



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




R.W. Muir
Registrar-General
of Land

Identifier **1197474**
Land Registration District **North Auckland**
Date Issued 04 February 2025

Prior References
1190235

Estate Fee Simple
Area 14.7085 hectares more or less
Legal Description Lot 4 Deposited Plan 607404

Registered Owners

Interests

548033.1 Gazette Notice declaring the adjoining State Highway No.1 (Awanui - Bluff) to be a limited access road - 18.10.1977 at 2:59 pm
8507215.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 31.5.2010 at 9:00 am (affects part formerly Lot 1 DP 591392)
8507215.4 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 31.5.2010 at 9:00 am (affects part formerly Lot 2 DP 591392)
8507215.5 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 31.5.2010 at 9:00 am (affects part formerly Lot 2 DP 591392)
Subject to a right to convey telecommunications over part marked D on DP 607404 created by Easement Instrument 13135726.3 - 4.2.2025 at 1:20 pm
Subject to a right to convey telecommunications over part marked E on DP 607404 created by Easement Instrument 13135726.4 - 4.2.2025 at 1:20 pm
13239747.3 Mortgage to New Zealand Mortgages and Securities Limited - 24.3.2025 at 5:06 pm
Land Covenant in Covenant Instrument 13318420.3 - 1.7.2025 at 4:05 pm
Land Covenant in Covenant Instrument 13318420.5 - 1.7.2025 at 4:05 pm
13446078.7 CAVEAT BY QUBIT BIDCO LIMITED - 30.1.2026 at 11:19 am



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R.W. Muir
Registrar-General
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Identifier **1197473**
Land Registration District **North Auckland**
Date Issued 04 February 2025

Prior References

1190235 NA22B/159

Estate Fee Simple
Area 23.9523 hectares more or less
Legal Description Lot 3 Deposited Plan 607404

Registered Owners

Interests

Subject to a right to convey electricity and telecommunications over part marked B on DP 607404 created by Easement Instrument 13105436.2 - 2.10.2024 at 2:43 pm

Subject to a right of way and a right to convey electricity and telecommunications over part marked A on DP 607404 created by Easement Instrument 13105436.3 - 2.10.2024 at 2:43 pm

The easements created by Easement Instrument 13105436.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey telecommunications over part marked C on DP 607404 created by Easement Instrument 13135726.3 - 4.2.2025 at 1:20 pm

Subject to a right to convey telecommunications over part marked F on DP 607404 created by Easement Instrument 13135726.4 - 4.2.2025 at 1:20 pm

13135726.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.2.2025 at 1:20 pm

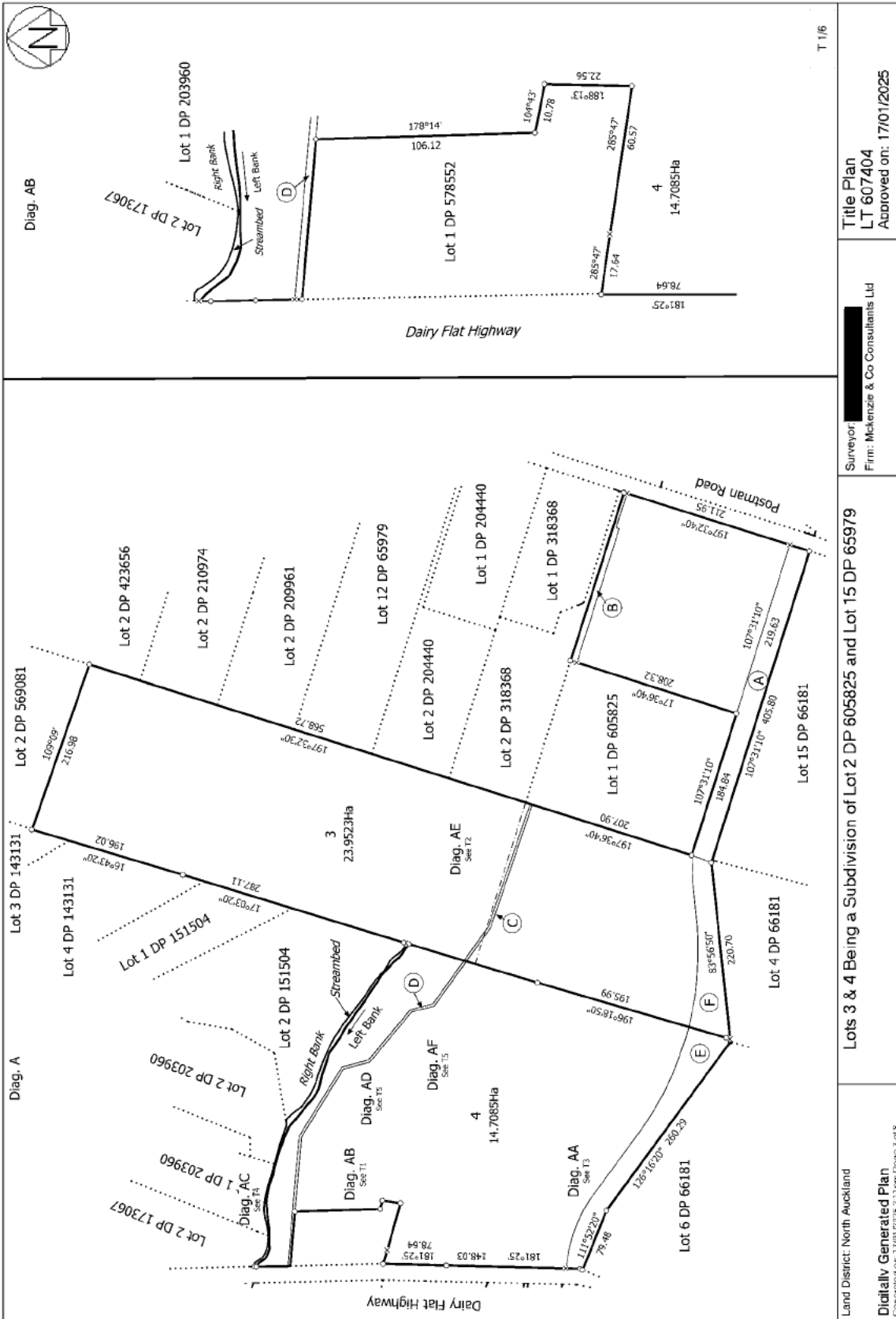
13326950.1 Mortgage to NZMS 1st Mortgage Securities Limited - 17.6.2025 at 3:58 pm

Land Covenant in Covenant Instrument 13318420.3 - 1.7.2025 at 4:05 pm

Land Covenant (in gross) in favour of (now) [REDACTED] created by Land Covenant Instrument 13318420.4 - 1.7.2025 at 4:05 pm

Land Covenant in Covenant Instrument 13318420.5 - 1.7.2025 at 4:05 pm

13446078.8 CAVEAT BY [REDACTED] - 30.1.2026 at 11:19 am



T 1/6

Diag. AB

Surveyor: [Redacted]
Firm: McKenzie & Co Consultants Ltd

Title Plan
LT 607404
Approved on: 17/01/2025

Land District: North Auckland
Digitally Generated Plan
Generated on: 17/01/2025 2:11pm Page 3 of 6

Lots 3 & 4 Being a Subdivision of Lot 2 DP 605825 and Lot 15 DP 65979



View Instrument Details

Instrument No 13135726.5
Status Registered
Lodged By [REDACTED]
Date & Time Lodged 04 Feb 2025 13:20
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title **Land District**
1197473 North Auckland

Annexure Schedule Contains 2 Pages

Signature

Signed by [REDACTED] as Territorial Authority Representative on 04/02/2025 12:57 PM

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



In the matter of the Resource Management Act 1991 (The Act)

in the matter of a subdivision of land in the North Auckland Land Registration District shown on DP 607404

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB60425790 to the subdivision of Lot 2 DP 605825 and Lot 15 DP 65979, comprised in Records of Title NA22B/159 and 1190235, as shown on DP 607404, subject to conditions, including the requirement of the owners of Lots 3 and 4 to comply with the following conditions on a continuing basis at no cost to the Council.

A. Firefighting water supply – Lot 3 At the time a building consent application is submitted for development on Lot 3, it must be demonstrated that sufficient water volume, pressure and flow will be provided in accordance with NZFS Fire Fighting Water Supplies CoP SNZ PAS 4509:2008 and that this water supply is accessible for firefighting purposes. Should the water supply be provided by way of tank storage, this storage must be located a safe distance away from any habitable dwelling in accordance with the above CoP. If an alternative fire-fighting water supply is to be provided the written approval of that system from Fire and Emergency New Zealand must be provided with the building consent application.

B. Building restrictions – geotechnical Any buildings located within Lot 3 must be subject to the requirements of the geotechnical report entitled: Geotechnical investigation report, prepared by Aurecon, ref: 523578 rev. C, dated 24 July 2023, and any subsequent reports. The foundations for any buildings to be located within Lot 3 are subject to specific design and further site-specific subsoil investigation prior to building consent stage. Copies of the said plan and report(s) will be held at the offices of the Council.

C. Building restrictions - stormwater control All stormwater from impervious driveways, roof, and water tank overflow on Lot 3 must be collected and disposed of in accordance with the requirements of the stormwater report included in the Engineering infrastructure report by McKenzie & Co., rev. B, dated 30 October 2023, and any subsequent reports approved in writing by the Consents Engineer. Copies of the said document are held at the offices of the Council.

Advice Note: The application for a Building Consent will be required to demonstrate compliance with

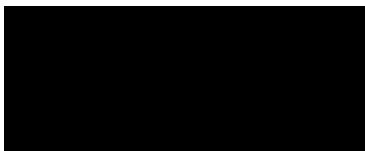



the requirements of the New Zealand Building Code Clause E1 Surface Water.

D. Provision of telecommunication services Future owners of Lot 3 are advised that a physical telecommunication connection has not been provided to Lot 3 and if such services are required, the full cost of providing and maintaining these services will be met by the owners. This cost may include the installation of equipment to the utility providers and Council requirements and any growth or other applicable charges.

Dated this 11th day of October 2024.

Authenticated by the Auckland Council pursuant to
Section 221(2) of the Resource Management Act 1991



Signed by 
Senior Subdivision Advisor

Authorised officer under delegated authority.

References: CCT90119018 & SUB60425790



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

Identifier **1190234**
Land Registration District **North Auckland**
Date Issued 02 October 2024

Prior References
1133526

Estate Fee Simple
Area 4.0011 hectares more or less
Legal Description Lot 1 Deposited Plan 605825

Registered Owners

[REDACTED]

Interests

Appurtenant hereto is a right to convey electricity and telecommunications created by Easement Instrument 13105436.2 - 2.10.2024 at 2:43 pm

Appurtenant hereto is a right of way and a right to convey electricity and telecommunications created by Easement Instrument 13105436.3 - 2.10.2024 at 2:43 pm

The easements created by Easement Instrument 13105436.3 are subject to Section 243 (a) Resource Management Act 1991 13135726.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.2.2025 at 1:20 pm

Appurtenant hereto is a right to convey telecommunications created by Easement Instrument 13135726.3 - 4.2.2025 at 1:20 pm

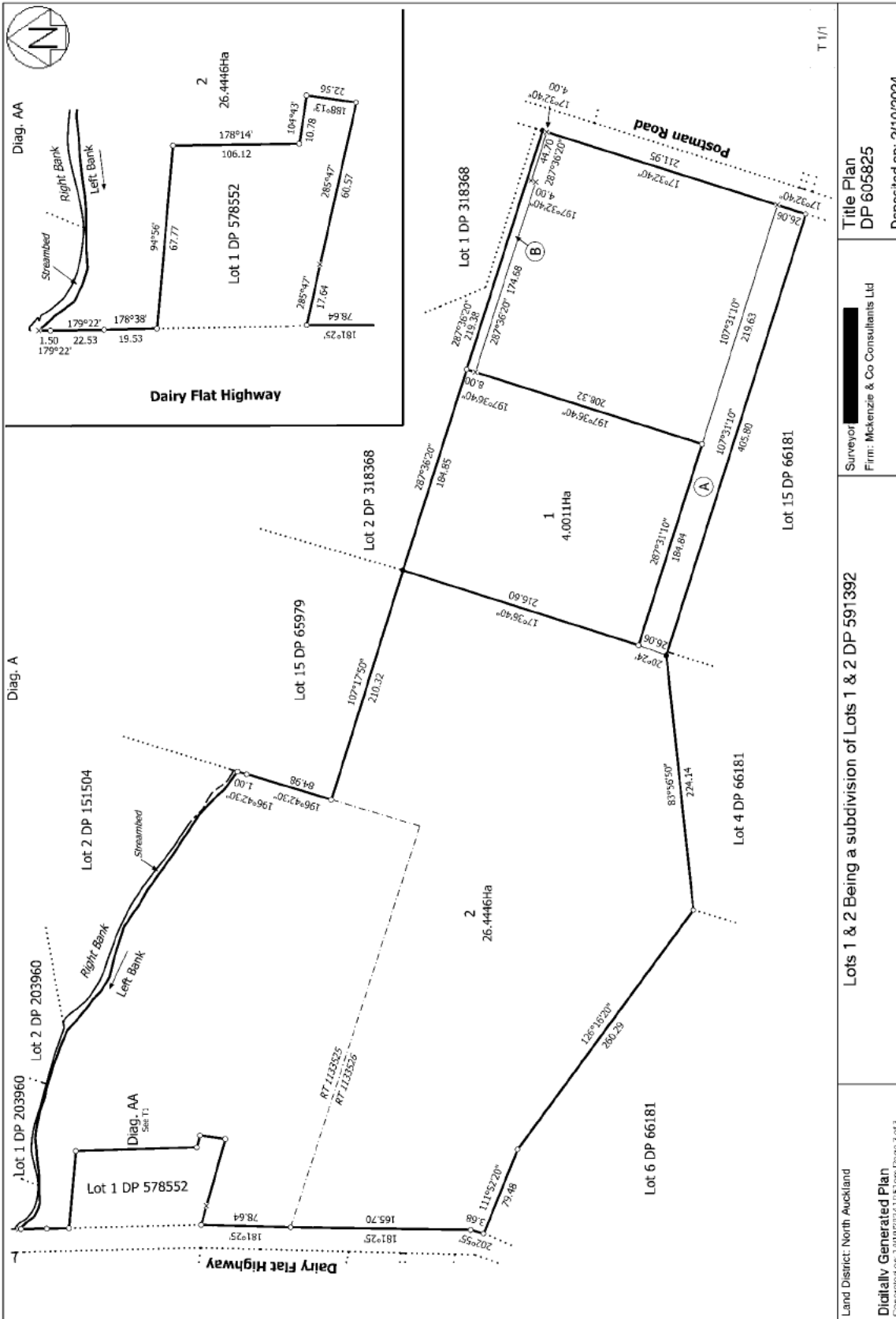
Appurtenant hereto is a right to convey telecommunications created by Easement Instrument 13135726.4 - 4.2.2025 at 1:20 pm

Land Covenant in Covenant Instrument 13318420.3 - 1.7.2025 at 4:05 pm

Land Covenant in Covenant Instrument 13318420.5 - 1.7.2025 at 4:05 pm

Land Covenant (in gross) in favour of ASP Bei Land Co Limited created by Covenant Instrument 13318420.6 - 1.7.2025 at 4:05 pm

13446078.6 Mortgage to Bank of New Zealand - 30.1.2026 at 11:19 am



Land District: North Auckland
 Digitally Generated Plan
 Generated on: 14/10/2024 11:51 am Page 3 of 3

Surveyor: [Redacted]
 Firm: McKenzie & Co Consultants Ltd

Lots 1 & 2 Being a subdivision of Lots 1 & 2 DP 591392

Title Plan
 DP 605825
 Deposited on: 2/10/2024



View Instrument Details

Instrument No 13135726.1
Status Registered
Lodged By [REDACTED]
Date & Time Lodged 04 Feb 2025 13:20
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title **Land District**
1190234 North Auckland

Annexure Schedule Contains 5 Pages

Signature

Signed by [REDACTED] as Territorial Authority Representative on 24/02/2025 02:48 PM

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



In the matter of the Resource Management Act 1991 (The Act)

in the matter of a subdivision of land in the North Auckland Land Registration District shown on DP 605825

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB60422811 to the subdivision of Lots 1 and 2 DP 591392, comprised in Records of Title 1133525 and 1133526, as shown on DP 605825, subject to conditions, including the requirement of the owners of Lot 1 to comply with the following conditions on a continuing basis at no cost to the Council.

A. Fire Fighting At the time a building consent application is submitted for development on Lot 1, it must be demonstrated that sufficient water volume, pressure and flow will be provided in accordance with NZFS Fire Fighting Water Supplies CoP SNZ PAS 4509:2008 and that this water supply is accessible for firefighting purposes. Should the water supply be provided by way of tank storage, this storage must be located a safe distance away from any habitable dwelling in accordance with the above CoP. If an alternative fire- fighting water supply is to be provided the written approval of that system from Fire and Emergency New Zealand must be provided with the building consent application.

B. Future Building – Geotechnical Any buildings located within Lot 1 must be subject to the requirements of the geotechnical report entitled: Geotechnical investigation report, prepared by Aurecon, ref: 523578 rev. C, dated 24 July 2023, and any subsequent reports. The foundations for any buildings to be located within Lot 1 are subject to specific design and further site-specific subsoil investigation prior to building consent stage. Copies of the said plan and report(s) will be held at the offices of the Council.

C. Stormwater All stormwater from impervious driveways, roof, and water tank overflow on Lot 1 must be collected and disposed of in accordance with the requirements of the stormwater report included in the Engineering infrastructure report by McKenzie & Co., rev. D, dated 21 July 2023, and any subsequent reports approved in writing by the Consents Engineer. Copies of the said document are held at the offices of the Council.

Advice Note: The application for a Building Consent will be required to demonstrate compliance with the requirements of the New Zealand Building Code Clause E1 Surface Water.

D. Telecommunication Future owners of Lot 1 are advised that a physical telecommunication connection has not been provided to Lot 1 and if such services are required, the full cost of providing and maintaining these services will be met by the owners. This cost may include the

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Ph 09 301 0101 www.aucklandcouncil.govt.nz



installation of equipment to the utility providers and Council requirements and any growth or other applicable charges.

Dated this 5th day of September 2024.

Authenticated by the Auckland Council pursuant to
Section 221(2) of the Resource Management Act 1991

Signed by [REDACTED]
Senior Subdivision Advisor

Authorised officer under delegated authority.

References: CCT90115620 & SUB60422811.

Form 46

ANNEXURE SCHEDULE - CONSENT FORM

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent
*Surname must be underlined***Capacity and Interest of Person giving consent**
eg. Mortgagee under Mortgage no.)

[REDACTED]	Registered owner of land comprised in title 1190234
------------	---

Consent*Delete words in [] if inconsistent with the consent**State full details of the matter for which consent is required*The **Person giving consent hereby consents** to:

- The registration of the consent notice annexed to this consent form as Appendix 1 at Land Information New Zealand over record of title 1190234.

Dated this 20th day of February 2025

Attestation

[REDACTED] by its attorneys

[REDACTED]

Signature of Director

[REDACTED]

Name of Director

Signed in my presence by the Person giving consent

Signature of Witness [REDACTED]

*Witness to complete in BLOCK letters (unless legibly printed):***Witness name** [REDACTED]**Occupation** MANAGER**Address** AUCKLAND

Form 46

ANNEXURE SCHEDULE - CONSENT FORM

(Regulation 6 Land Transfer Regulations 2018)

Person giving consentSurname must be underlined**Capacity and Interest of Person giving consent**

eg. Mortgagee under Mortgage no.)

[REDACTED]	Caveator (<i>instrument number 12919304.1</i>)
------------	--

Consent

Delete words in [] if inconsistent with the consent

State full details of the matter for which consent is required

The **Person giving consent hereby consents to:**

- The registration of the consent notice annexed to this consent form as Appendix 1 at Land Information New Zealand over record of title 1190234;
- The registration of the OCTN instrument annexed to this consent form as Appendix 2 at Land Information New Zealand;
- The deposit of the accompanying LT Plan 607404 annexed to this consent form as Appendix 3 at Land Information New Zealand;
- The registration of the right to convey telecommunications easement over areas C and D on DP 607404 (being part of Lot 3 and 4 on DP 607404) in favour of Lot 1 on DP 605825 in the form annexed to this consent form as Appendix 4 at Land Information New Zealand; and
- The registration of the right to convey telecommunications easement over area F and E on DP 607404 (being part of Lot 3 and 4 on DP 607404) in favour of Lot 1 on DP 605825 in the form annexed to this consent form as Appendix 5 at Land Information New Zealand.
- The registration of the consent notice annexed to this consent form as Appendix 6 at Land Information New Zealand over record of title 1197473;

Dated this 23 day of December 2024

Attestation

<p>Spark New Zealand Trading Limited by its attorneys</p> <p>[REDACTED]</p> <p>Signature of Attorney</p> <p>[REDACTED]</p> <p>Name of Attorney</p> <p><u>R Ng</u></p> <p>Signature of Attorney</p> <p>[REDACTED]</p> <p>Name of Attorney Auckland</p>	<p>Signed in my presence by (the Person giving consent</p> <p>[REDACTED]</p> <hr/> <p>Signature of Witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed):</p> <p>Witness name [REDACTED]</p> <p>Occupation Lawyer</p> <p>Address Auckland</p>
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Form 46

ANNEXURE SCHEDULE - CONSENT FORM

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent*Surname must be underlined***Capacity and Interest of Person giving consent***eg. Mortgagee under Mortgage no.)*

Kiwibank Limited	Mortgagee under mortgage number 11385532.2
-------------------------	---

Consent*Delete words in [] if inconsistent with the consent**State full details of the matter for which consent is required***The Person giving consent hereby consents to:**


- The registration of the consent notice annexed to this consent form as Appendix 1 at Land Information New Zealand over record of title 1190234;
- The registration of the OCTN instrument annexed to this consent form as Appendix 2 at Land Information New Zealand;
- The deposit of the accompanying LT Plan 607404 annexed to this consent form as Appendix 3 at Land Information New Zealand;
- The registration of the right to convey telecommunications easement over areas C and D on DP 607404 (being part of Lot 3 and 4 on DP 607404) in favour of Lot 1 on DP 605825 in the form annexed to this consent form as Appendix 4 at Land Information New Zealand; and
- The registration of the right to convey telecommunications easement over area F and E on DP 607404 (being part of Lot 3 and 4 on DP 607404) in favour of Lot 1 on DP 605825 in the form annexed to this consent form as Appendix 5 at Land Information New Zealand.
- The registration of the consent notice annexed to this consent form as Appendix 6 at Land Information New Zealand over record of title 1197473;

The Mortgagee's consent is conditional on the Mortgagee's mortgage under instrument number 11385532.2 remaining registered (or automatically coming down) on any and all records of title created or subdivided by the OCTN instrument and LT Plan 607404.

Dated this 31 day of January 2025

Attestation

_____ by its authorised
signatory



Signature of Authorised Signatory

Name of Authorised Signatory

Signed in my presence by the Person giving consent


Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed):

Witness name _____

Occupation Banker

Address Wellington



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R.W. Muir
Registrar-General
of Land

Identifier NA90B/283
Land Registration District North Auckland
Date Issued 02 September 1992

Prior References
NA84D/417

Estate Fee Simple
Area 2.0820 hectares more or less
Legal Description Lot 1 Deposited Plan 151504

Registered Owners
[REDACTED] and [REDACTED] (2008) Limited

Interests

C184553A.2 Building Line Restriction

C409550.2 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 - 2.9.1992 at 9.04 am

Appurtenant hereto is a right of way and services right specified in Easement Certificate C409550.4 - 2.9.1992 at 9.04 am

Some of the easements specified in Easement Certificate C409550.4 are subject to Section 243 (a) Resource Management Act 1991 (See DP 151504)

11398001.4 Mortgage to ASB Bank Limited - 23.5.2019 at 11:20 am



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

Identifier **NA90B/284**
Land Registration District **North Auckland**
Date Issued 02 September 1992

Prior References
NA84D/417

Estate Fee Simple
Area 4.9840 hectares more or less
Legal Description Lot 2 Deposited Plan 151504

Registered Owners

██████████ and ██████████ as to a 1/2 share
██████████ and ██████████ as to a 1/2 share

Interests

C184553A.2 Building Line Restriction

Subject to a right of way and services right over parts marked A, B and C on DP 151504 specified in Easement Certificate C359055.4

Some of the easements specified in Easement Certificate C359055.4 are subject to Section 309 (1) (a) Local Government Act 1974 (See DP 151504)

Subject to a right of way and services right over parts marked A, B and C on DP 151504 specified in Easement Certificate C409550.4 - 2.9.1992 at 9.04 am

Some of the easements specified in Easement Certificate C409550.4 are subject to Section 243 (a) Resource Management Act 1991 (See DP 151504)

R O D N E Y D I S T R I C T C O U N C I L

=====

SCHEME PLAN R15086 OWNERS: [REDACTED]

I, [REDACTED] Manager - Secretarial Administrative Services hereby certify that at a meeting held on Thursday, 8 March 1990, as a condition of the approval of Scheme Plan R15086 it was resolved:

" (building line restriction) NO NEW BUILDINGS OR HOARDINGS SHALL BE ERECTED NOR SHALL ANY BUILDINGS OR HOARDINGS BE REBUILT OR RE-ERECTED OR BE SUBSTANTIALLY REBUILT OR RE-ERECTED ON LOT 10 WITHIN 28 METRES OF THE WESTERN SIDE LINE OF A PROPOSED FUTURE ROAD BEING THE WESTERN BOUNDARY OF THAT LOT ON THE PLAN, THIS BUILDING LINE BEING DELINEATED ON A COPY OF THE PLAN. "

x

SIGNED by [REDACTED])
Manager - Secretarial Administrative)
Services of the RODNEY DISTRICT)
COUNCIL on behalf of the said Council)
under Section 252 of the Local)
Government Act 1974)

[REDACTED]

MANAGER - SECRETARIAL
ADMINISTRATIVE SERVICES

MINUTE NUMBER R15086

C 359055 .



12.04 04 SEP 90 C 184553 A.2

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY AUCKLAND
ASST LAND REGISTRAR
gae/aog



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

Identifier NA42A/198
Land Registration District North Auckland
Date Issued 16 November 1977

Prior References

NA22B/483

Estate Fee Simple
Area 4.4211 hectares more or less
Legal Description Lot 4 Deposited Plan 66181

Registered Owners

██████████ and ██████████ (also known as ██████████)

Interests

Subject to a power supply right over part marked A on DP 81950 created by Transfer 754340.1 - 10.10.1979 at 2.34 pm
8632267.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 9.11.2010 at 7:00 am

