

Devonport Mixed Used Development - Property Title Summary Of Interests

Property Address	Title Reference	Interest number on title	Description of Interest	Burdened Land	Benefited Land	Comments
3 Victoria Road	NA743/206					No relevant registered interests.
5-15 Victoria Road	NA1073/120	Transfer 339606	Water drainage rights	Lot 8 Allotment 22 Section 2 Parish of Takapuna in RT 76/66	Lot 1 DP 30140 (NA1073/120)	The applicants title is the benefited land
		Order in Council 10502	Building Line Restriction	Lot 1 DP 30140 (NA1073/120)		Building line restrictions are historic and can be removed via the standard process with Auckland Transport. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Easement Instrument 10193136.1	Pedestrian right of way	Lot 26 DP 677 (NA52/53) [Area A on DP 474637] Part Lot 11 Sec. 3 Deeds Plan T 37 (NA568/73) [Area B on DP 474637]	Lot 1 DP 30140 (NA1073/120)	The applicant owns both burdened and benefited titles
17-19 Victoria Road	NA52/53	Easement Instrument 10193136.1	Pedestrian right of way (as above)	Lot 26 DP 677 (NA52/53) [Area A on DP 474637]	Lot 1 DP 30140 (NA1073/120)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
21 Victoria Road	NA793/256					
25 Victoria Road	NA45B/623	Conveyance 302073	Right of way easement	Part Lot 13 DRO T 37 (part RT567/76)	That part of Lot 2 DP 87483 comprised in NA45B/623 (formerly comprised in RT NA568/73)	The applicants title is the benefited land
		Easement Certificate 572341.4	Right of way easement	Lot 1 DP 87483 comprised in RT 89D/898 (formerly RT NA45B/622)	Lot 2 DP 87483 comprised in RT NA45B/623	The applicants title is the benefited land
		Easement Certificate 572341.4	Right of way easement	Lot 2 DP 87483 comprised in RT NA45B/623	Lot 1 DP 87483 comprised in RT 89D/898 (formerly RT NA45B/622)	Easement has expired and the applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Easement Certificate 572341.4	Party Wall easement	Lot 2 DP 87483 comprised in RT NA45B/623	Lot 1 DP 87483 comprised in RT 89D/898 (formerly RT NA45B/622)	The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Easement Certificate 572341.4	Right of Way and easement of encroachment	Lot 2 DP 87483 comprised in RT NA45B/623	Lot 1 DP 87483 comprised in RT 89D/898 (formerly RT NA45B/622)	The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
33 Victoria Road	NA129A/236	Section 241(2) Resource Management Act 1991				The applicant will resolve as part of the development and submit an application to the Treaty of Waitangi

		Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal)				The applicant will resolve as part of the development and submit an application to the Treaty of Waitangi
		Transfer A427130	Right of way and party wall right	Lot 1 DP 61110 comprised in part RT NA17D/327	Lot 2 DP 61110 comprised in part RT NA129A/236	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Transfer A427130	Party wall right	Lot 2 DP 61110 comprised in part RT NA129A/236	Lot 1 DP 61110 comprised in RT comprised in part RT NA17D/327	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
37-39 Victoria Road		Transfer A427130	Right of way and party wall right	Lot 1 DP 61110 comprised in part RT NA17D/327	Lot 2 DP 61110 comprised in part RT NA129A/236	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Transfer A427130	Party wall right	Lot 2 DP 61110 comprised in part RT NA129A/236	Lot 1 DP 61110 comprised in RT comprised in part RT NA17D/327	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
41 Victoria Road	NA1063/209	Transfer 17877	Right of way easement	Previously RT 77/52 now part of the titles for 43 and 45 Victoria Road	Part Allotment 22 Section 2 Parish of Takapuna comprised in RT NA1063/209 (previously the land in RT 76/27)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Transfer 17878	Right of way easement	Previously RT 77/52 now part of the titles for 43 and 45 Victoria Road and RT 76/27 (now also part of the title for 41 Victoria Road)	Part Allotment 22 Section 2 Parish of Takapuna comprised in RT NA1063/209 (previously the land in prior RT 76/10)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Transfer 519743	Party wall rights	Lot 2 DP56269 and Part Allotment 22 Section 2 Parish of Takapuna comprised in RT NA9B/691 (prior title RT1063/210)	Part Allotment 22 Section 2 Parish of Takapuna comprised in RT NA1063/209 (previously the land in RT 76/10)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.

		Transfer 519743	Party wall rights	Part Allotment 22 Section 2 Parish of Takapuna comprised in RT NA1063/209 (previously the land in RT 76/10)	Lot 2 DP56269 and Part Allotment 22 Section 2 Parish of Takapuna comprised in RT NA9B/691 (prior title RT1063/210)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
43 Victoria Road	NA9B/691	Transfer 17877	Right of way easement	Lot 1 DP 56269 comprised in RT NA9C/302 (formerly prior RT 77/52)	Affects part formerly contained in RTNA1063/210 now comprised in RT NA9B/691	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Transfer 17877	Right of way easement	Affects part coloured blue on DP 56269 affecting Lot 2 DP 56269 and now comprised in RT NA9B/691	Part 41 Victoria Road (prior RT 76/27)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Transfer 17878	Right of way easement	Affects part Allotment 22 Section 2 Parish of Takapuna formerly in RT NA1063/210 and also over part coloured blue on DP 56269 affecting Lot 2 DP 56269 and now comprised in RT NA9B/691	Part 41 Victoria Road (prior RT 76/27)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Transfer 519743	Party wall rights	Lot 2 DP56269 and Part Allotment 22 Section 2 Parish of Takapuna comprised in RT NA9B/691	41 Victoria Road (prior RT 76/27 and RT76/10)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Transfer 519743	Party wall rights	41 Victoria Road (prior RT 76/27 and RT76/10)	Lot 2 DP56269 and Part Allotment 22 Section 2 Parish of Takapuna comprised in RT NA9B/691	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Subject to Section 351D (3) Municipal Corporations Act 1954			This prevented the disposition of a parcel of land held under one title without dealing with the other parcels in the same manner. Since repealed and now replaced by s243 Resource Management Act 1991.	
45 Victoria Road	NA9C/302	Transfer 17877	Right of way easement	Lot 1 DP 56269 comprised in RT NA9C/302	41 Victoria Road (prior RT76/27)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Transfer 17878	Right of way easement	Lot 1 DP 56269 comprised in RT NA9C/302	41 Victoria Road (prior RT 76/10)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.

3 WYNYARD STREET	NA66B/779	Conveyance 180499	Fencing Agreement			The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Conveyance 279821	Fencing Agreement			The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
6 WYNYARD STREET	NA815/26	Transfer 371980	Fencing Agreement	Lot 2 DP 30140 comprised in RT NA815/26		The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Transfer 339606	Water drainage rights	Lot 8 Allotment 22 Section 2 Parish of Takapuna in RT 76/66	Lot 2 DP 30140 comprised in RT NA815/26	The applicants title is the benefited land
		Order in Council 10502	Building Line Restriction	Lot 2 DP 30140 comprised in RT NA815/26		Building line restrictions are historic and can be removed via the standard process with Auckland Transport. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
12 WYNYARD STREET	NA568/73 [Limited as to parcels and Part- Cancelled]	Conveyance 302073	Right of way	Part Lot 13 DRO T 37 (part RT567/76)	Part of the land comprised in RT NA568/73)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		Proclamation 13814	95m2 taken for an automatic- telephone exchange			
		K100132	Building Line Restriction			Building line restrictions are historic and can be removed via the standard process with Auckland Transport. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
		C43583	Title NA2068/1 issued for part Lot 2 DP 44089	Part of the land comprised in RT NA568/73		Document not found through LINZ search Part of the land was removed and incorporated into historical title NA2068/1 (Lot 2 DP 44089) (1,012m2 approximately). This title has since been cancelled and replaced by the titles for Lots 1 and 2 DP 87483. Lot 2 DP 87483 is also a targeted property (25 Victoria Road).

		Easement Instrument 10193136.1	Pedestrian right of way	Part Lot 11 Sec. 3 Deeds Plan T 37 (NA568/73) [Area B on DP 474637]	Lot 1 DP 30140 (NA1073/120)	Both burdened and benefited titles are included in the development proposal. The applicant will resolve as part of the development and it will not restrict the ability to give effect to the development.
12 WYNYARD STREET	NA568/77 [Limited as to parcels]					No relevant registered interests.

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