



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

Identifier **WN56D/261**

Land Registration District **Wellington**

Date Issued 08 October 2003

Prior References

WN16D/680 WN44/252

Estate Fee Simple
Area 5.6390 hectares more or less
Legal Description Lot 2 Deposited Plan 89102

Registered Owners

Pukerua Property Group LP

Interests

B753722.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 10.11.1999 at 9:00 am (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to sewage drainage created by Transfer B758612.7 - 6.12.1999 at 3.36 pm (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

5757394.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

Appurtenant hereto is a right of way, water supply, telecommunications, water drainage and electricity supply rights created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

The easements created by Easement Instrument 5757394.7 are subject to Section 243 (a) Resource Management Act 1991

13284962.1 Mortgage to First Mortgage Custodians Limited - 29.4.2025 at 4:21 pm



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Identifier **WN56D/260** **Part-Cancelled**

Land Registration District **Wellington**

Date Issued 08 October 2003

Prior References

WN16D/680 WN44/252

Estate Fee Simple

Area 5.0760 hectares more or less

Legal Description Lot 1 Deposited Plan 89102

Registered Owners

Pukerua Property Group LP

Interests

261993.1 Gazette Notice declaring portion of State Highway No.1 (Pukerua Bay to Plimmerton) to be a limited access road - 19.9.1978 at 2.55 pm(Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to sewage drainage created by Transfer B758612.7 - 6.12.1999 at 3.36 pm (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

5757394.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

Subject to a right of way, water supply, telecommunications , water drainage and electricity supply rights over parts marked B,C & D on DP 89102 created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

Appurtenant hereto is a right of way, water supply, telecommunications, water drainage and electricity supply rights created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

The easements created by Easement Instrument 5757394.7 are subject to Section 243 (a) Resource Management Act 1991

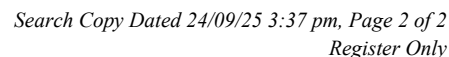
6016746.1 Gazette Notice (2004 p.1297) declaring part (6988m2) shown as Section 3 SO 308944 is acquired for road which, pursuant to section 88(2) Transit New Zealand Act 1989, becomes road, limited access road and State highway and shall vest in the Crown on 13.5.2004 - 25.5.2004 at 9:00 am

Land Covenant in Easement Instrument 7416317.1 - 12.6.2007 at 9:00 am

7609735.2 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 partially cancelling the easement condition of a right of way shown marked C on plan 89102 created by Easement Instrument 5757394.7 - 9.11.2007 at 9:00 am

7609735.3 Partial surrender of the right of way shown marked C on DP 89102 created by Transfer 5757394.7 - 9.11.2007 at 9:00 am

13284962.1 Mortgage to First Mortgage Custodians Limited - 29.4.2025 at 4:21 pm





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R.W. Muir
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Identifier **1200365**
Land Registration District **Wellington**
Date Issued 12 December 2024

Prior References

1185612 1185613

Estate Fee Simple
Area 118.1720 hectares more or less
Legal Description Lot 1000 Deposited Plan 608433
Registered Owners
Pukerua Holdings Limited

Interests

Appurtenant to part formerly Part Lot 1 DP 52771 and Part Lot 4 DP 79282 is a right of way created by or referred to in Provisional Register WNPR6/166

Appurtenant to part formerly Part Lot 1 DP 52771 and Part Lot 4 DP 79282 is a right of way created by or referred to in Court Order 3603 - 23.12.1914 at 11:10 am

Appurtenant to part formerly Lot 5 DP 68812, Part Lot 1 DP 52771 and Part Lot 4 DP 79282 is a right of way created by Maori Land Court Order 4124 - 19.12.1927 at 11:25 am

989190 Gazette Notice declaring portion of No 1 State Highway to be a limited access road - 2.8.1973 at 9:10 am (affects part formerly Lot 2 DP 42644)

B067996.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 9.3.1990 at 2:30 pm (affects part formerly Part Pukerua 3C1E Block and Part Lot 4 DP 79282)

Appurtenant to part formerly Lot 5 DP 68812 is a pedestrian right of way created by Transfer B125657.12 - 23.10.1990 at 2.14 pm

The easement created by Transfer B125657.12 is subject to Section 309 (1) (a) Local Government Act 1974

Fencing Covenant subject to Section 6(2) of the Fencing Act 1978 in Deed B142403.3 - 4.2.1991 at 2.24 pm (affects part formerly Part Lot 4 DP 79282)

B812464.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth the Second National Trust Act 1977 - 27.11.2000 at 11:27 am

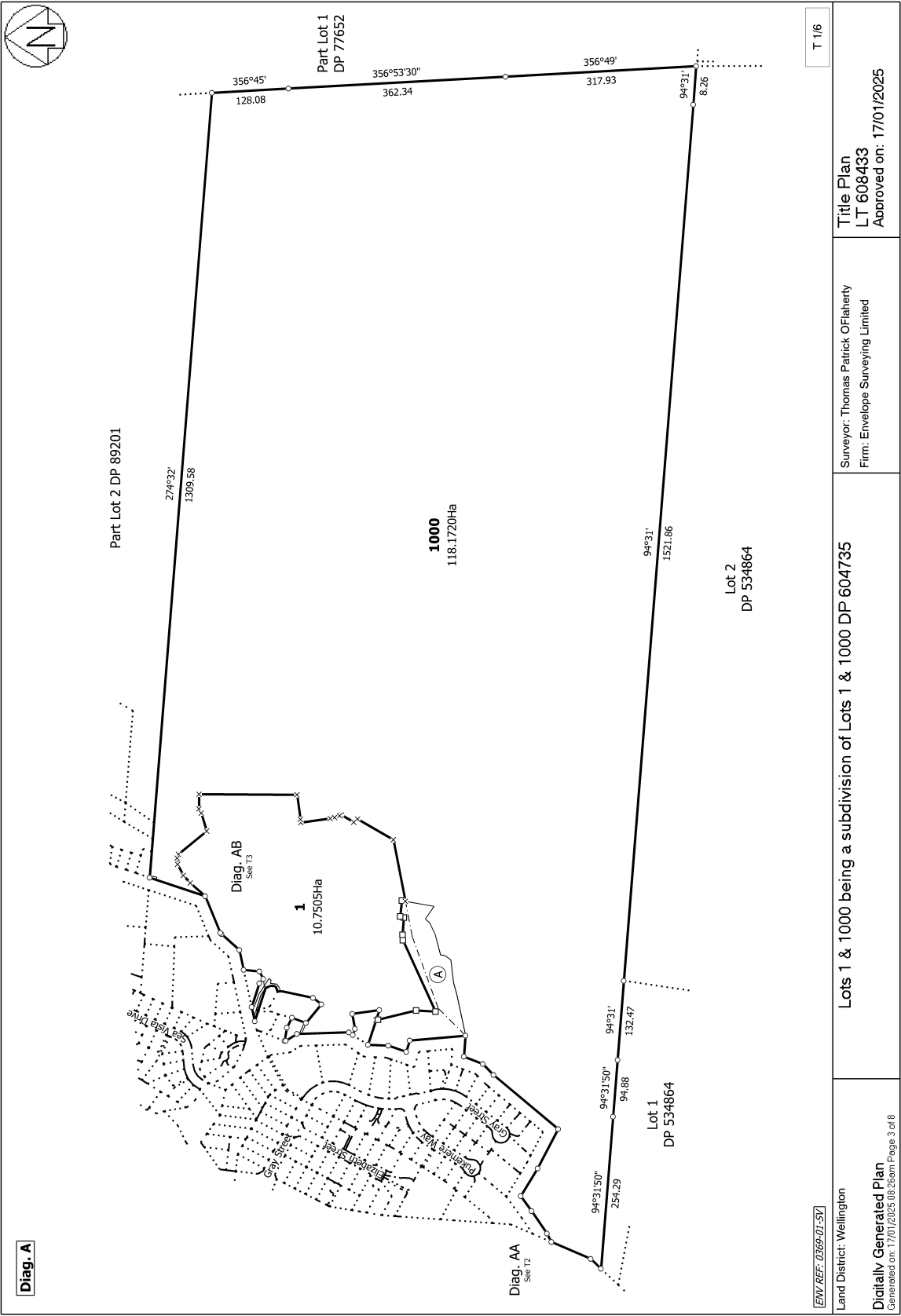
8518409.1 Variation of Covenant B812464.1 - 15.6.2010 at 9:00 am

Subject to a right (in gross) to drain water over part marked EA on DP 608433 in favour of Porirua City Council created by Easement Instrument 11732332.3 - 20.8.2020 at 9:59 am

The easements created by Easement Instrument 11732332.3 are subject to Section 243 (a) Resource Management Act 1991

12542671.2 Mortgage to Kakaho Valley Limited - 4.11.2022 at 10:43 am

13144228.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.12.2024 at 3:37 pm





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Identifier **1200364**
Land Registration District **Wellington**
Date Issued 12 December 2024

Prior References
1185612

Estate Fee Simple
Area 10.7505 hectares more or less
Legal Description Lot 1 Deposited Plan 608433
Registered Owners
Pukerua Bay Limited Partnership

Interests

Appurtenant to part formerly Part Lot 1 DP 52771 and Part Lot 4 DP 79282 is a right of way created by or referred to in Provisional Register WNPR6/166

Appurtenant to part formerly Part Lot 1 DP 52771 and Part Lot 4 DP 79282 is a right of way created by or referred to in Court Order 3603 - 23.12.1914 at 11:10 am

Appurtenant hereto is a right of way created by Maori Land Court Order 4124 - 19.12.1927 at 11:25 am

B067996.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 9.3.1990 at 2:30 pm (affects part formerly Part Pukerua 3C1E Block and Part Lot 4 DP 79282)

Appurtenant to part formerly Lot 5 DP 68812 is a pedestrian right of way created by Transfer B125657.12 - 23.10.1990 at 2.14 pm

The easement created by Transfer B125657.12 is subject to Section 309 (1) (a) Local Government Act 1974

Fencing Covenant subject to Section 6(2) of the Fencing Act 1978 in Deed B142403.3 - 4.2.1991 at 2.24 pm (affects part formerly Part Lot 4 DP 79282)

Subject to a right to sewage and water drainage and water supply over part marked EI on DP 608433 specified in Easement Certificate B409467.7 - 6.12.1994 at 2.53 pm

The easements specified in Easement Certificate B409467.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part marked EC, ED and EE and a right to water supply, sewage and water drainage, electricity, gas and telecommunications over part marked EC, ED and EF all on DP 608433 created by Transfer B777283.2 - 6.4.2000 at 10.17 am

The easements created by Transfer B777283.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to water supply, sewage and water drainage, electricity, gas and telecommunications over part marked EC and ED on DP 608433 created by Transfer B778989.3 - 17.4.2000 at 9.00 am

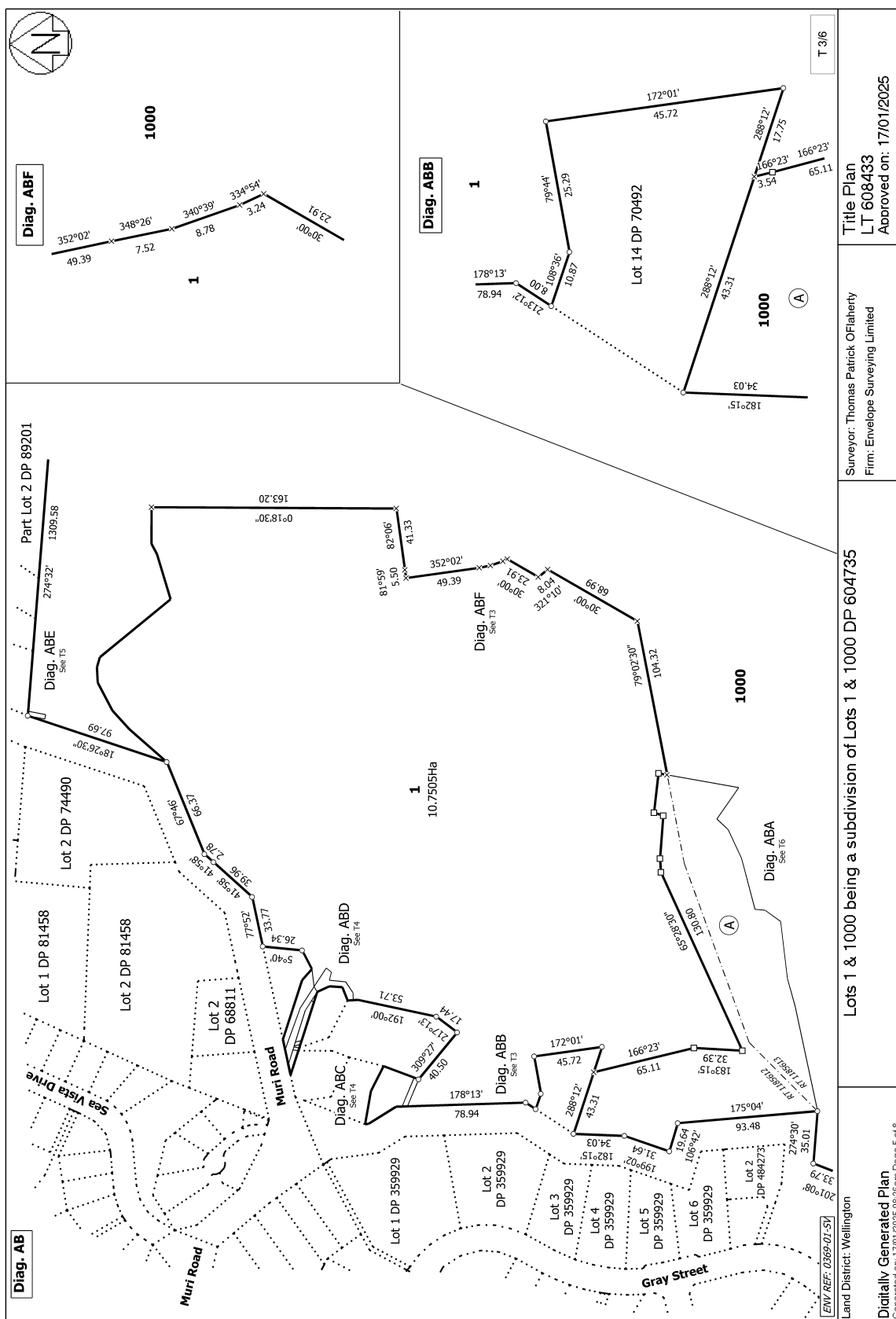
The easements created by Transfer B778989.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part marked EB, EC, ED and EG, a right to convey gas, water, electricity, telecommunications and computer media and a right to drain water and sewage over part marked EC and ED all on DP 608433 created by Transfer 6452648.5 - 9.6.2005 at 9:00 am

Some of the easements created by Transfer 6452648.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 88556)

13144228.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.12.2024 at 3:37 pm

13347627.1 Mortgage to Westpac New Zealand Limited - 14.7.2025 at 4:06 pm





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R.W. Muir
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Identifier **883072**
Land Registration District **Wellington**
Date Issued 07 November 2019

Prior References
WN56D/262

Estate Fee Simple
Area 140.2536 hectares more or less
Legal Description Lot 2 Deposited Plan 534864
Registered Owners
The Mt Welcome Family Trust Limited

Interests

261993.1 Gazette Notice declaring portion of State Highway No.1 (Pukerua Bay to Plimmerton) to be a limited access road - 19.9.1978 at 2.55 pm (Affects part formerly in CsT WN16D/679 & WN16D/680)

Appurtenant hereto is a right to sewage drainage created by Transfer B758612.7 - 6.12.1999 at 3.36 pm (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

Appurtenant hereto is a right of way, water supply, telecommunications, water drainage and electricity supply rights created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

The easements created by Easement Instrument 5757394.7 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Easement Instrument 7416317.1 - 12.6.2007 at 9:00 am

7609735.2 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 partially cancelling the easement condition of a right of way shown marked C on plan 89102 created by Easement Instrument 5757394.7 - 9.11.2007 at 9:00 am

7609735.3 Partial surrender of the right of way shown marked C on DP 89102 created by Transfer 5757394.7 - 9.11.2007 at 9:00 am

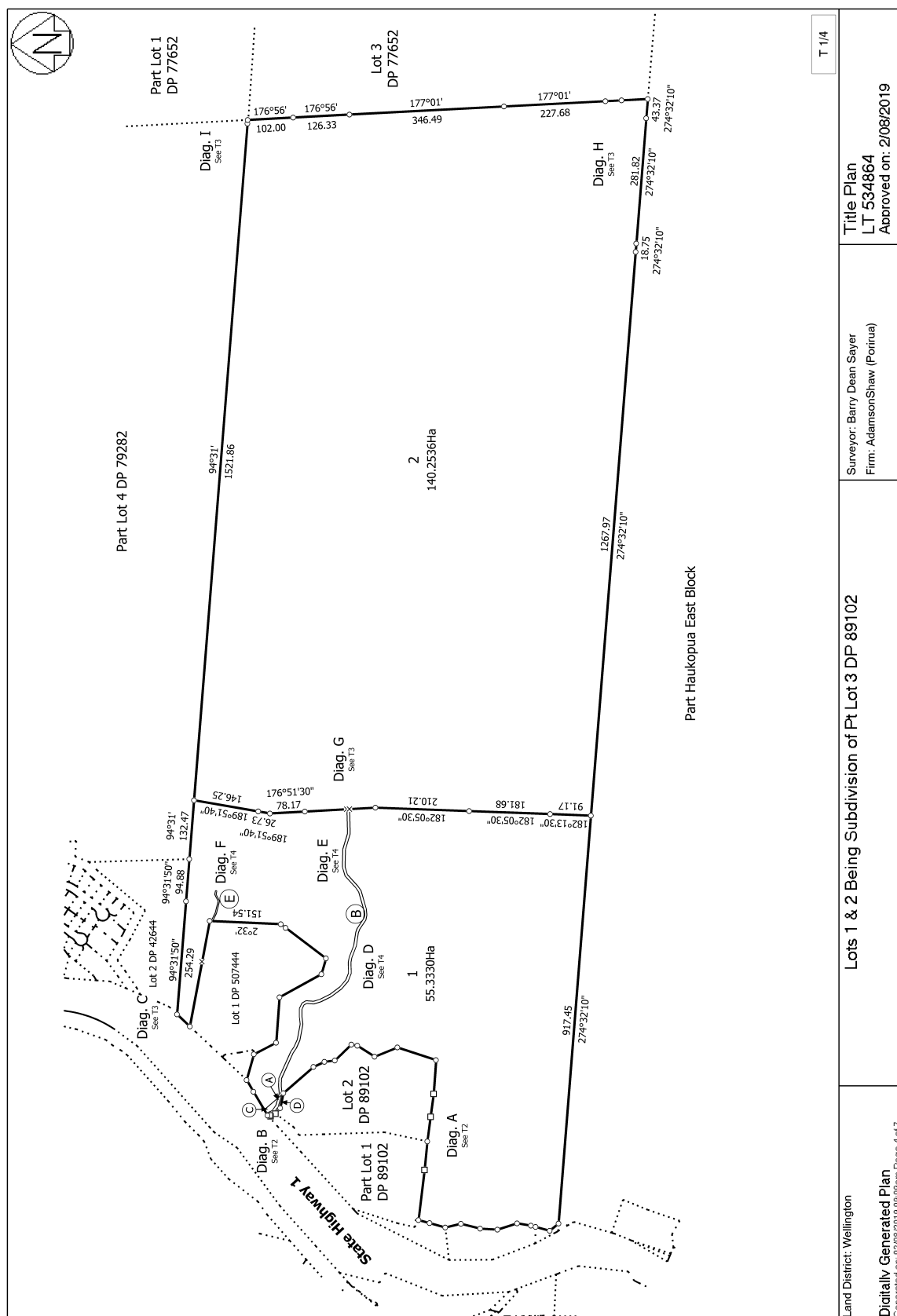
Appurtenant hereto is a right of way and right to convey water, electricity and telecommunications created by Easement Instrument 11437462.2 - 7.11.2019 at 3:27 pm

The easements created by Easement Instrument 11437462.2 are subject to Section 243 (a) Resource Management Act 1991

11644486.2 Variation of the conditions of the easement created by Easement Instrument 11437462.2 - 20.12.2019 at 12:38 pm

Land Covenant (in gross) in favour of Pukerua Property Group LP created by Covenant Instrument 12225929.4 - 25.11.2021 at 4:20 pm (Limited as to Duration)

13062191.1 Mortgage to Pukerua Property Group LP - 1.8.2024 at 12:22 pm





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R.W. Muir
Registrar-General
of Land

Identifier **883071**
Land Registration District **Wellington**
Date Issued 07 November 2019

Prior References
WN56D/262

Estate Fee Simple
Area 55.3330 hectares more or less
Legal Description Lot 1 Deposited Plan 534864
Registered Owners
Pukerua Property Group LP

Interests

261993.1 Gazette Notice declaring portion of State Highway No.1 (Pukerua Bay to Plimmerton) to be a limited access road - 19.9.1978 at 2.55 pm (Affects part formerly in CsT WN16D/679 & WN16D/680)

Subject to a right to water supply over part marked E on DP 534864 created by Transfer B758612.6 - 6.12.1999 at 3.36 pm
Appurtenant hereto is a right to sewage drainage created by Transfer B758612.7 - 6.12.1999 at 3.36 pm (Affects part formerly in CT WN16D/680)

Appurtenant hereto is a right to water supply created by Transfer B787781.1 - 13.6.2000 at 9.22 am

5757394.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.10.2003 at 9:00 am

Appurtenant hereto is a right of way, water supply, telecommunications, water drainage and electricity supply rights created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

The easements created by Easement Instrument 5757394.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way, water supply, telecommunications, water drainage and electricity supply rights over part marked A, C and D on DP 534864 created by Easement Instrument 5757394.7 - 8.10.2003 at 9:00 am

Land Covenant in Easement Instrument 7416317.1 - 12.6.2007 at 9:00 am

7609735.2 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 partially cancelling the easement condition of a right of way shown marked C on plan 89102 created by Easement Instrument 5757394.7 - 9.11.2007 at 9:00 am

7609735.3 Partial surrender of the right of way shown marked C on DP 89102 created by Transfer 5757394.7 - 9.11.2007 at 9:00 am

Subject to a right of way and right to convey water, electricity and telecommunications over part marked A, B, C and D on DP 534864 created by Easement Instrument 11437462.2 - 7.11.2019 at 3:27 pm

The easements created by Easement Instrument 11437462.2 are subject to Section 243 (a) Resource Management Act 1991

11644486.2 Variation of the conditions of the easement created by Easement Instrument 11437462.2 - 20.12.2019 at 12:38 pm

Land Covenant (in gross) in favour of The Mt Welcome Family Trust Limited created by Covenant Instrument 12225929.5 - 25.11.2021 at 4:20 pm (Limited as to Duration)

13284962.1 Mortgage to First Mortgage Custodians Limited - 29.4.2025 at 4:21 pm

