

## **AREA 2 – RECORDS OF TITLE**



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA17B/1427**  
**Land Registration District** **South Auckland**  
**Date Issued** 05 August 1974

**Prior References**  
SA5C/239

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**Estate** Fee Simple - Surface Only  
**Area** 38.7992 hectares more or less  
**Legal Description** Section 42 Block XII Ohinemuri Survey  
District

**Registered Owners**  
Oceana Gold (New Zealand) Limited

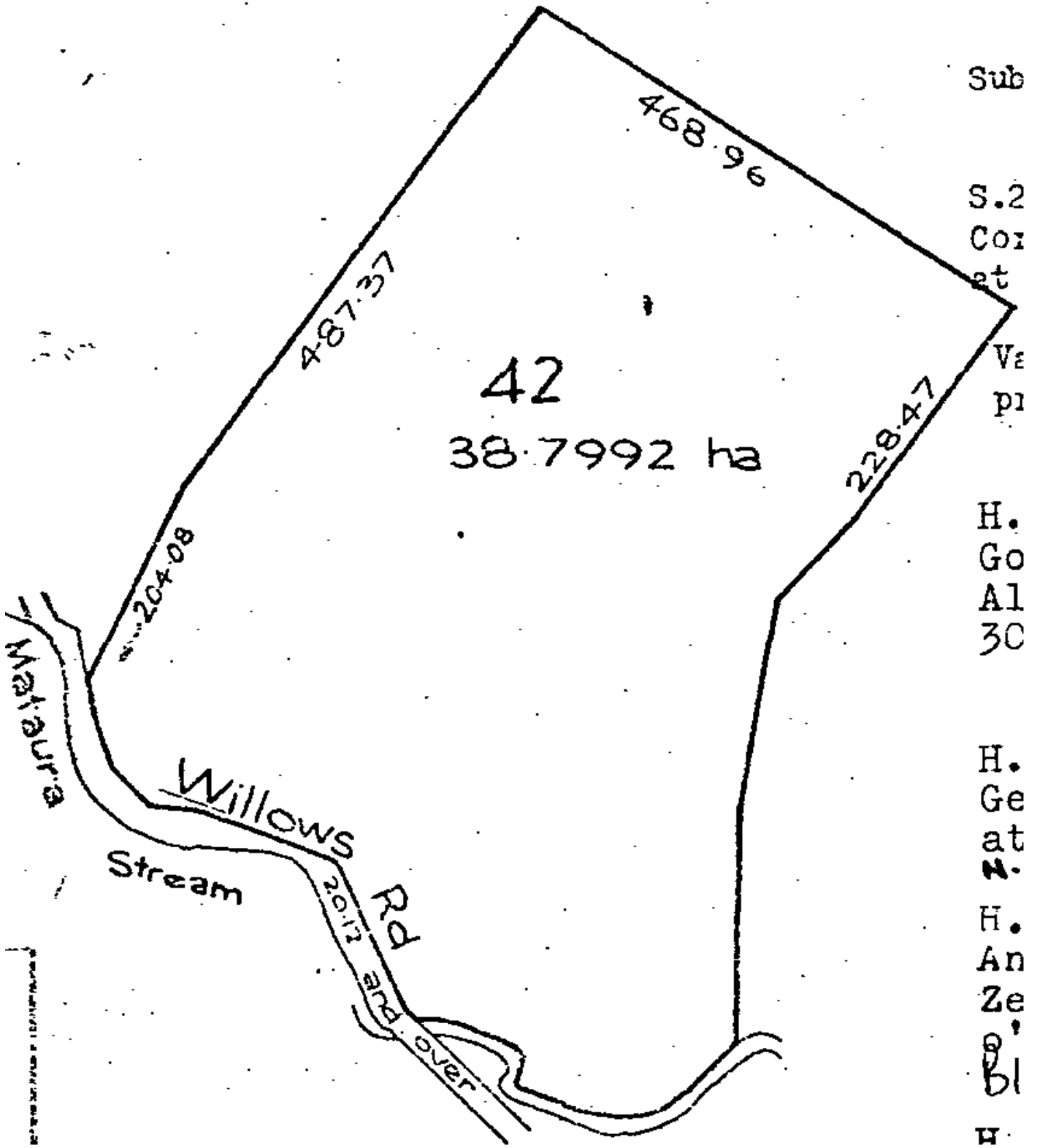
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**Interests**

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

Subject to Section 315 Land Act 1924

12350618.1 Mortgage to BNP Paribas - 14.1.2022 at 1:57 pm





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

**Identifier** SA1488/11  
**Land Registration District** South Auckland  
**Date Issued** 24 June 1959

**Prior References**  
SAPR226/98

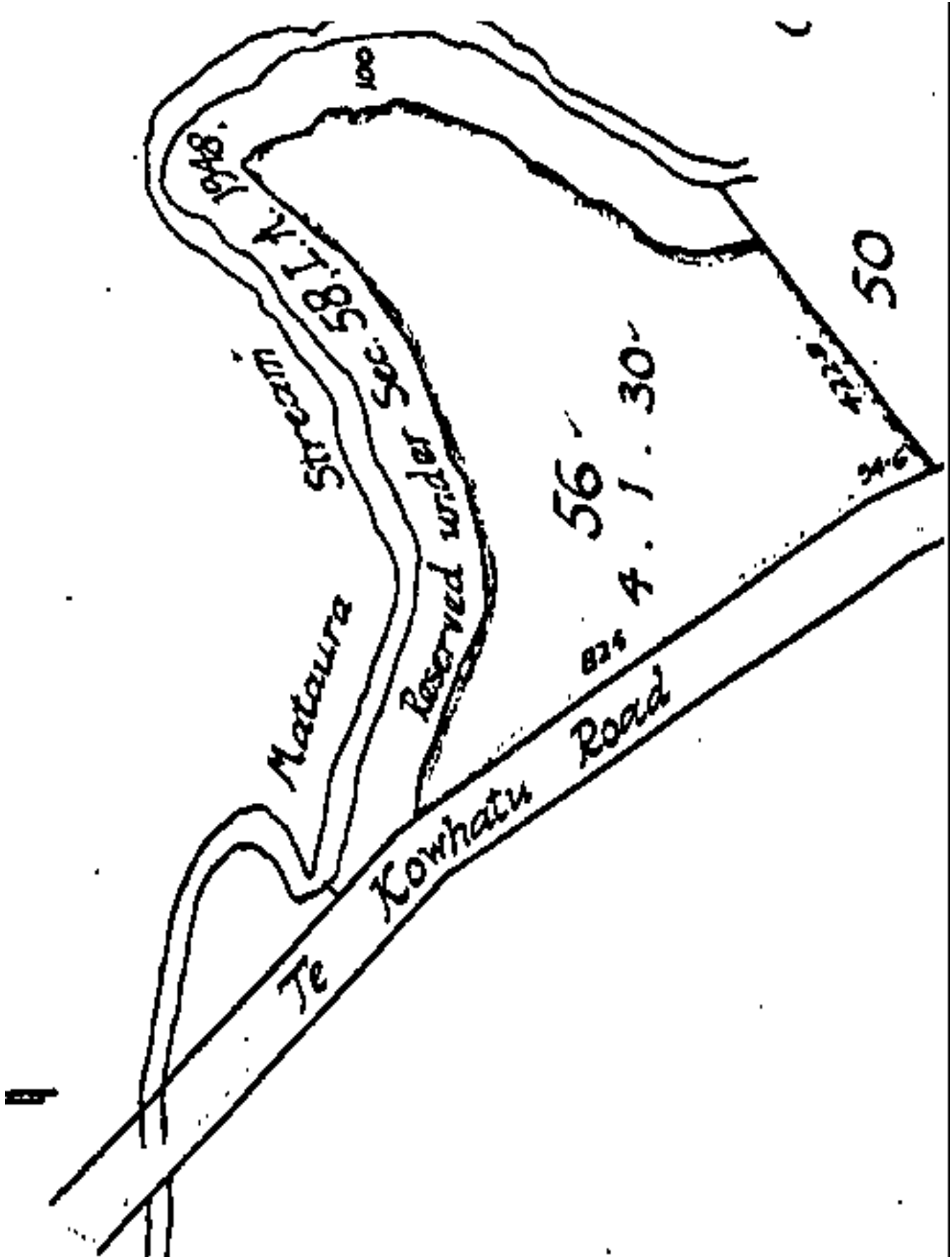
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**Estate** Fee Simple  
**Area** 1.7958 hectares more or less  
**Legal Description** Section 56 Block XII Ohinemuri Survey  
District

**Registered Owners**  
Oceana Gold (New Zealand) Limited

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**Interests**  
Subject to Section 59 Land Act 1948  
12350618.1 Mortgage to BNP Paribas - 14.1.2022 at 1:57 pm





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R.W. Muir  
Registrar-General  
of Land

**Identifier** SA17A/488  
**Land Registration District** South Auckland  
**Date Issued** 17 April 1974

**Prior References**  
SA2C/408

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**Estate** Fee Simple  
**Area** 4.5046 hectares more or less  
**Legal Description** Section 68 Block XII Ohinemuri Survey  
District

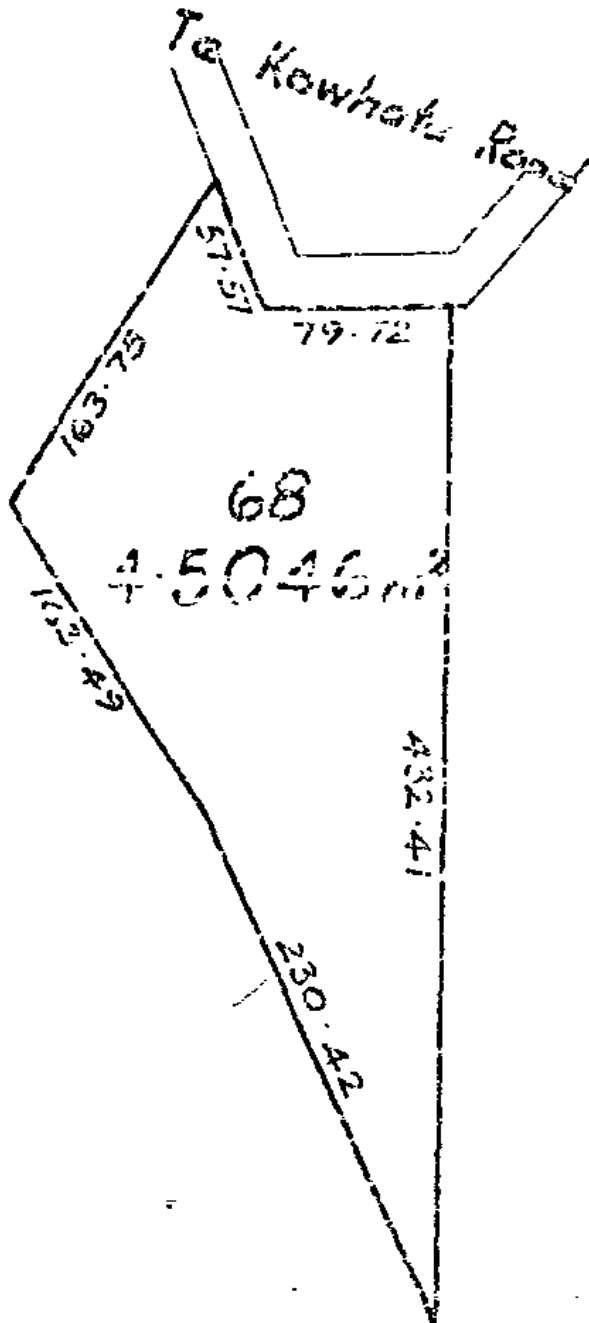
**Registered Owners**  
Oceana Gold (New Zealand) Limited

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**Interests**  
Subject to Section 59 Land Act 1948  
12350618.1 Mortgage to BNP Paribas - 14.1.2022 at 1:57 pm

Image Quality due  
to Condition  
of Original

VERIFICATION IS AFFECTED  
ING INTERESTS AS AT IN  
SUE





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

**Identifier** **SA18B/585**  
**Land Registration District** **South Auckland**  
**Date Issued** 19 February 1975

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**Estate** Fee Simple  
**Area** 76.1314 hectares more or less  
**Legal Description** Section 69 Block XII Ohinemuri Survey  
District

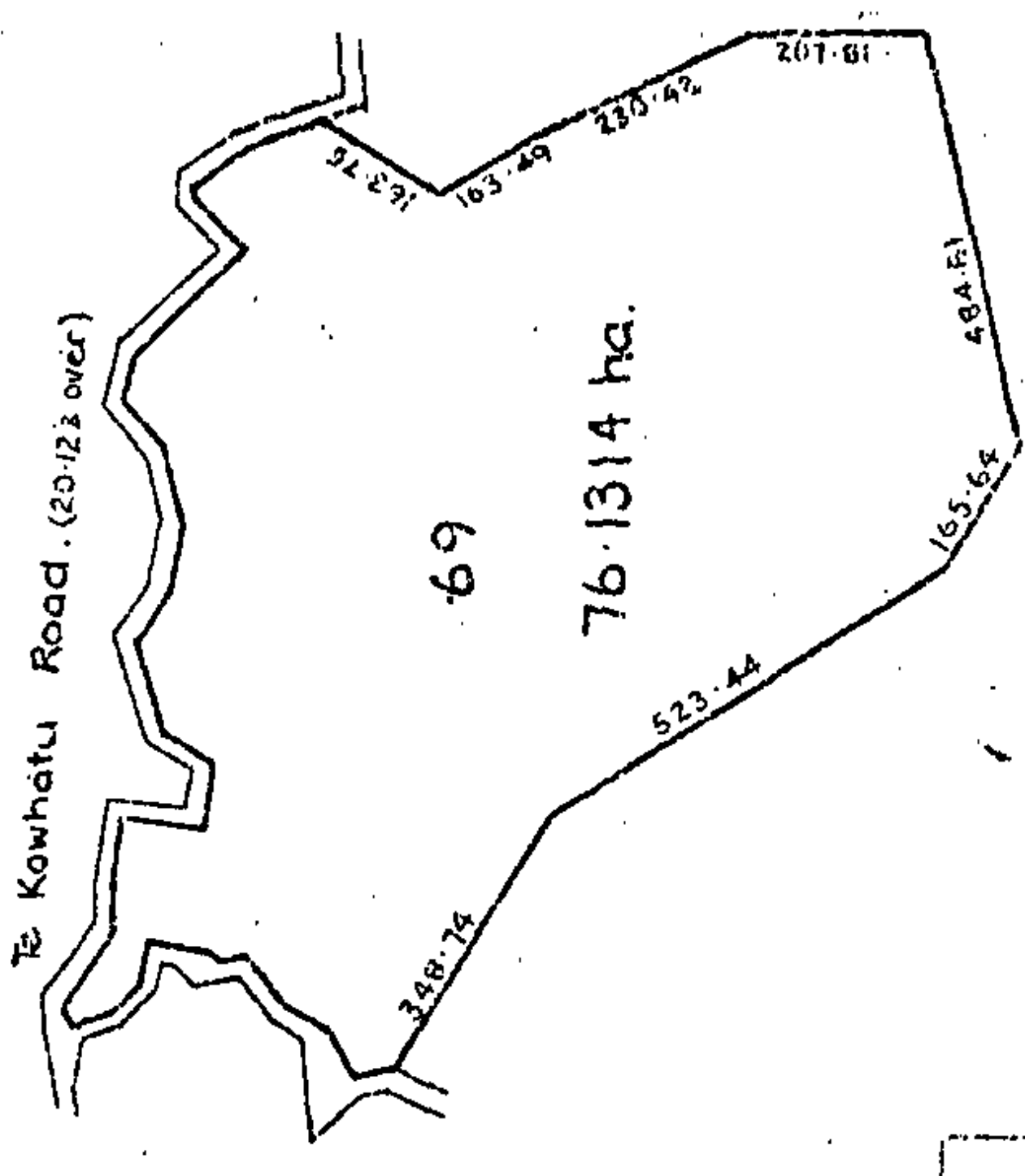
**Registered Owners**  
Oceana Gold (New Zealand) Limited

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**Interests**

Subject to Section 59 Land Act 1948  
Prospecting Licence embodied in Register CT SA30D/612 - 11.1.1984 at 11:56 am  
12350618.1 Mortgage to BNP Paribas - 14.1.2022 at 1:57 pm







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R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA57C/129**  
**Land Registration District** **South Auckland**  
**Date Issued** 23 August 1995

**Prior References**  
SA23D/350

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**Estate** Fee Simple  
**Area** 29.0200 hectares more or less  
**Legal Description** Section 75 Block XII Ohinemuri Survey  
District

**Registered Owners**  
Oceana Gold (New Zealand) Limited

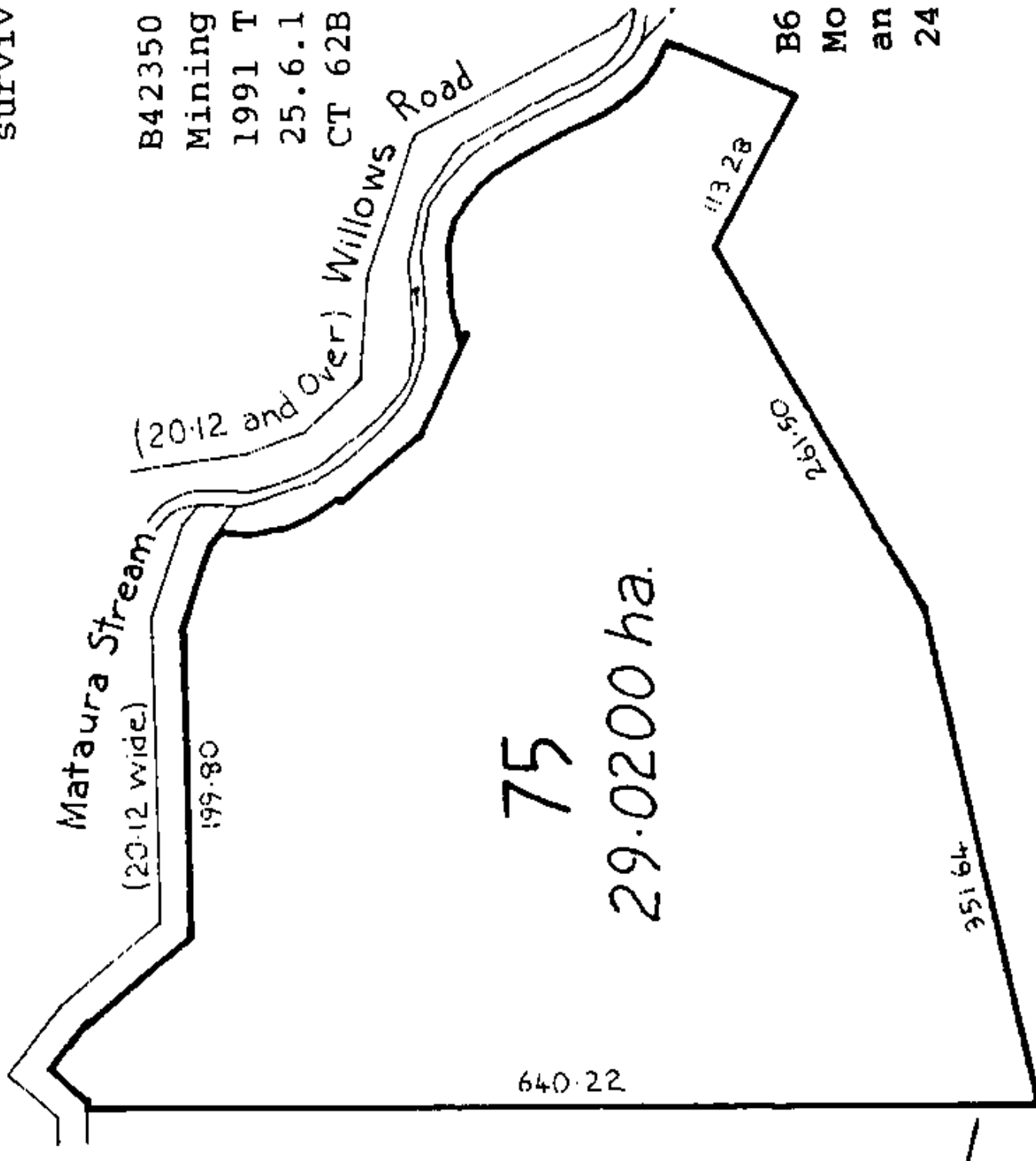
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**Interests**  
Subject to Section 11 Crown Minerals Act 1991  
Subject to Part IV A Conservation Act 1987  
12350618.1 Mortgage to BNP Paribas - 14.1.2022 at 1:57 pm

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R.W. Muir  
Registrar-General  
of Land

**Identifier** **215360**  
**Land Registration District** **South Auckland**  
**Date Issued** 08 September 2005

**Prior References**  
SA24C/427

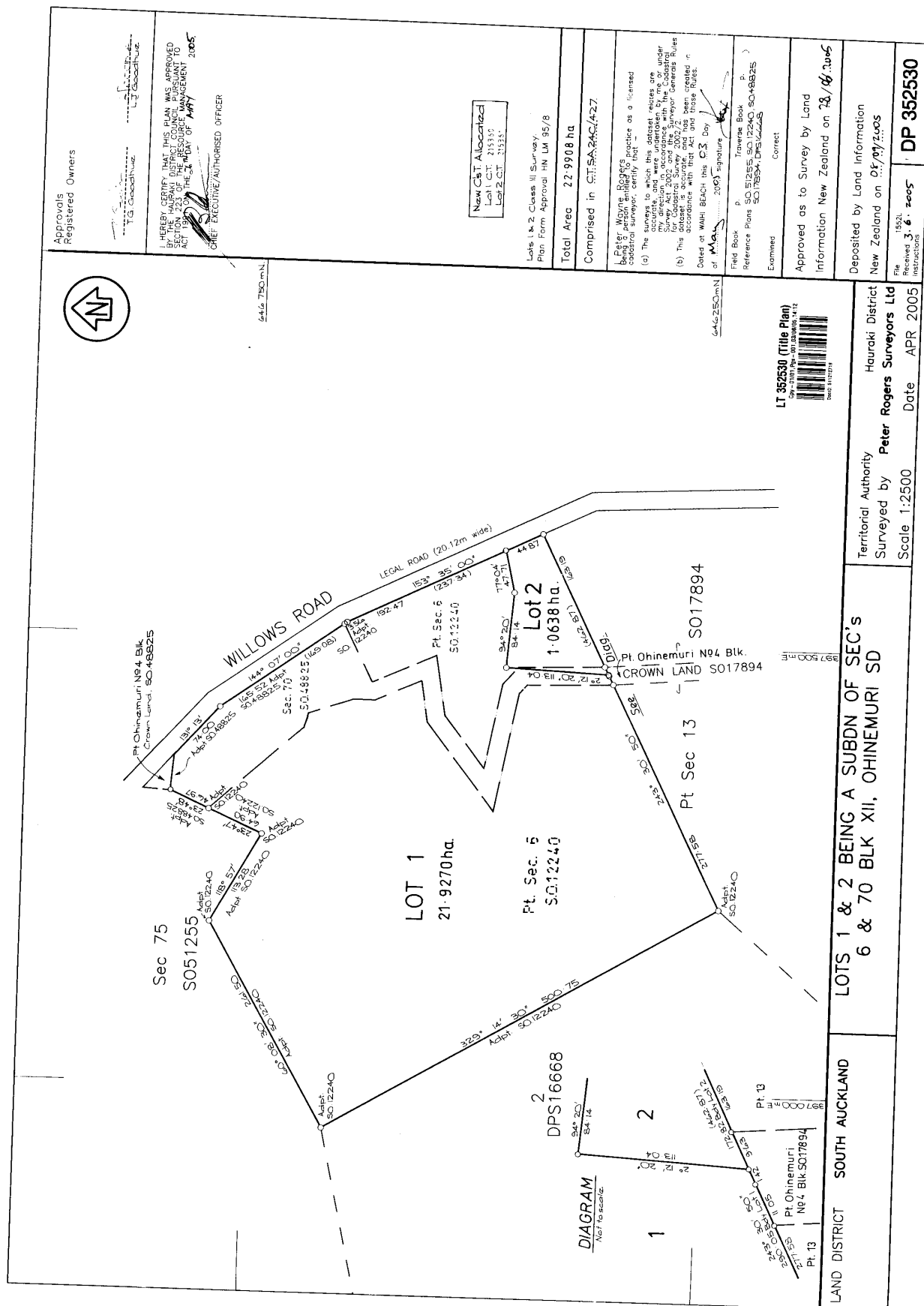
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**Estate** Fee Simple  
**Area** 21.9270 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 352530  
**Registered Owners**  
Oceana Gold (New Zealand) Limited

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**Interests**

Subject to Section 315 Land Act 1924 (affects part formerly contained in CT SA674/19)  
Excluding therefrom any minerals on or under the land formerly contained in CT SA674/19 pursuant to Section 315 of the Land Act 1924  
Subject to Section 8 Mining Act 1971 (affects part formerly contained in CT SA24C/424)  
Subject to Section 168A Coal Mines Act 1925 (affects part formerly contained in CT SA24C/424)  
12350618.1 Mortgage to BNP Paribas - 14.1.2022 at 1:57 pm





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R.W. Muir  
Registrar-General  
of Land

**Identifier** SA15A/149  
**Land Registration District** South Auckland  
**Date Issued** 14 November 1972

**Prior References**  
SA935/172

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**Estate** Fee Simple  
**Area** 24.8882 hectares more or less  
**Legal Description** Lot 2 Deposited Plan South Auckland  
16668

**Registered Owners**  
Oceana Gold (New Zealand) Limited

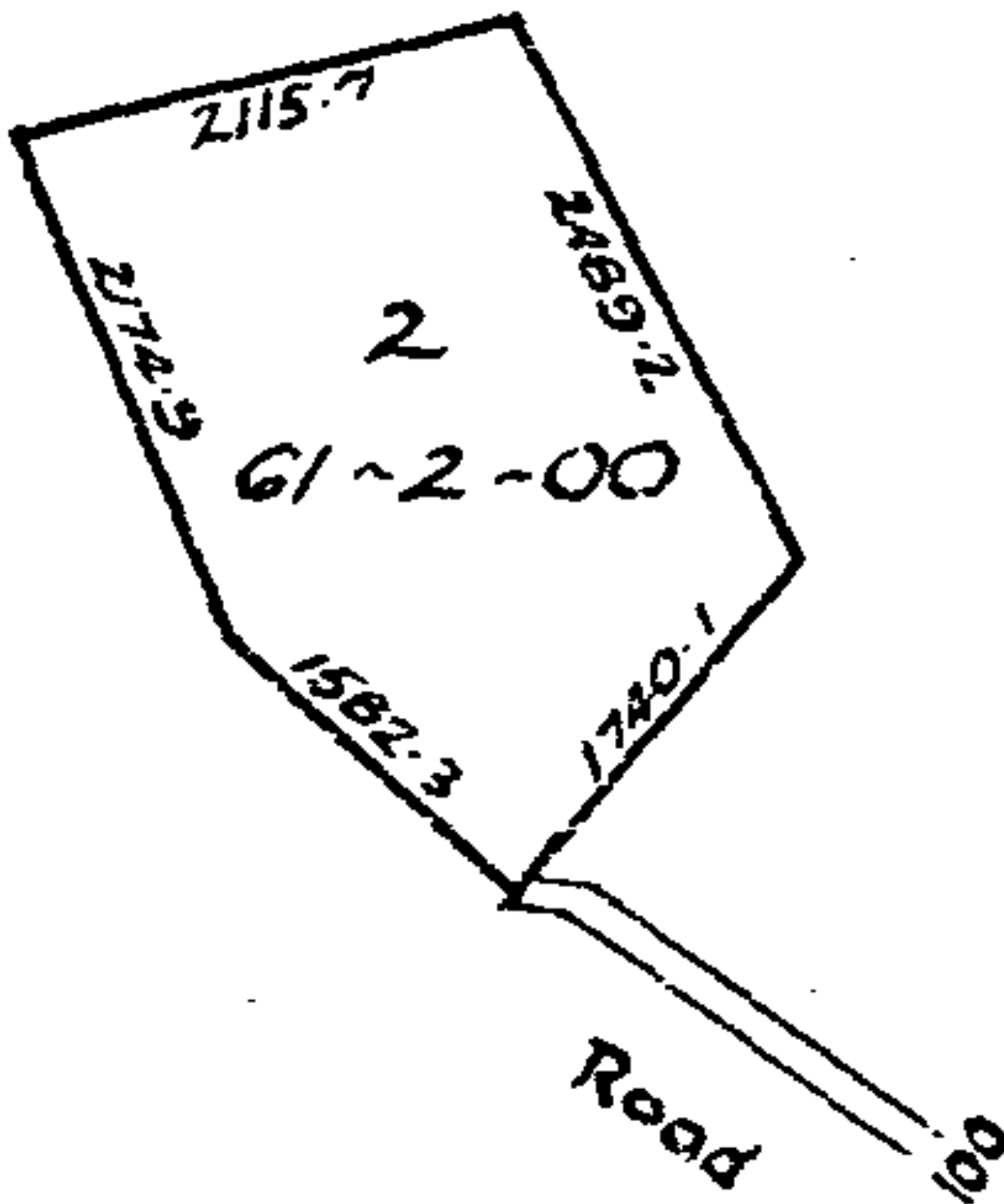
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**Interests**

Subject to Section 315 Land Act 1924

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

12350618.1 Mortgage to BNP Paribas - 14.1.2022 at 1:57 pm





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R.W. Muir  
Registrar-General  
of Land

**Identifier** **1081751**  
**Land Registration District** **South Auckland**  
**Date Issued** 15 June 2023

**Prior References**

472991                      912309

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**Estate** Fee Simple  
**Area** 56.2533 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 580693 and Lot 2  
Deposited Plan 419037 and Lot 2  
Deposited Plan 542164

**Registered Owners**

Garry Christopher Neil Spinks and Sue Anne Spinks

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**Interests**

Subject to Section 315 Land Act 1924

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the said land (affects Lot 4 DP 580693 and Lot 2 DP 542164)

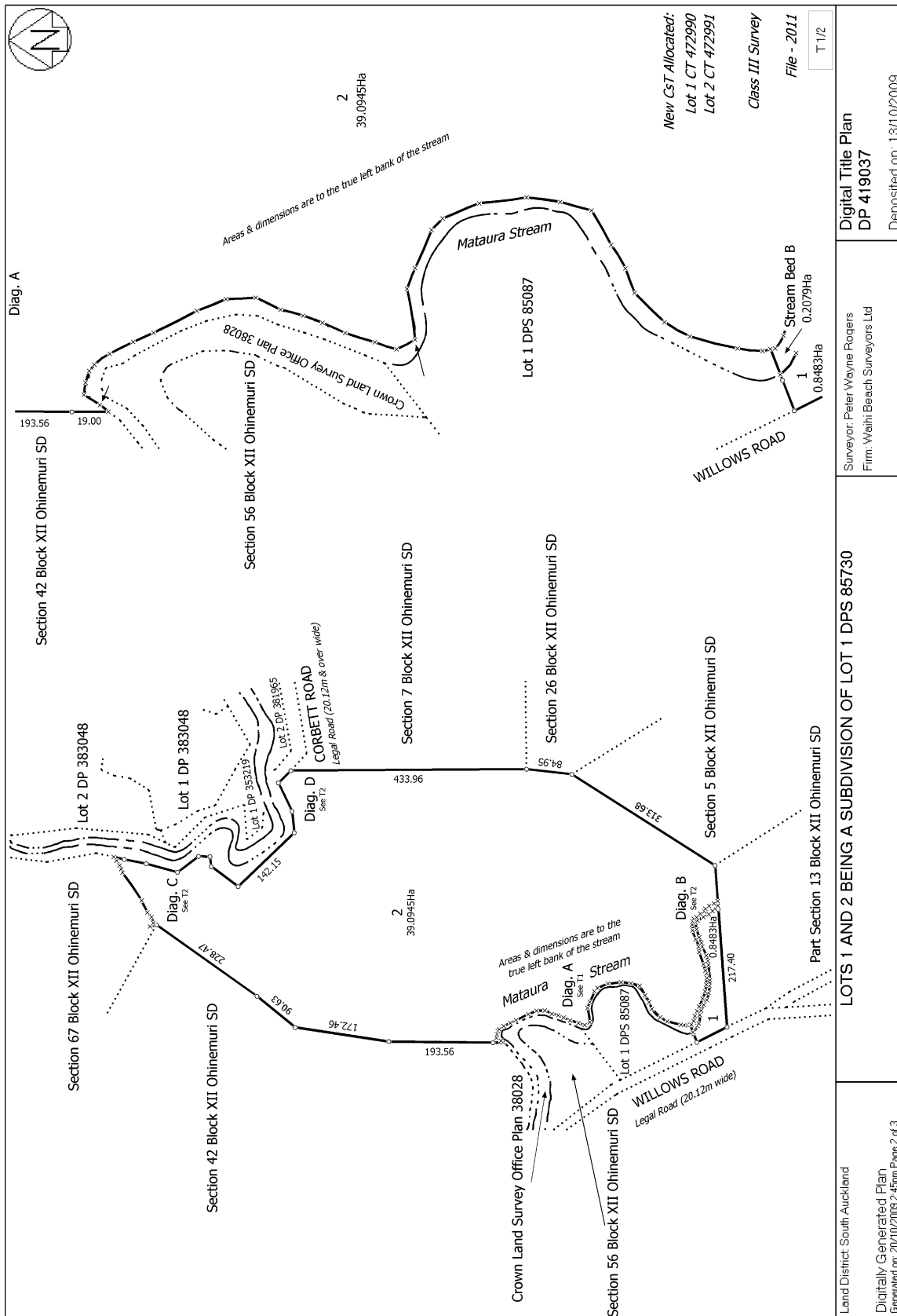
Subject to a right to convey electricity in gross over part Lot 4 Deposited Plan 580693 marked F, C and E on DP 580693 in favour of Powerco Limited created by Easement Instrument 7973307.2 - 21.10.2008 at 9:00 am

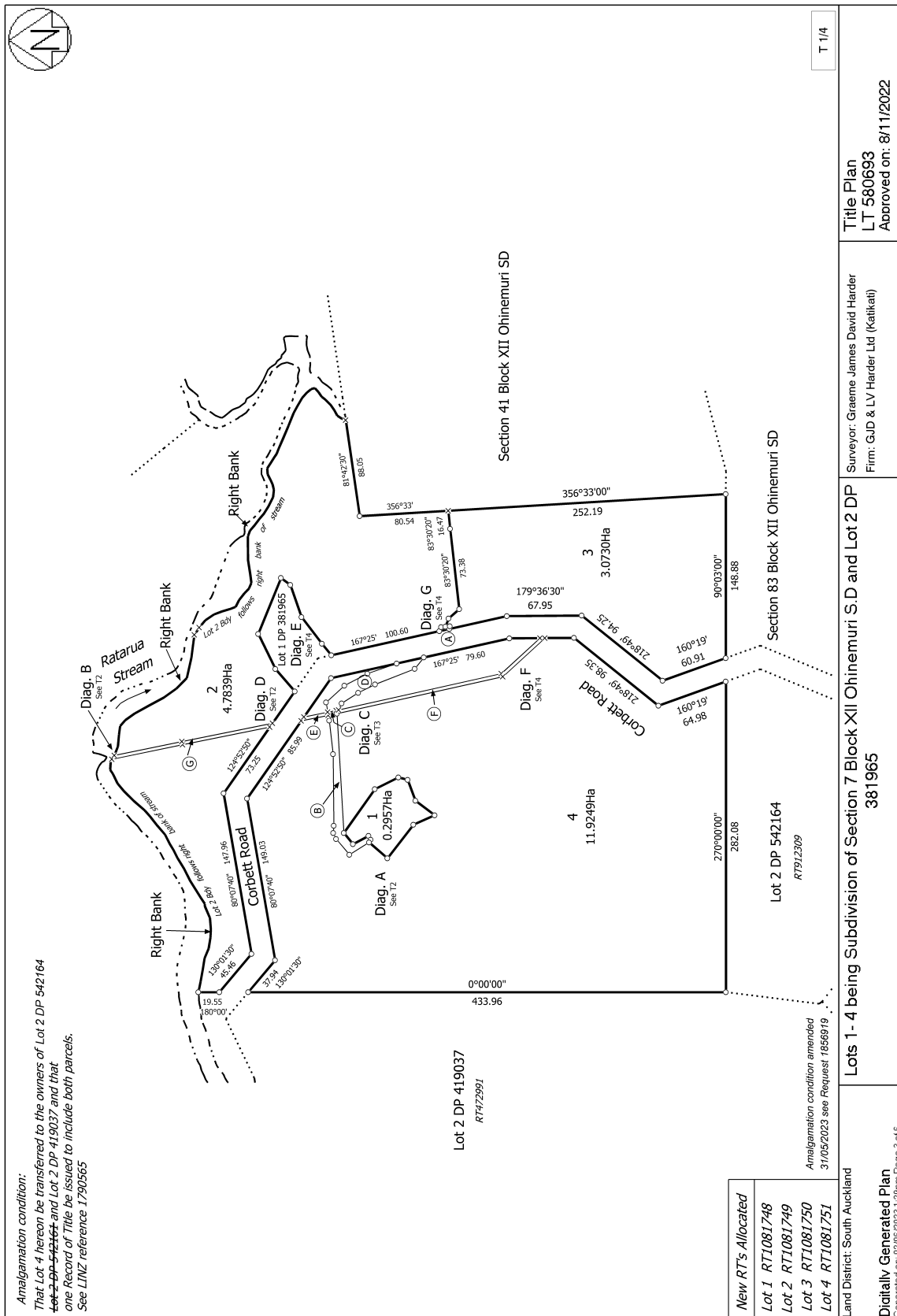
Subject to Section 241(2) Resource Management Act 1991 (affects DP 580693)

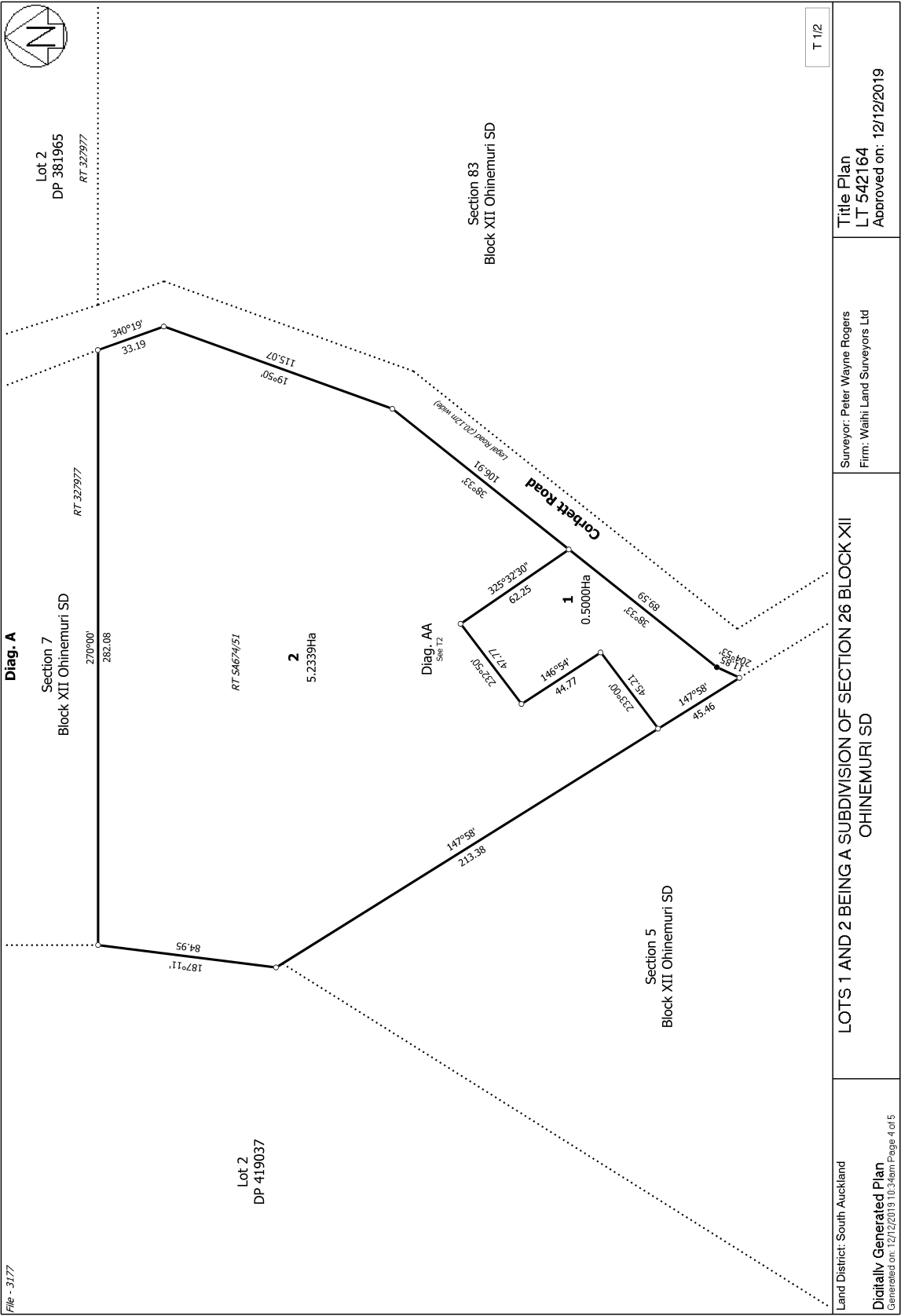
Subject to a right of way over part Lot 4 Deposited Plan 580693 marked D, C and B on DP 580693 created by Easement Instrument 12741474.5 - 15.6.2023 at 3:20 pm

The easements created by Easement Instrument 12741474.5 are subject to Section 243 (a) Resource Management Act 1991











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R.W. Muir  
Registrar-General  
of Land

**Identifier** **1167095**  
**Land Registration District** **South Auckland**  
**Date Issued** 14 February 2025

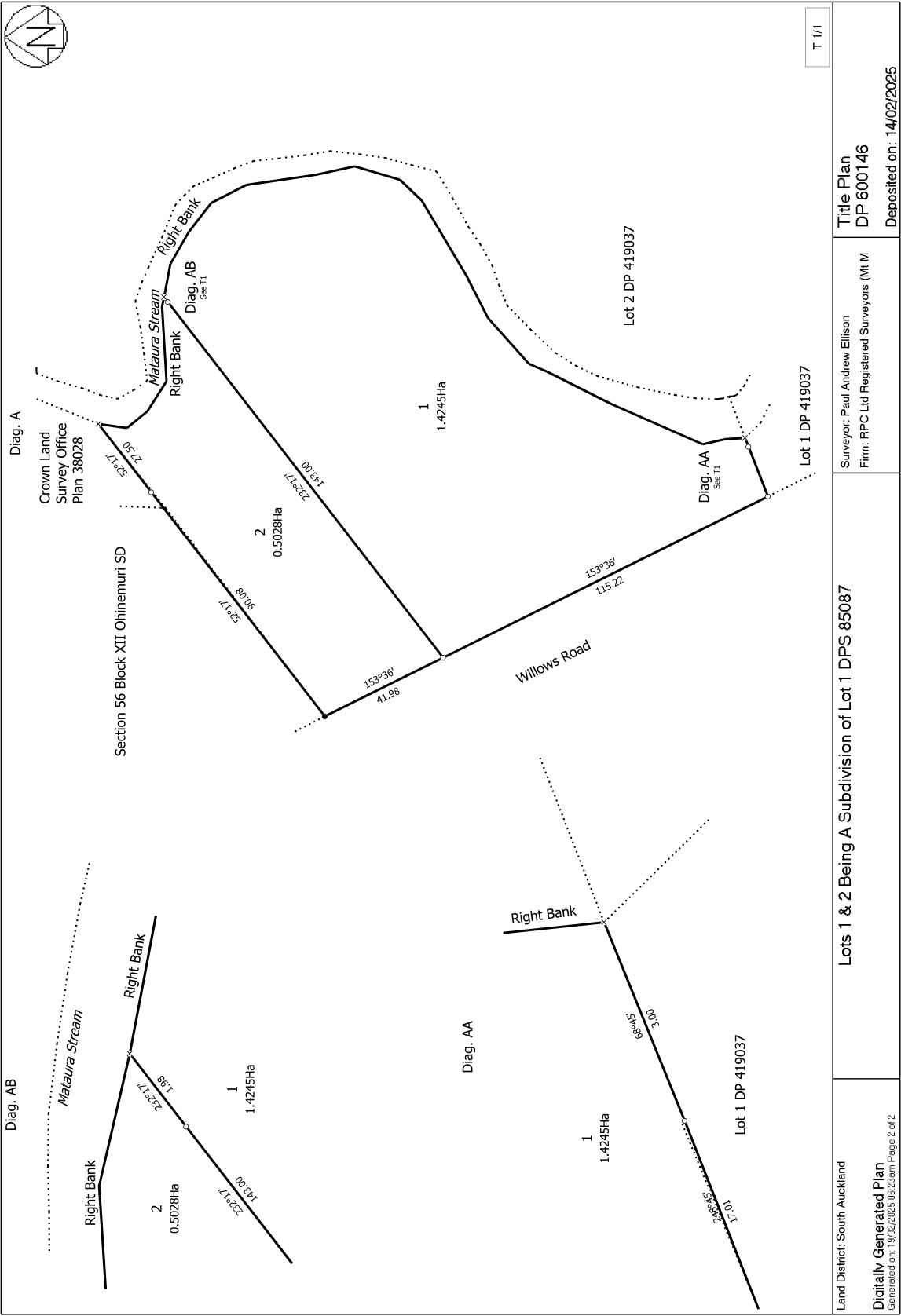
**Prior References**  
SA67C/79

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**Estate** Fee Simple  
**Area** 1.4245 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 600146  
**Registered Owners**  
Glenn Maxwell Tinsley, Susan Marie Varnham Tinsley and G & A Home Trustee 2018 Limited

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**Interests**  
Subject to Section 315 Land Act 1924  
Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land  
11402656.3 Mortgage to Westpac New Zealand Limited - 18.4.2019 at 3:41 pm





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R.W. Muir  
Registrar-General  
of Land

**Identifier** **1167096**  
**Land Registration District** **South Auckland**  
**Date Issued** 14 February 2025

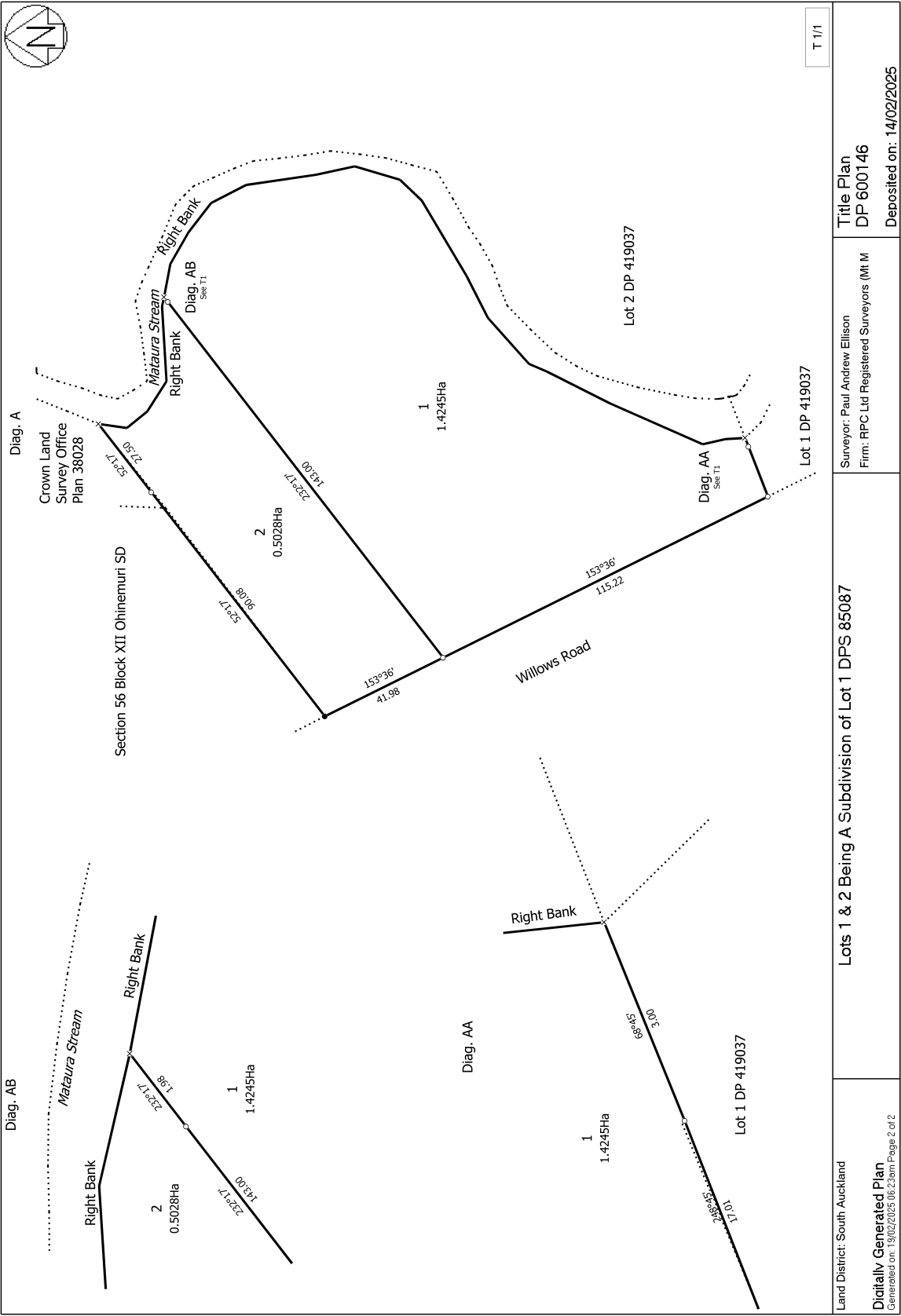
**Prior References**  
SA67C/79

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**Estate** Fee Simple  
**Area** 5028 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 600146  
**Registered Owners**  
Glenn Maxwell Tinsley, Susan Marie Varnham Tinsley and G & A Home Trustee 2018 Limited

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**Interests**  
Subject to Section 315 Land Act 1924  
Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land  
11402656.3 Mortgage to Westpac New Zealand Limited - 18.4.2019 at 3:41 pm  
13001780.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.2.2025 at 9:05 am





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

**Identifier** **215361**  
**Land Registration District** **South Auckland**  
**Date Issued** 08 September 2005

**Prior References**  
SA24C/427

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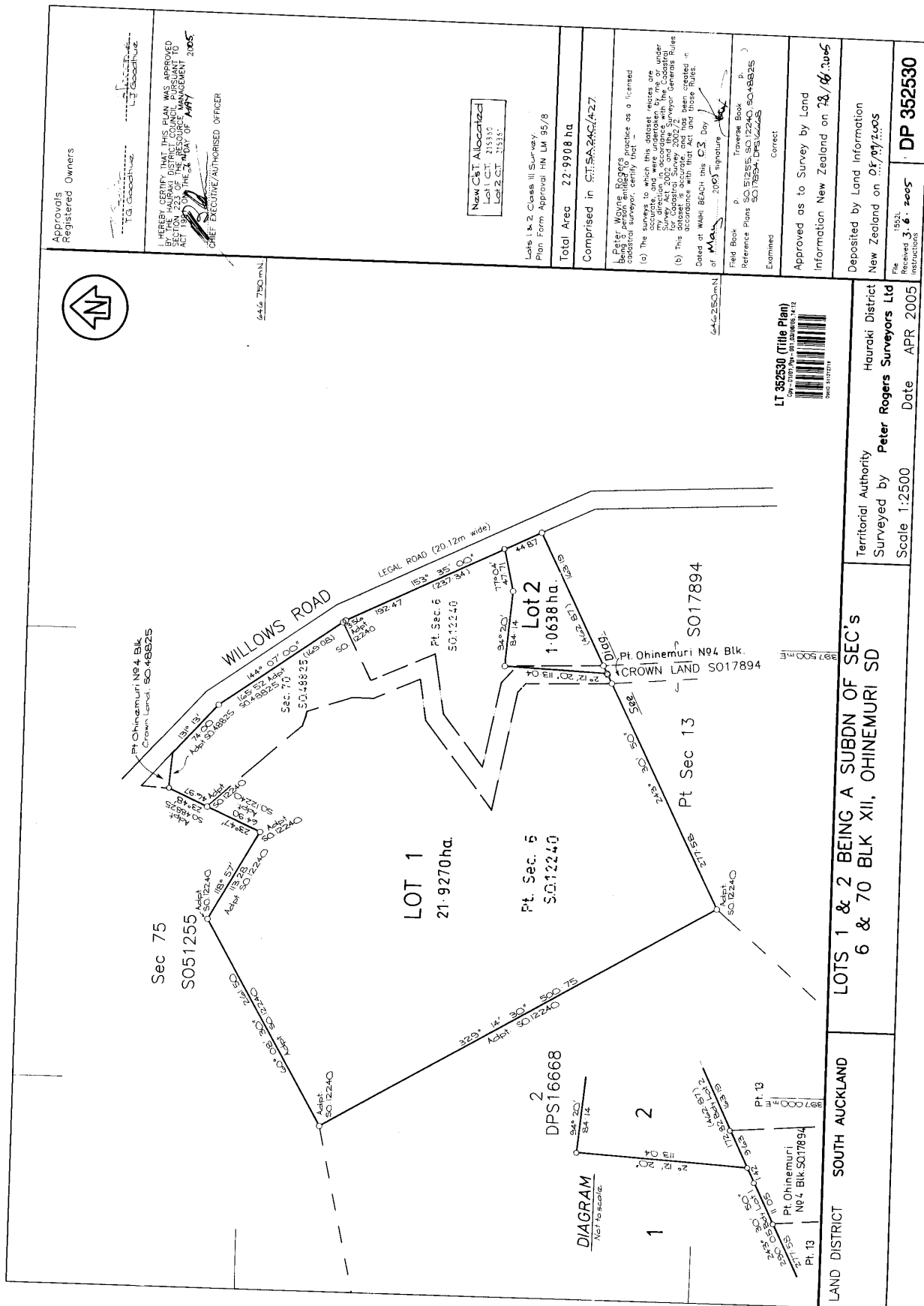
**Estate** Fee Simple  
**Area** 1.0638 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 352530  
**Registered Owners**  
Phillip William Sanderson and Catherine-Ann Sanderson

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**Interests**

Subject to Section 315 Land Act 1924 (affects part formerly contained in CT SA674/19)  
Excluding therefrom any minerals on or under the land formerly contained in CT SA674/19 pursuant to Section 315 of the Land Act 1924  
Subject to Section 8 Mining Act 1971 (affects part formerly contained in CT SA24C/424)  
Subject to Section 168A Coal Mines Act 1925 (affects part formerly contained in CT SA24C/424)





Approvals  
Registered Owners

EVERY CERTIFY THAT THIS PLAN WAS APPROVED  
IN WRITING BY THE REGISTERED OWNERS  
Pursuant to Section 223 of the Resource Management  
Act 1991 on the 23rd DAY OF MAY 2005  
CHIEF EXECUTIVE/AUTHORISED OFFICER

New C&T Allocated  
Lot 1 C&T 215361  
Lot 2 C&T 215361

Lots 1 & 2 Class III Survey  
Plan Form Approval HM LM 95/8

Total Area 22.9908 ha

Comprised in CTS 242/427

Peter Wayne Rogers  
Cadastral Surveyor  
(a) The surveys to which this plan relates are  
accurate, and were undertaken in accordance  
with the Survey Act 2002, the Survey Regulations  
(b) This plan was created in accordance with  
the Survey Act 2002, the Survey Regulations  
and the Survey Rules created in  
accordance with that Act and those Rules.  
Dated at WAHIA BEACH this 23rd Day  
of MAY 2005  
Signature  
Field Book p  
Traverse Book B  
Reference Plans SO 51255, SO 12240, SO 17894  
Examined Correct  
Approved as to Survey by Land  
Information New Zealand on 23/05/2005

LT 352530 (Title Plan)  
352530 1:2500  
352530 1:2500  
352530 1:2500

Deposited by Land Information  
New Zealand on 05/07/2005  
Territorial Authority  
Surveyed by Peter Rogers Surveyors Ltd  
Scale 1:2500 Date APR 2005

File 18921  
Received 30.6.2005  
Instructions DP 352530

LOTS 1 & 2 BEING A SUBDN OF SEC'S  
6 & 70 BLK XII, OHINEMURI SD

LAND DISTRICT SOUTH AUCKLAND



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

**Identifier** **731712**  
**Land Registration District** **South Auckland**  
**Date Issued** 28 May 2019

**Prior References**  
587639

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**Estate** Fee Simple  
**Area** 1.4505 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 496633  
**Registered Owners**  
Cushla Irene Thomas and Peter Bernard Anderson

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**Interests**

Subject to Section 315 Land Act 1924

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

9213079.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.11.2012 at 12:23 pm

Appurtenant hereto is a right to convey electricity created by Easement Instrument 9213079.5 - 21.11.2012 at 12:23 pm

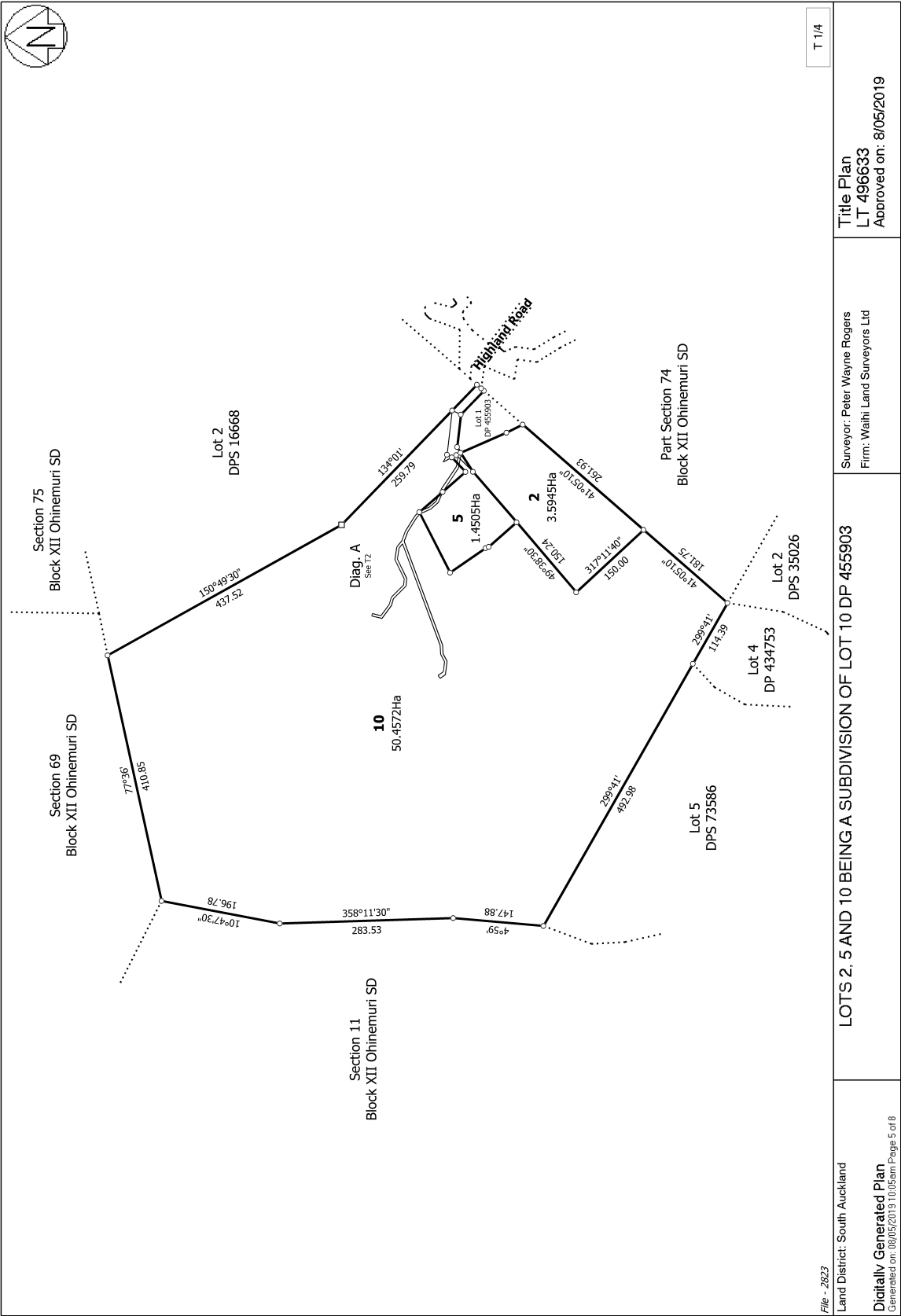
The easements created by Easement Instrument 9213079.5 are subject to Section 243 (a) Resource Management Act 1991

11432671.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.5.2019 at 3:24 pm

Subject to a right of way, right to convey electricity and telecommunications over part marked C, G and H and a right to convey water over part marked I, G and K all on DP 496633 created by Easement Instrument 11432671.4 - 28.5.2019 at 3:24 pm

Appurtenant hereto is a right of way, right to convey electricity, telecommunications and water created by Easement Instrument 11432671.4 - 28.5.2019 at 3:24 pm

Some of the easements created by Easement Instrument 11432671.4 are subject to Section 243 (a) Resource Management Act 1991 (see DP 496633)





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

**Identifier** **587638**  
**Land Registration District** **South Auckland**  
**Date Issued** 21 November 2012

**Prior References**  
SA15A/148

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**Estate** Fee Simple  
**Area** 5668 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 455903  
**Registered Owners**  
Brigid Inis Cameron and Stephen Charles Cameron

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**Interests**

Subject to Section 315 Land Act 1924

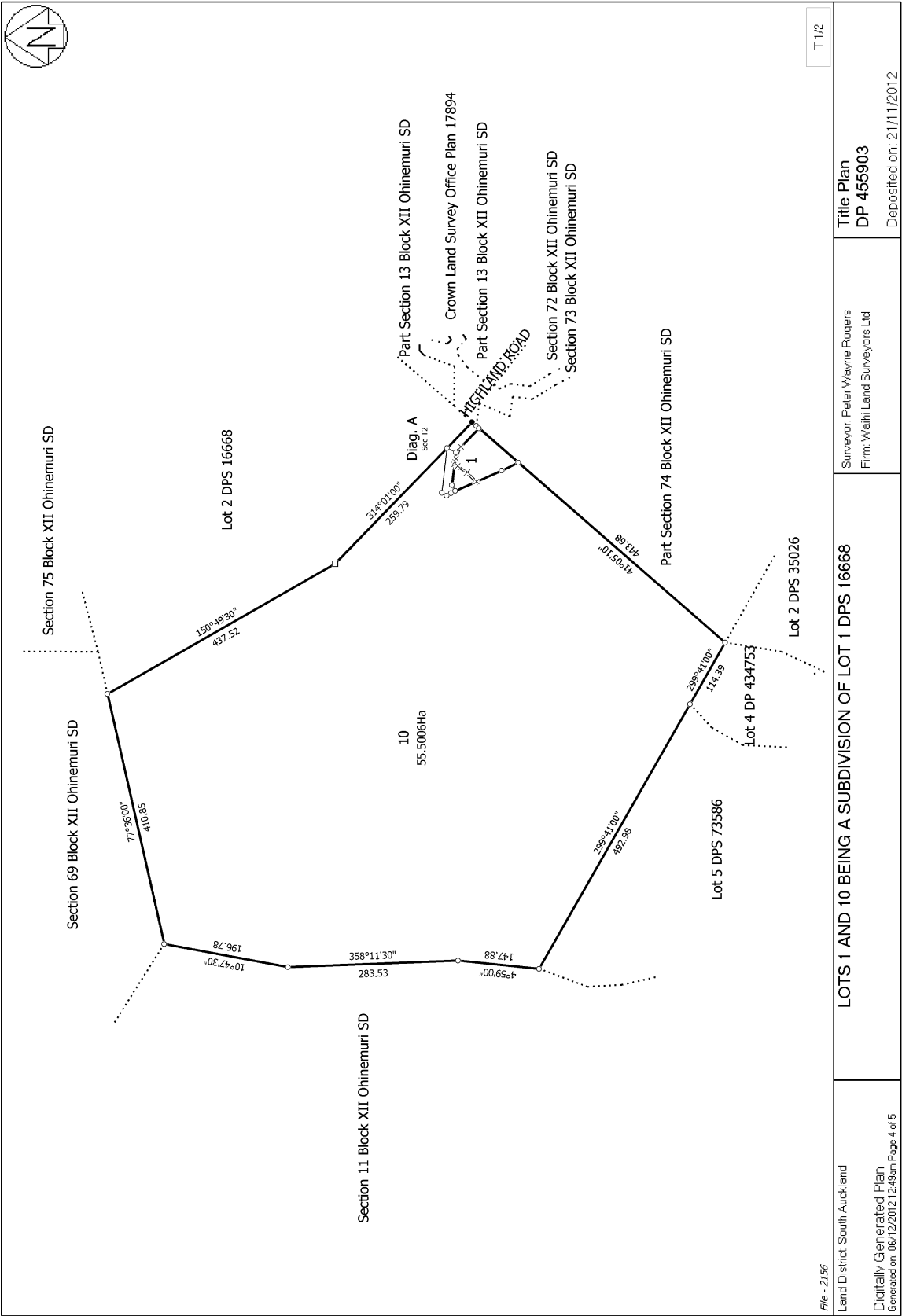
Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

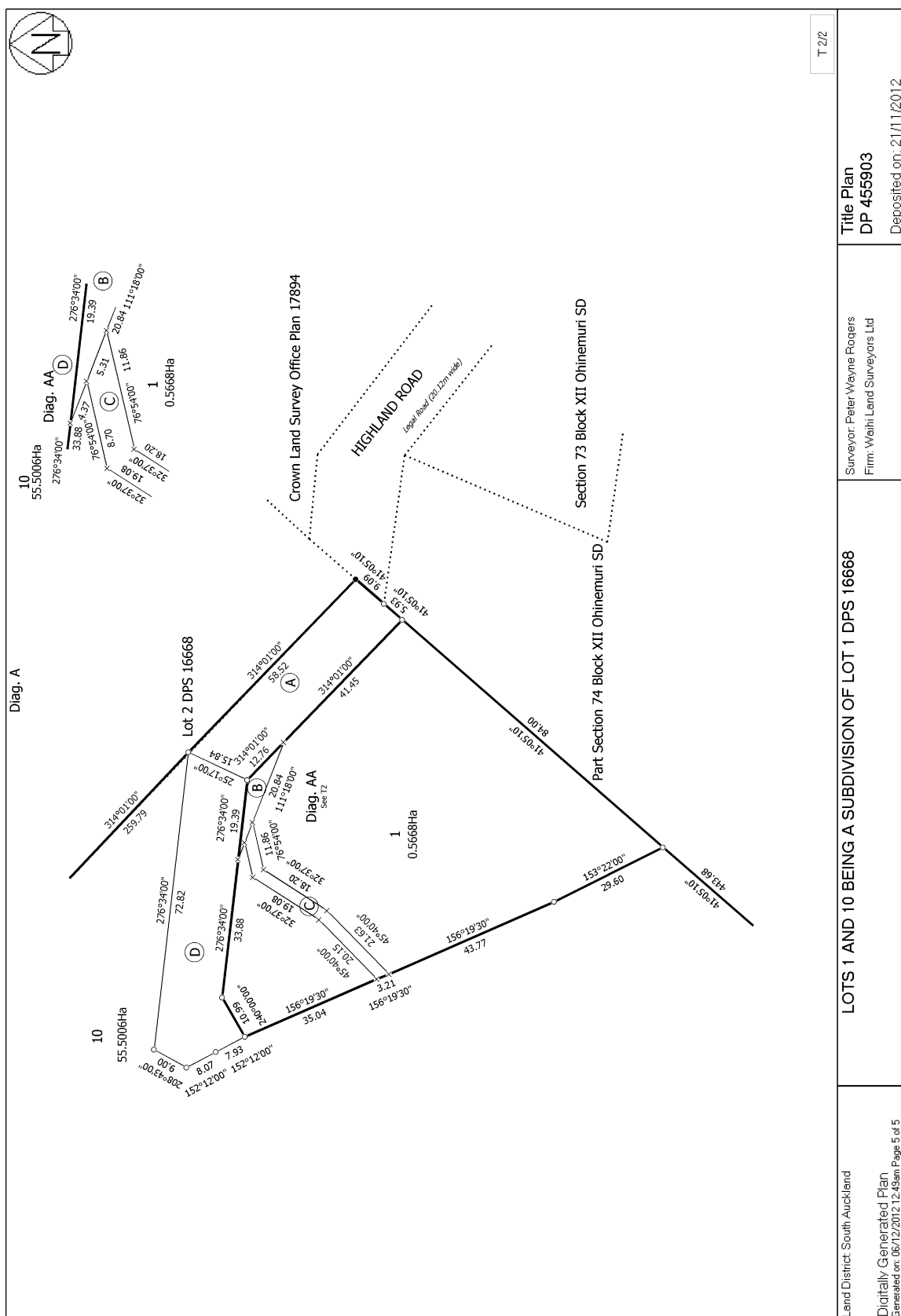
Subject to a right to convey electricity over part marked B and C DP 455903 created by Easement Instrument 9213079.5 - 21.11.2012 at 12:23 pm

Appurtenant hereto is a right of way, right to convey electricity, telecommunications and computer media created by Easement Instrument 9213079.5 - 21.11.2012 at 12:23 pm

The easements created by Easement Instrument 9213079.5 are subject to Section 243 (a) Resource Management Act 1991 10655217.3 Mortgage to ASB Bank Limited - 9.1.2017 at 10:28 am

Appurtenant hereto is a right to convey water created by Easement Instrument 11432671.4 - 28.5.2019 at 3:24 pm







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

**Identifier** **731711**  
**Land Registration District** **South Auckland**  
**Date Issued** 28 May 2019

**Prior References**  
587639

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**Estate** Fee Simple  
**Area** 3.5945 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 496633  
**Registered Owners**  
Ingrid Ann Ormandy

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**Interests**

Subject to Section 315 Land Act 1924

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

9213079.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.11.2012 at 12:23 pm

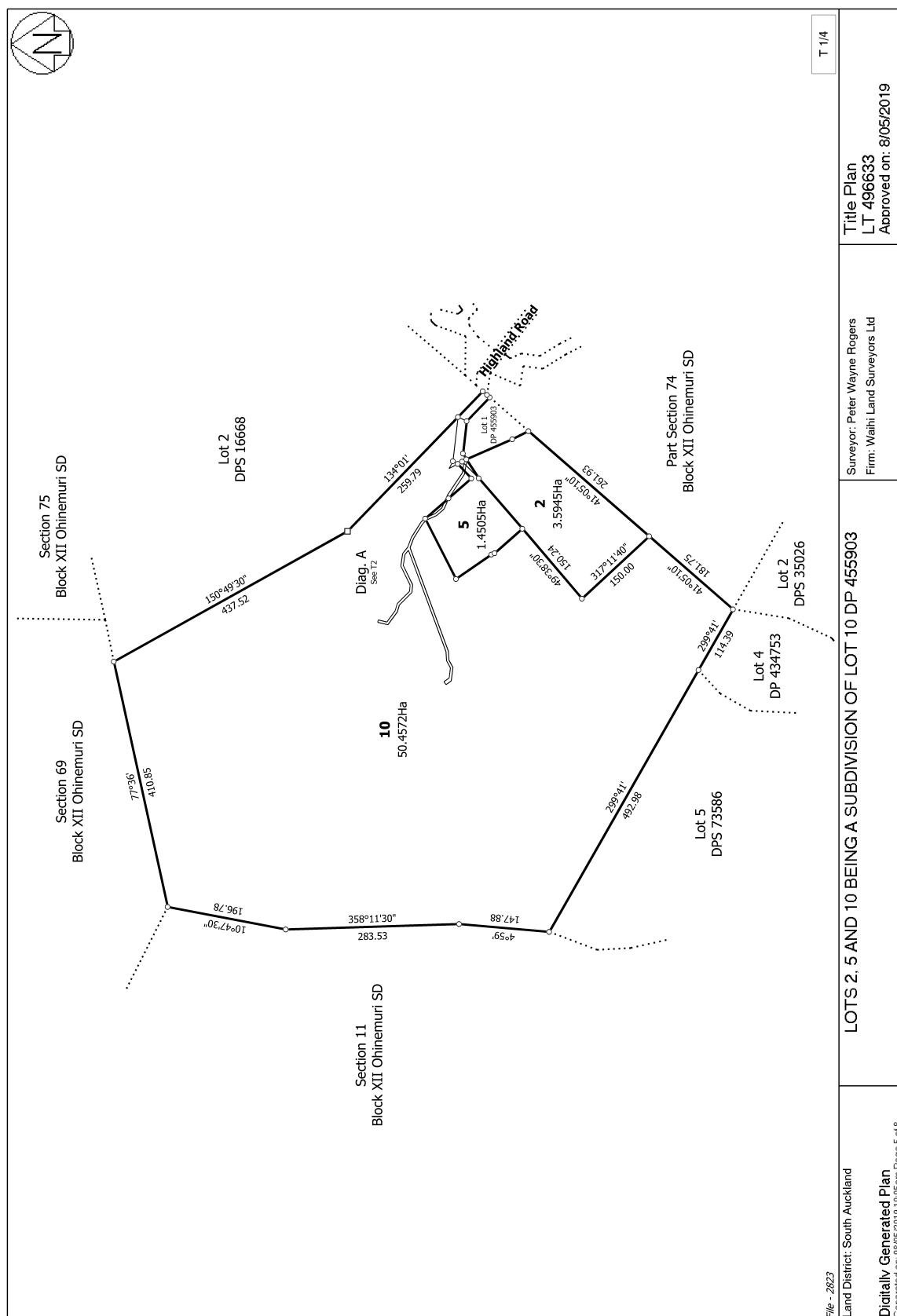
Appurtenant hereto is a right to convey electricity created by Easement Instrument 9213079.5 - 21.11.2012 at 12:23 pm

The easements created by Easement Instrument 9213079.5 are subject to Section 243 (a) Resource Management Act 1991

11432671.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.5.2019 at 3:24 pm

Appurtenant hereto is a right of way, right to convey electricity, telecommunications and water created by Easement Instrument 11432671.4 - 28.5.2019 at 3:24 pm

Some of the easements created by Easement Instrument 11432671.4 are subject to Section 243 (a) Resource Management Act 1991 (see DP 496633)







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

**Identifier** **SA40D/309**  
**Land Registration District** **South Auckland**  
**Date Issued** 03 March 1988

**Prior References**  
SA28B/907      SA31D/133      SA33D/508

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**Estate** Fee Simple  
**Area** 42.6040 hectares more or less  
**Legal Description** Part Section 74 and Section 72-73 Block  
XII Ohinemuri Survey District and Lot 2-7  
Deposited Plan South Auckland 44272

**Registered Owners**  
Richard Charles John Everitt

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**Interests**

Subject to Section 308 (4) and (5) Local Government Act 1974  
Excepting from Lots 4, 5 and part Lot 2 DPS 44272 any minerals on or under the said land pursuant to Section 315 Land Act 1924  
Subject to Section 315 Land Act 1924 (affects Lots 4, 5 and part Lot 2 DPS 44272)  
Subject to Section 59 Land Act 1948 (affects Section 72 and part Section 74 Block XII Ohinemuri Survey District)  
Subject to Section 8 Mining Act 1971 (affects Lots 3, 6 and 7 and part Lot 2 DPS 44272 and Section 73 Block XII Ohinemuri Survey District)  
Subject to Section 5 Coal Mines Act 1979 (affects Lots 3, 6 and 7 and part Lot 2 DPS 44272 and Section 73 Block XII Ohinemuri Survey District)  
9237992.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 26.11.2012 at 4:24 pm (affects Pt Sec 74 Blk XII Ohinemuri SD & Lots 2 & 7 DP 44272)  
11127235.5 Mortgage to (now) First Mortgage Custodians Limited - 7.6.2018 at 4:31 pm

