



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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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
[REDACTED] as to a 1/2 share
[REDACTED] 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)

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050																																							
1990	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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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



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

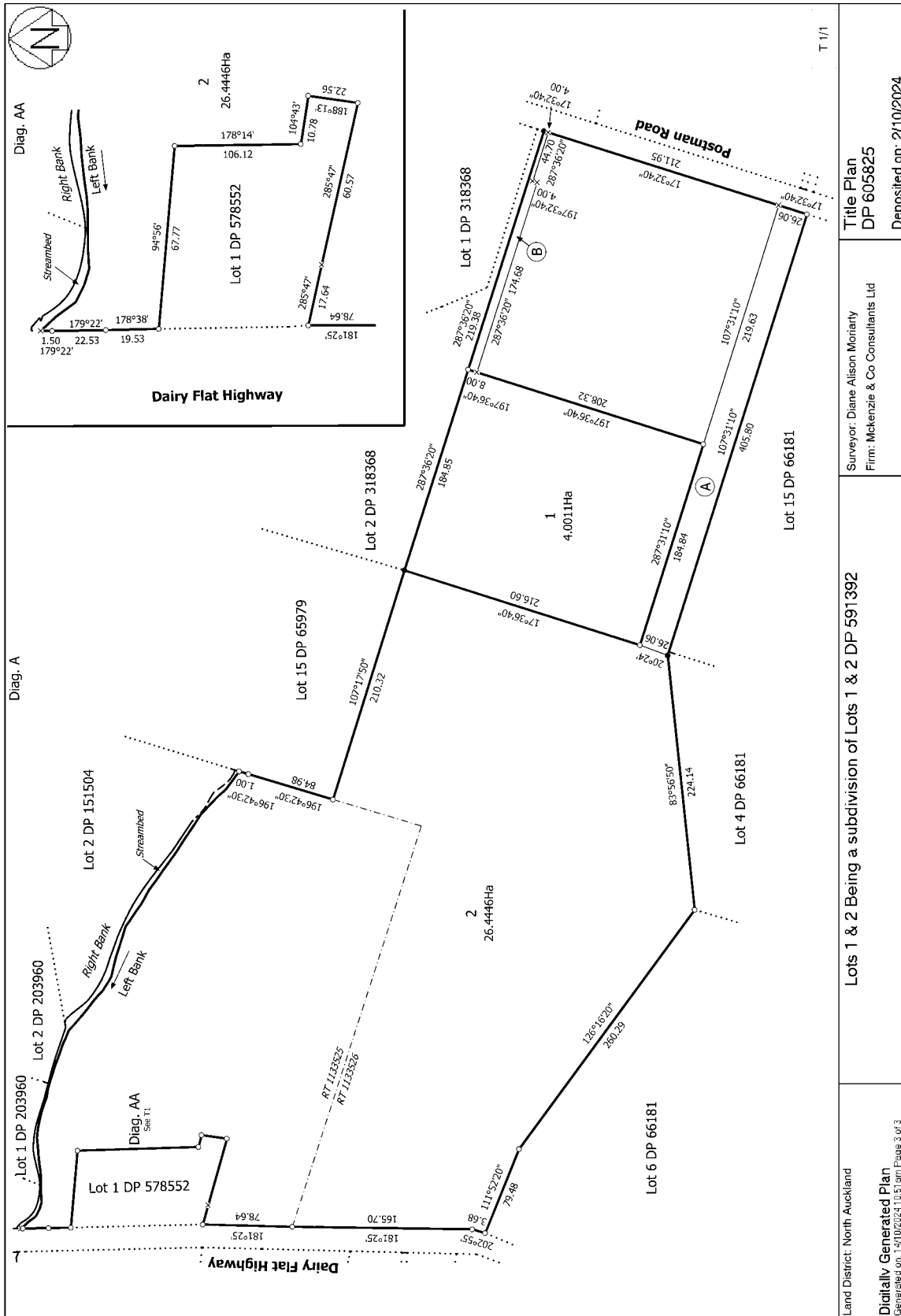
Appurtenant hereto is a right to convey telecommunications created by Easement Instrument 13135726.4 - 4.2.2025 at 1:20 pm

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





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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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
[REDACTED]

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

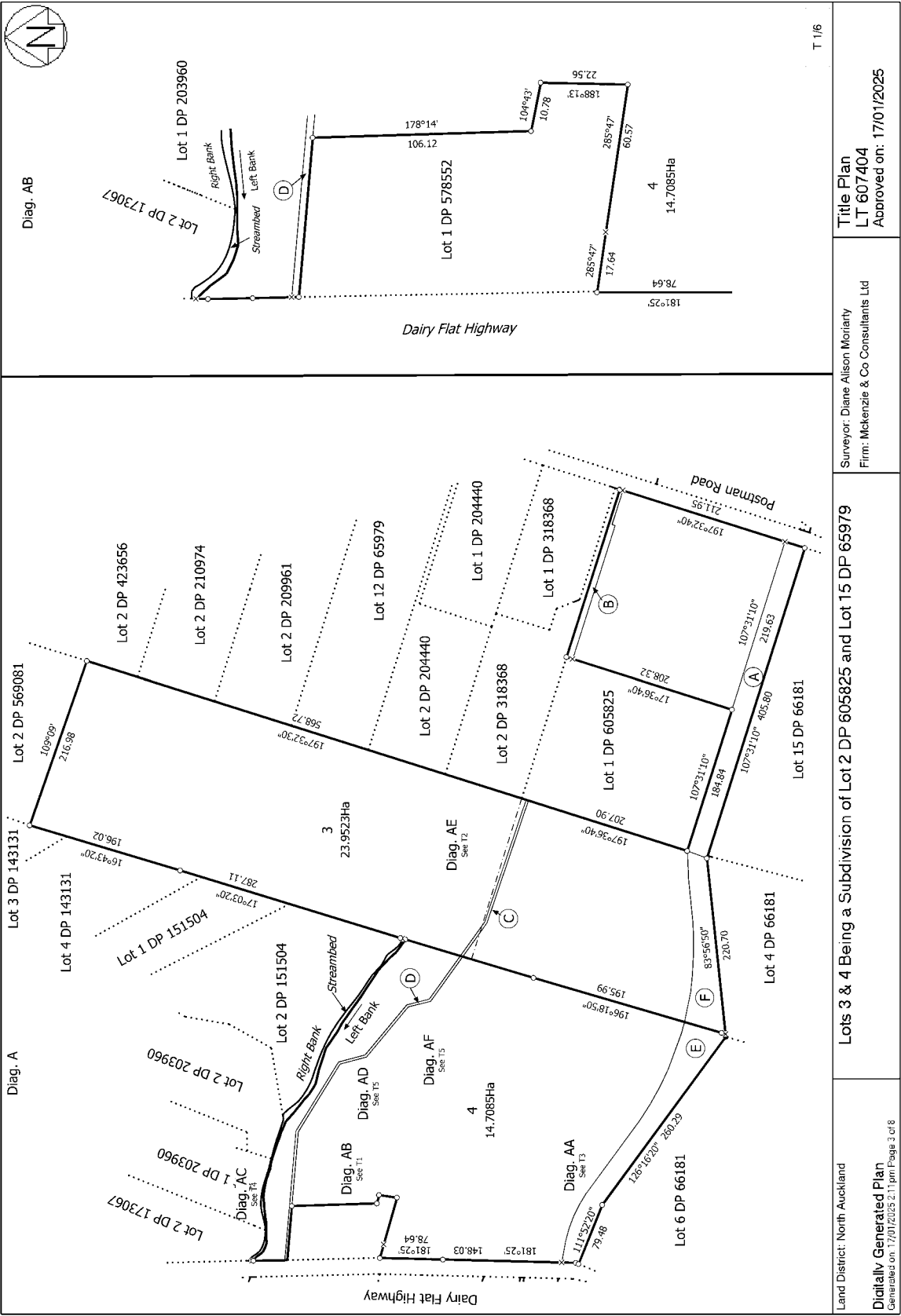
Land Covenant in Covenant Instrument 13318420.3 - 1.7.2025 at 4:05 pm

Land Covenant (in gross) in favour of (now) Qubit Bidco Limited 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 QUBIT BIDCO LIMITED - 30.1.2026 at 11:19 am

13565646.1 Variation of Mortgage 13326950.1 - 2.6.2026 at 3:48 pm





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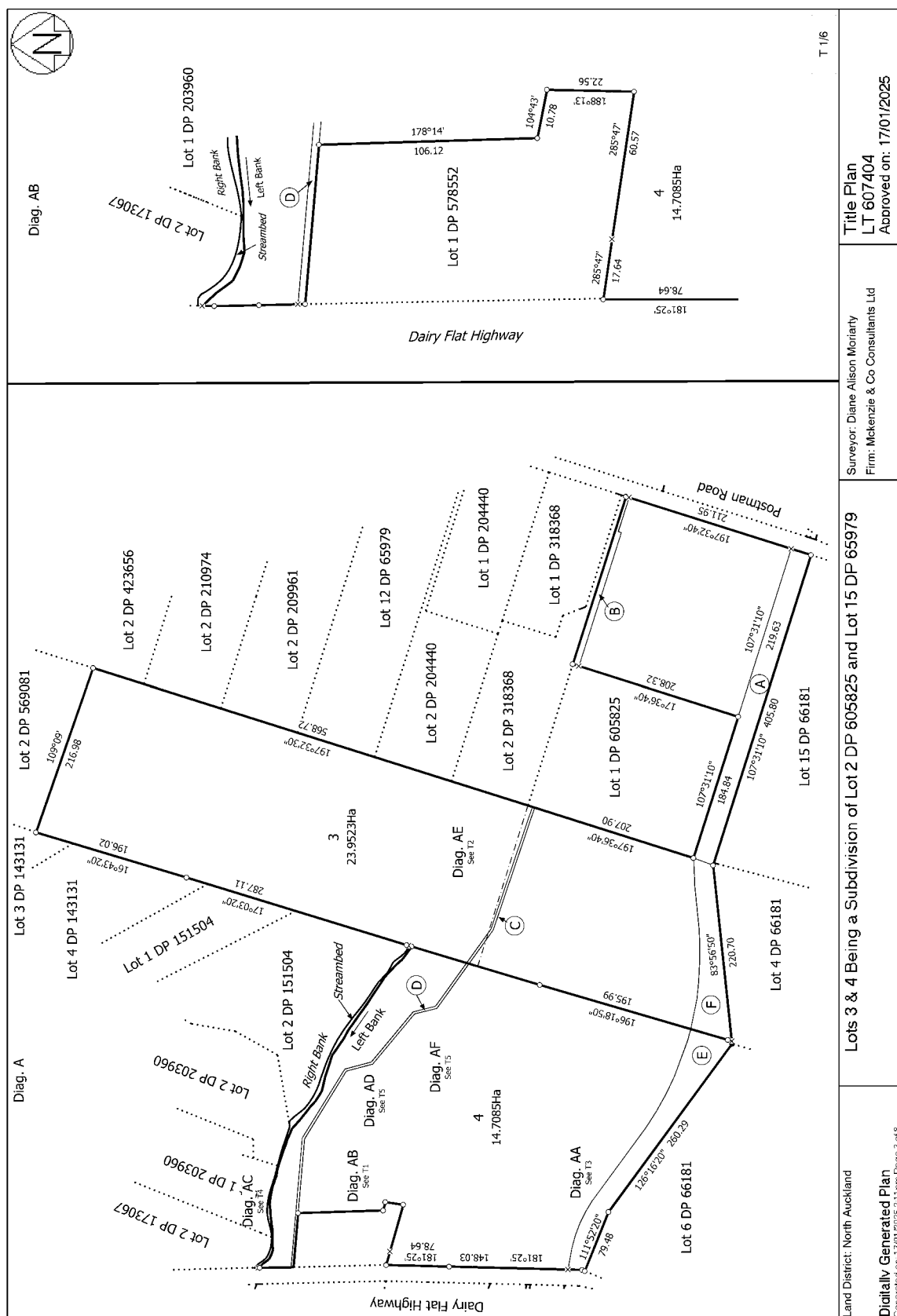
Identifier **1197474**
Land Registration District **North Auckland**
Date Issued 04 February 2025

Prior References
1190235

Estate Fee Simple
Area 14.7085 hectares more or less
Legal Description Lot 4 Deposited Plan 607404
Registered Owners
[REDACTED]

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





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
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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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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 KEN BERGER
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
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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

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

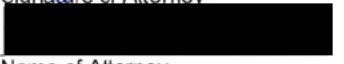
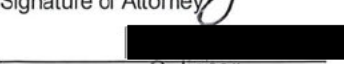
Spark New Zealand Trading Limited	Caveator (instrument number 12919304.1)
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Consent*Delete words in [] if inconsistent with the consent**State full details of the matter for which consent is required*The **Person giving consent hereby consents to:**

- 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

Spark New Zealand Trading Limited by its attorneys  Signature of Attorney  Name of Attorney  Signature of Attorney  Name of Attorney Solicitor Auckland	Signed in my presence by the Person giving consent  Signature of Witness Witness to complete in BLOCK letters (unless legibly printed): Witness name  Occupation Lawyer Address Auckland
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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
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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.

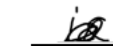
Dated this

31 day of January

2025

Attestation

Kiwibank Limited 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



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
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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

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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 KEN BERGER
Senior Subdivision Advisor

Authorised officer under delegated authority.

References: CCT90119018 & SUB60425790



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Registrar-General
of Land

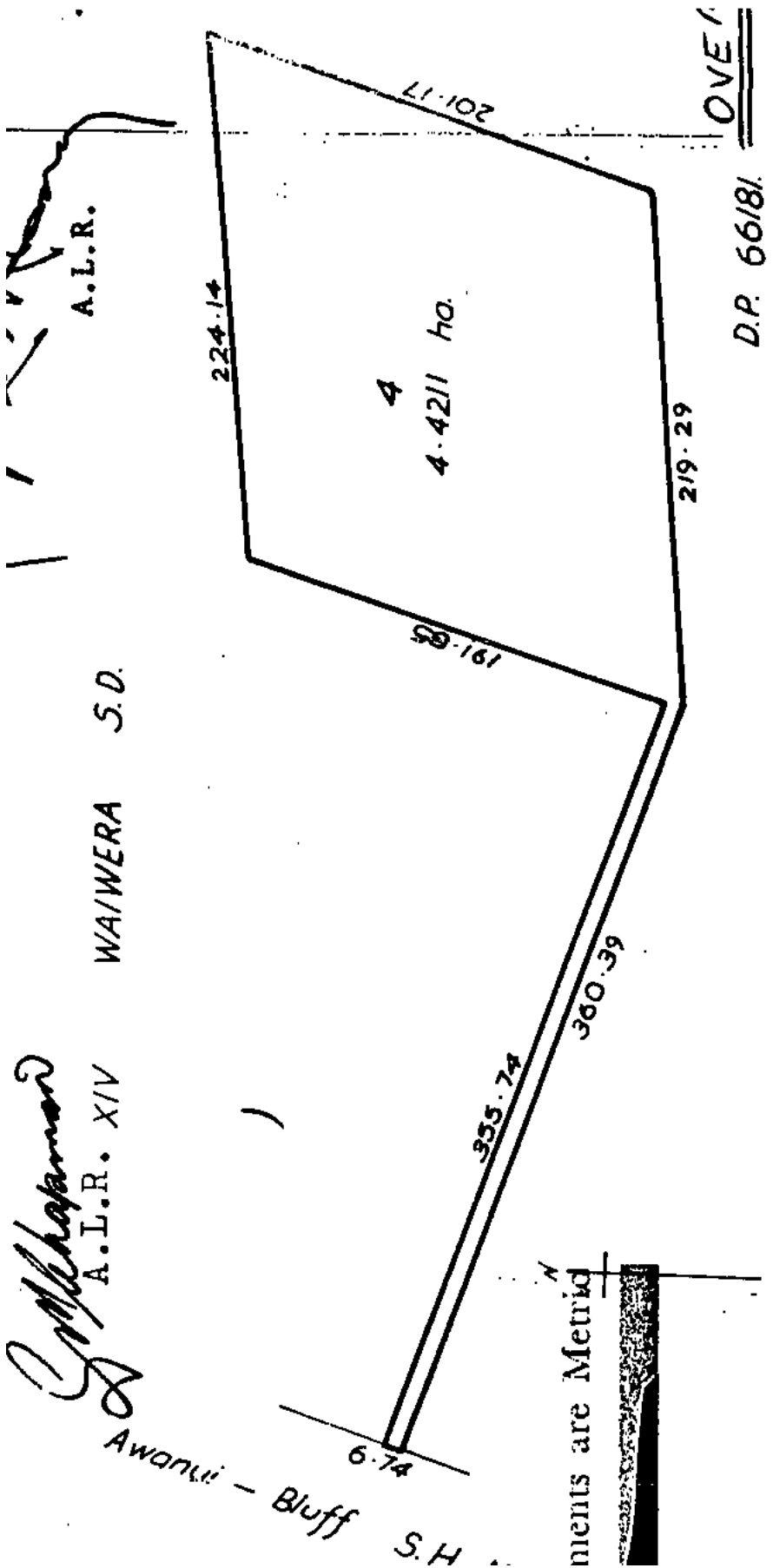
Identifier **NA42A/198**
Land Registration District **North Auckland**
Date Issued 16 November 1977

Prior References
NA22B/483

Estate Fee Simple
Area 4.4211 hectares more or less
Legal Description Lot 4 Deposited Plan 66181
Registered Owners
[REDACTED]

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
13595223.1 Mortgage to Bank of New Zealand - 29.5.2026 at 3:14 pm





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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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]

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 sevice 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

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51