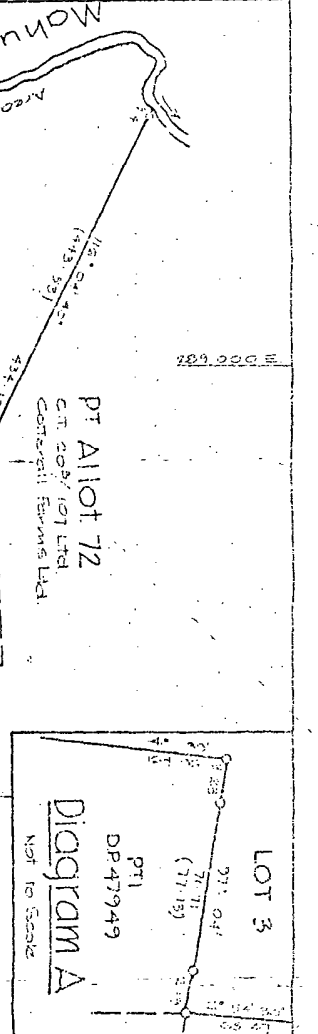
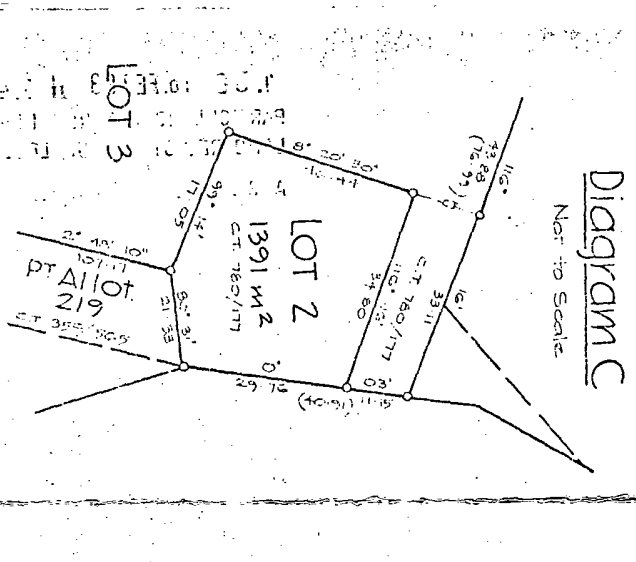
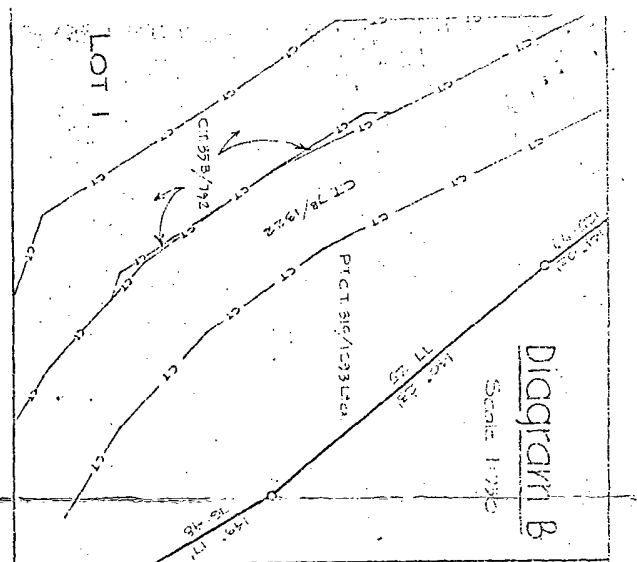
o'clock.



Authorized Officer.

.....
District Land Registrar.

of the District of **NORTH AUCKLAND**



LAND DISTRICT North Auckland
 COUNTY DISTRICT No. 1
 SHEET No. 3

LOTS 1, 2 & 3 being a Subdivision of
 LOT 1 DP 30340, Allots 73B, 222, 223, 224 &
 383 and PT Allots 73 & 220 Parish of Makurongi

LOCAL AUTHORITY Rodney County
 Surveyed by R. H. Buckton
 Scale 1:4000
 Date Oct.-Nov. 1982

APPROVED:
 The Common Seal of
 Rodney County Council Limited
 was hereto affixed in the presence
 of:

Pursuant to a resolution of the
 Rodney County Council passed on
 the day of 1982, approving
 the plan to Section 305 of the
 Local Government Act 1974 this survey
 plan is in accordance with the
 requirements and provisions of the
 operative district scheme for the
 area to which the survey plan
 relates the common seal of the
 Rodney County Council was affixed
 hereto in the presence of

County Clerk
 Christchurch

NEW C.T.'S ALLOCATED:
 LOT 1
 LOT 2
 LOT 3

We, Catherine James Esq, registered proprietor
 of the land in certificate of title CT 203/101 Ltd,
 agree to the definition of the boundary with
 certificate of title 224/207 Ltd shown herein
 and consent to the issue of a certificate of
 title in accordance therewith.

Total Area 54.8501 Ha

Comprised in All CT 224/207 Ltd, All CT 397/72
 All CT 180/177, All CT 315/175, 275 Ltd

/ Ronald Harry Buckton, Workman
 Registered Surveyor and holder of an annual planning technician
 certificate which that this plan has been made from surveys returned
 by me or under my direction, that this plan and survey be correct
 and have been made in accordance with the regulations under the
 Survey Act 1985

Dated at 19 1982
 of 19 Signature Day

field book
 Reference plus SO's 18225, 22225, 42977, 42978, 42979, 42980, 42981, 42982, 42983, 42984, 42985, 42986, 42987, 42988, 42989, 42990, 42991, 42992, 42993, 42994, 42995, 42996, 42997, 42998, 42999, 43000, 43001, 43002, 43003, 43004, 43005, 43006, 43007, 43008, 43009, 43010, 43011, 43012, 43013, 43014, 43015, 43016, 43017, 43018, 43019, 43020, 43021, 43022, 43023, 43024, 43025, 43026, 43027, 43028, 43029, 43030, 43031, 43032, 43033, 43034, 43035, 43036, 43037, 43038, 43039, 43040, 43041, 43042, 43043, 43044, 43045, 43046, 43047, 43048, 43049, 43050, 43051, 43052, 43053, 43054, 43055, 43056, 43057, 43058, 43059, 43060, 43061, 43062, 43063, 43064, 43065, 43066, 43067, 43068, 43069, 43070, 43071, 43072, 43073, 43074, 43075, 43076, 43077, 43078, 43079, 43080, 43081, 43082, 43083, 43084, 43085, 43086, 43087, 43088, 43089, 43090, 43091, 43092, 43093, 43094, 43095, 43096, 43097, 43098, 43099, 43100, 43101, 43102, 43103, 43104, 43105, 43106, 43107, 43108, 43109, 43110, 43111, 43112, 43113, 43114, 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(a) Description of the land affected by the Certificate:

Firstly, 6525 m² more or less being Allotment 383 Parish of Mahurangi and being All Certificate of Title No.7B/1322 North Auckland Land Registry.

Secondly, 50.7270 ha more or less being part Allotment 73 Parish of Mahurangi and being All Certificate of Title No.29A/207 North Auckland Land Registry.

Thirdly, 1.1785 ha more or less being Allotments 222,223 and 224 and part Allotment 220, Parish of Mahurangi, All Certificate of Title No.35B/792 North Auckland Land Registry.

Fourthly, 30.4551 ha more or less being part Allotments 72 and 73 Parish of Mahurangi, All Certificate of Title No.31C/1293, North Auckland Land Registry.

[Handwritten signature]
1/10/1951
30.4551 ha
1.1785 ha
50.7270 ha
6525 m²

Particulars entered in Register

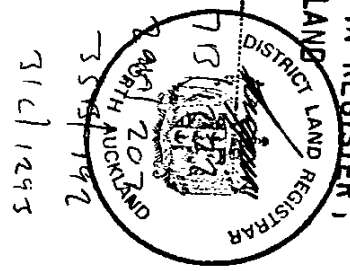
1.30 16.FEB 83 B 149523.1 F

ASST. LAND REGISTRAR

LAND REGISTRY AUCKLAND

DISTRICT LAND REGISTRAR

1.30 16.FEB 83 B 149523.1 F
PARTICULARS ENTERED IN REGISTER,
LAND REGISTRY AUCKLAND
ASST. LAND REGISTRAR



B678701.3 TE

Approved by the Registrar-General of Land, Wellington, No. 367635.80
Approved by the District Land Registrar, North Auckland, No. 4363/80

Under the Land Transfer Act 1952

19MC87 24927 DTY *****\$10.00
NEW ZEALAND STAMP DUTY TPG

Memorandum of Transfer

WHEREAS

KEITH ALLEN SCOTT, Medical Practitioner and LINDA ANN SCOTT Mother both of Kaukapakapa (hereinafter together with their respective executors, administrators and personal representatives called "the Transferor").

being registered as proprietors

of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in that piece of land situated in the Land District of North Auckland containing 14.0627 hectares more or less being Lot 2 Deposited Plan 104972 and being part Allotment 73 and 73B Parish of Mahurangi and being all the land in Certificate of Title Volume 57D Folio 1171

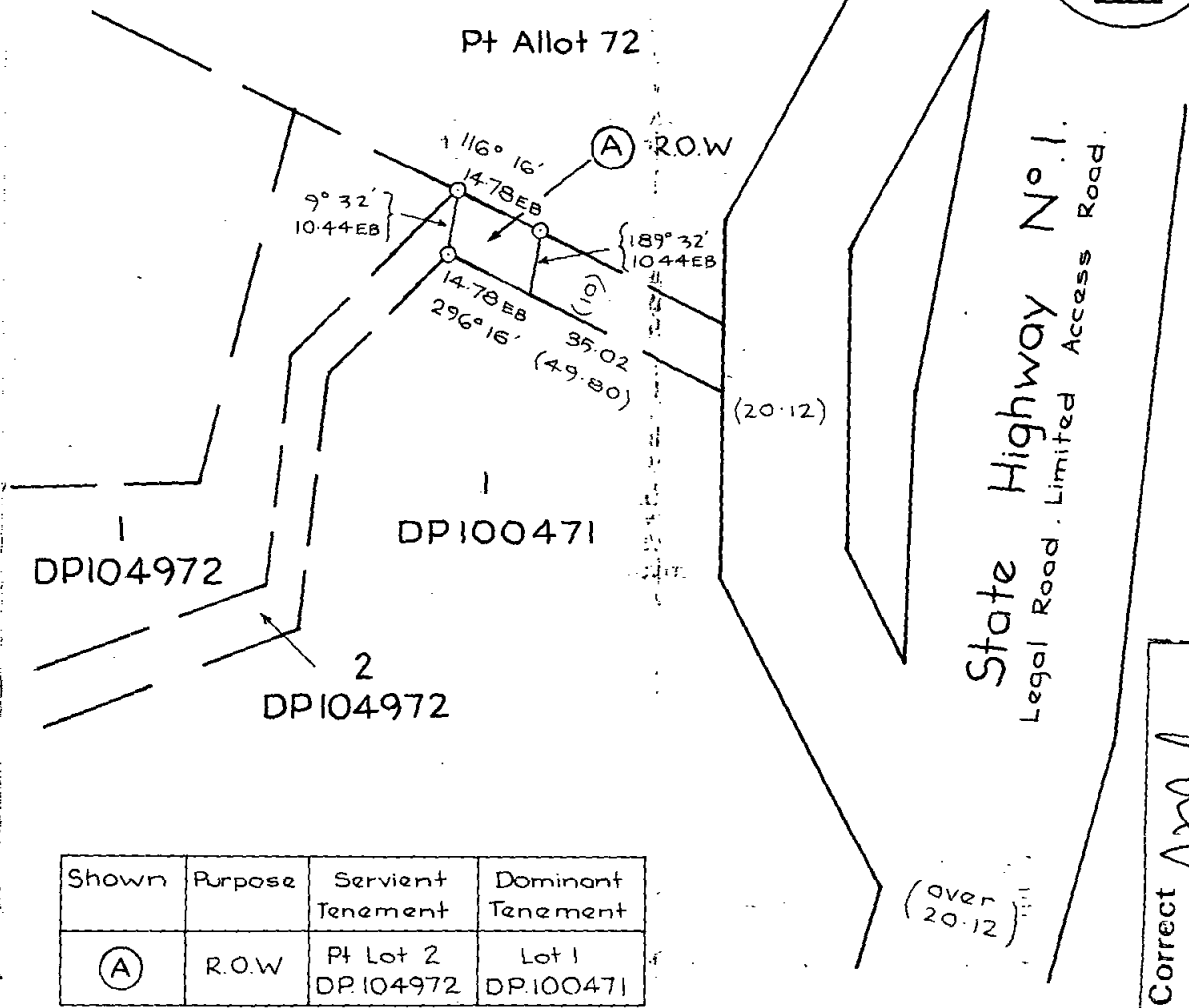
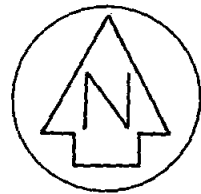
SUBJECT TO Fencing Covenant in Transfer 660375
~~more or less being~~ Compensation Certificate K115215
(hereinafter called the land firstly described)

AND WHEREAS ROY HACKETT COTTERALL LIMITED at Auckland (hereinafter with its successors and assigns called "the Transferee") is registered as proprietor of an estate in fee simple comprising 2.8714 hectares more or less being Lot 1 Deposited Plan 100471 and being all the land in Certificate of Title Volume 54C Folio 1458 (North Auckland Registry)
(hereinafter called the land secondly described)

AND WHEREAS under an Agreement for Sale and Purchase dated the 5th June 1986 made between the Transferor and the Transferee the parties agreed inter alia that a right of way would be granted by the Transferor to the Transferee over the land marked (A) on the diagram attached hereto

NOW THEREFORE in pursuance of the said agreement and in further consideration of these premises the Transferor

Bik VI Mahurangi S.D.
 North Auckland L.D.
 Rodney County.



State Highway No. 1.
 Legal Road, Limited Access Road.

Shown	Purpose	Servient Tenement	Dominant Tenement
(A)	R.O.W	Pt Lot 2 DP.104972	Lot 1 DP.100471

Correct *[Signature]*
 15/7/87 LT. Surveyor

Scale 1:1000

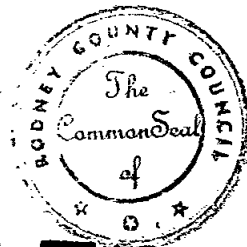
Prepared by R.H. Buckton.

[Signature]

Date 23/4/86

Registered Surveyor.

Pursuant to a resolution of the Rodney County Council passed on the 19TH day of AUGUST 1986 approving pursuant to Section 348 of the Local Government Act 1974 the right of way shown hereon the Common Seal of the Rodney County Council was affixed hereto in the presence of:



[Signature]
 Chairman

[Signature]
 County Clerk

R13909

In Consideration of

(the receipt of which sum is hereby acknowledged)

Doth hereby Transfer ~~to the said~~ and grant to the Transferee the full free uninterrupted and unrestricted right liberty and privilege for the grantee, his servants, tenants, agents, workmen, licensees and invitees (in common with the Transferor, his tenants and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass with or without horses or animals of any kind and with or without carriages, vehicles motor vehicles, machinery and all implements of any kind over ~~estate and interest in the~~ and along the land marked (A) in the diagram attached to the intent that the foregoing easement of right of way shall be appurtenant to the land secondly described ~~said land above described~~ for a term of 999 years from the date hereof

AND IT IS HEREBY mutually covenanted between the Transferor and the Transferee that the reasonable costs of maintaining and/or repairing the land marked (A) aforesaid and the three gates installed (or to be installed) to control stock movements on three of the boundaries of the said carriageway shall be borne equally by the Transferor and the Transferee PROVIDED ALWAYS that any particular damage or destruction caused by either the Transferee or the Transferor shall be paid for by that party provided further that any dispute as to the liability of the parties under this covenant shall be determined by arbitration pursuant to the Arbitration Act 1908 and its amendments or any Act in substitution therefor.

In witness whereof these presents have been executed this

of

Mark

19 27 ✓

day

Signed by the above named
KEITH ALLEN SCOTT and
LINDA ANN SCOTT

in the presence of:—

Keith Allen Scott
Linda Ann Scott
[Signature]



THE COMMON SEAL of ROY
HACKETT COTTERELL LIMITED)
was hereunto affixed in)
the presence of:)

[Signature] DIRECTOR
A. F. Cottrell SECRETARY

No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act.

K.A. & L.A. SCOTT

Transferor

I HEREBY CERTIFY THAT THIS TRANSACTION DOES NOT CONTRAVENE THE PROVISIONS OF PART IIA OF THE LAND SETTLEMENT PROMOTION AND LAND ACQUISITION ACT 1952.

Solicitor for the Transferee.

ROY HACKETT COTTERALL LIMITED

Transferee

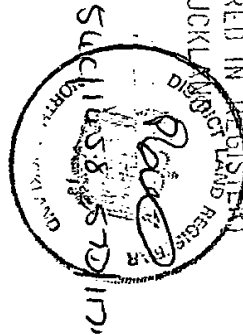
SOLICITOR FOR THE TRANSFEE

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

Assistant / District Land Registrar

of the District of

1.30 23 JUN 07 B 678701.3
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY AUCKLAND
ASST DISTRICT LAND REGISTRAR



SHARPIN WATERS & CO
SOLICITORS
AUCKLAND

Solicitors for the Transferee

