



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




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



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



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

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

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

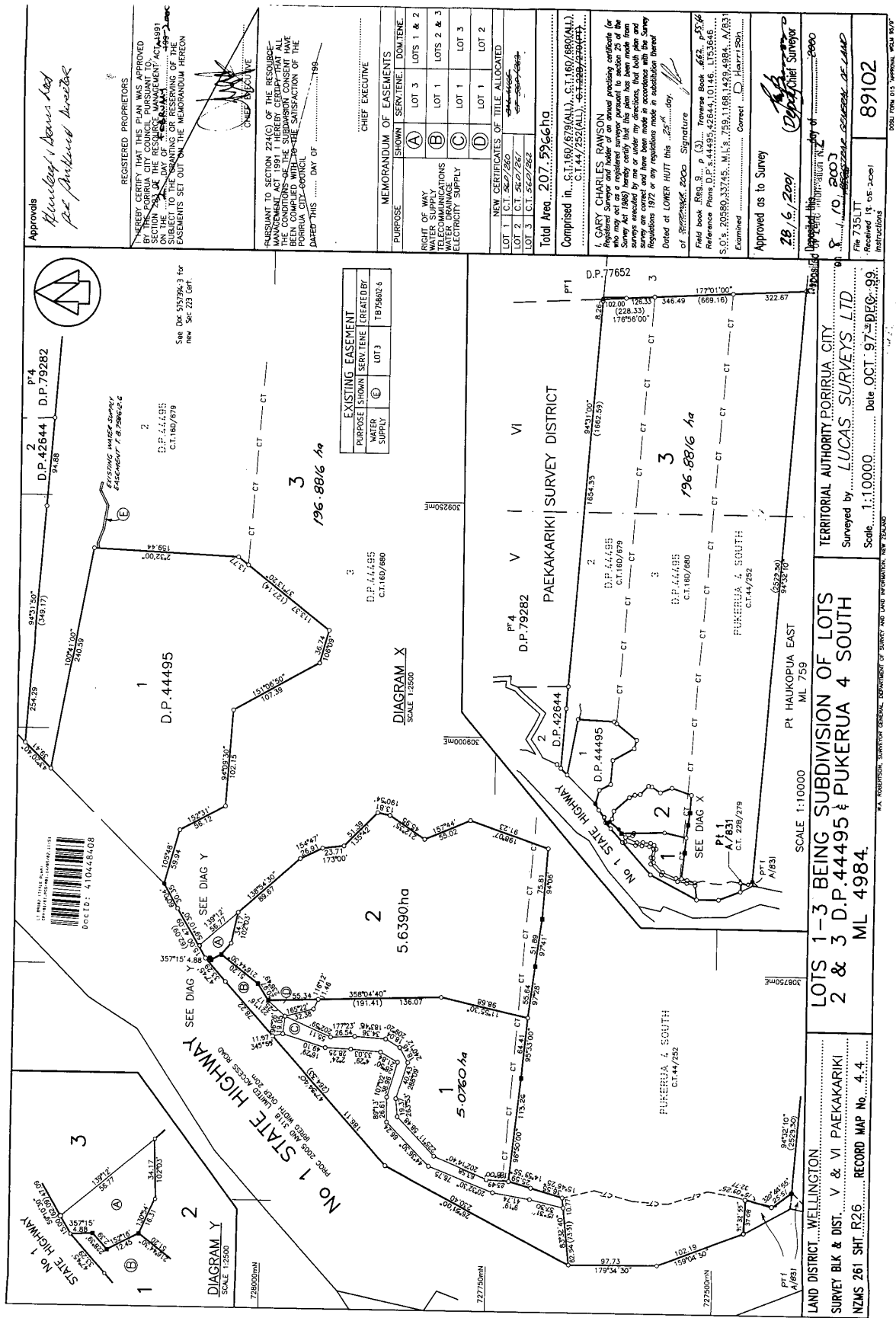
6016746.1 Gazette Notice (2004 p.1297) declaring part (6988m2) shown as Section 3 SO 308944 is acquired for road which, pursuant to section 88(2) Transit New Zealand Act 1989, becomes road, limited access road and State highway and shall vest in the Crown on 13.5.2004 - 25.5.2004 at 9:00 am

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



Approvals
Blairley, Davis & Co
Per Andrew Andrew

REGISTERED PROPRIETORS
 HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE PORIRUA CITY COUNCIL PURSUANT TO SECTION 224(C) OF THE RESOURCE MANAGEMENT ACT 1991. HEREBY CERTIFY THAT ALL EASEMENTS AND RIGHTS GRANTED HEREIN HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE PORIRUA CITY COUNCIL.
 DATED THIS DAY OF

CHIEF EXECUTIVE
 [Signature]

MEMORANDUM OF EASEMENTS		
SHOWN	SERVIENTE	DOM.TENE.
(A)	LOT 3	LOTS 1 & 2
(B)	LOT 1	LOTS 2 & 3
(C)	LOT 1	LOT 3
(D)	LOT 1	LOT 2

RIGHT OF WAY
 TELECOMMUNICATIONS
 WATER DRAINAGE
 ELECTRICITY SUPPLY

NEW CERTIFICATES OF TITLE ALLOCATED	
LOT 1	C.T. 5627280
LOT 2	C.T. 5627281
LOT 3	C.T. 5627282

Total Area, 207.59661ha
 Comprised in... C.T.180/679(ALL), C.T.180/680(ALL), C.T.44/252(ALL), C.T.228/279(ALL)

I, GARY CHARLES RAWSON
 Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980, do hereby certify that this plan has been made from surveys conducted by me or under my supervision and that the boundaries shown are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at LOWER HUTT this

Field Book No. 3... p. (3)... Traverse Book 662, p.574
 Reference Plans D.P. 44495, 42644, 10146, 1158616...
 S.O. 20980, 33745, M.L. 3, 739, 1168, 1428, 4984, A/83
 Examined... Correct...
 Approved as to Survey
 28/6/2001
 [Signature] Chief Surveyor

File 73511T
 Received 15 Oct 2001
 Instructions
 89102

TERRITORIAL AUTHORITY PORIRUA CITY
 Surveyed by LUCAS SURVEYS LTD
 Scale 1:10000 Date OCT. 97
 89102

LOTS 1-3 BEING SUBDIVISION OF LOTS 2 & 3 D.P.44495 & PUKERUA 4 SOUTH ML 4984.

LAND DISTRICT WELLINGTON
 SURVEY BLK & DIST. V & VI PAKAKARIKI
 NZMS 261 SHT. R26... RECORD MAP No. 4.4

Scale 1:10000 Date OCT. 97
 89102



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

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



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

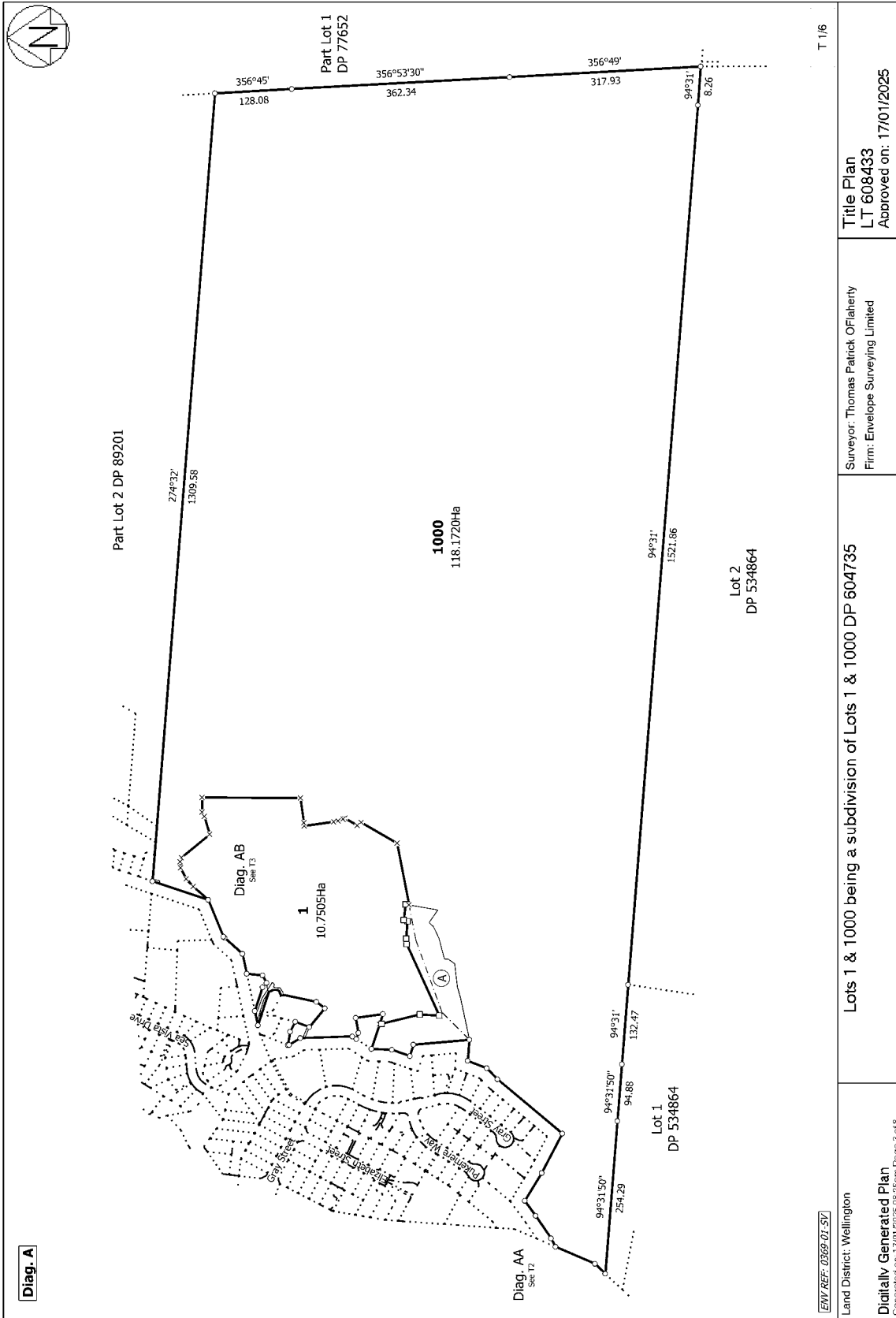
8518409.1 Variation of Covenant B812464.1 - 15.6.2010 at 9:00 am

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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R.W. Muir
Registrar-General
of Land

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

[REDACTED]

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

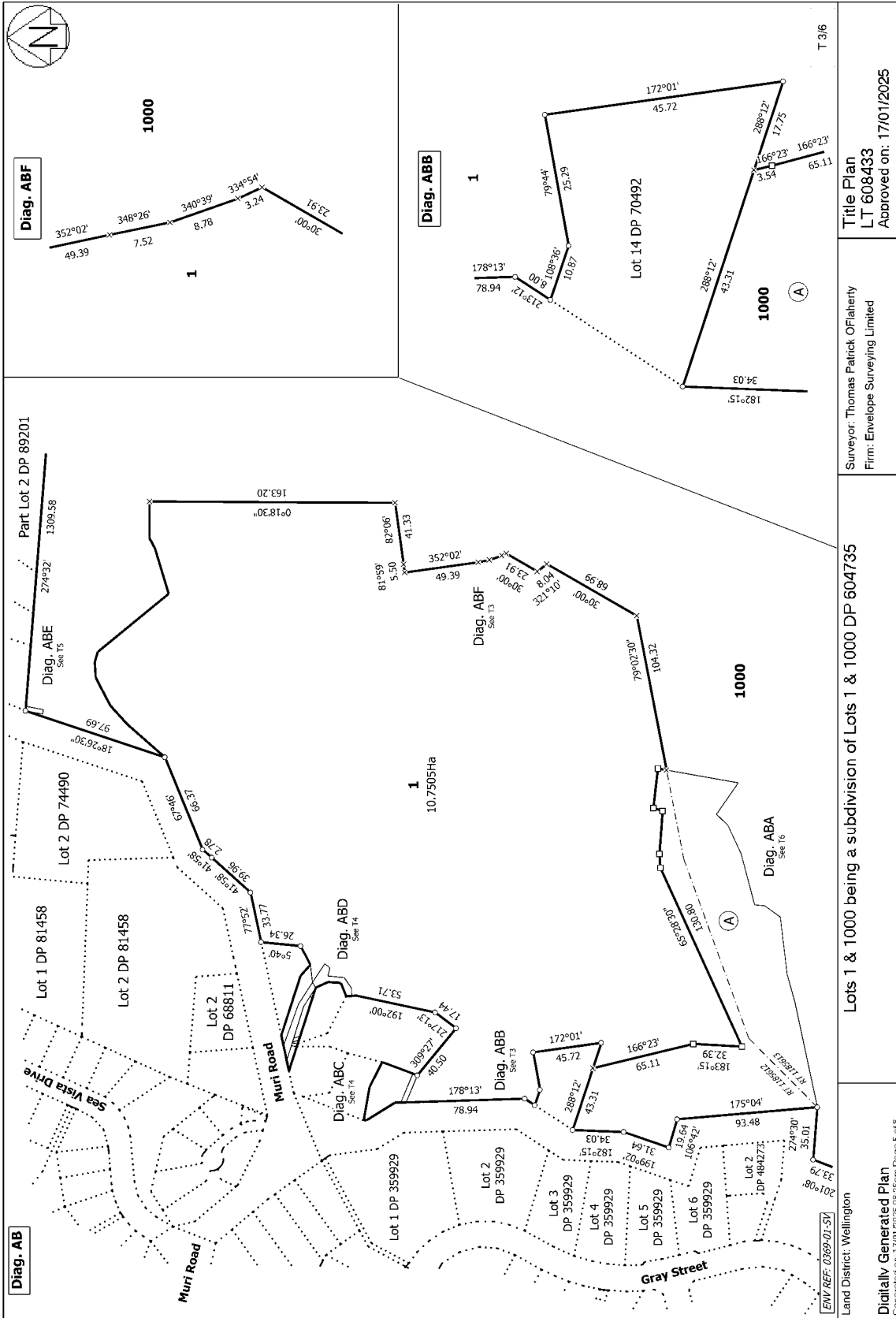
The easements created by Transfer B778989.3 are subject to Section 243 (a) Resource Management Act 1991

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



Land District: Wellington
 Digitally Generated Plan
 Generated on: 17/01/2025 08:08am Page 5 of 8

Surveyor: Thomas Patrick O'Flaherty
 Firm: Envelope Surveying Limited

Title Plan
 LT 608433
 Approved on: 17/01/2025

Lots 1 & 1000 being a subdivision of Lots 1 & 1000 DP 604735

ENV REF: 0389-01-5V



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

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

[REDACTED]

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

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

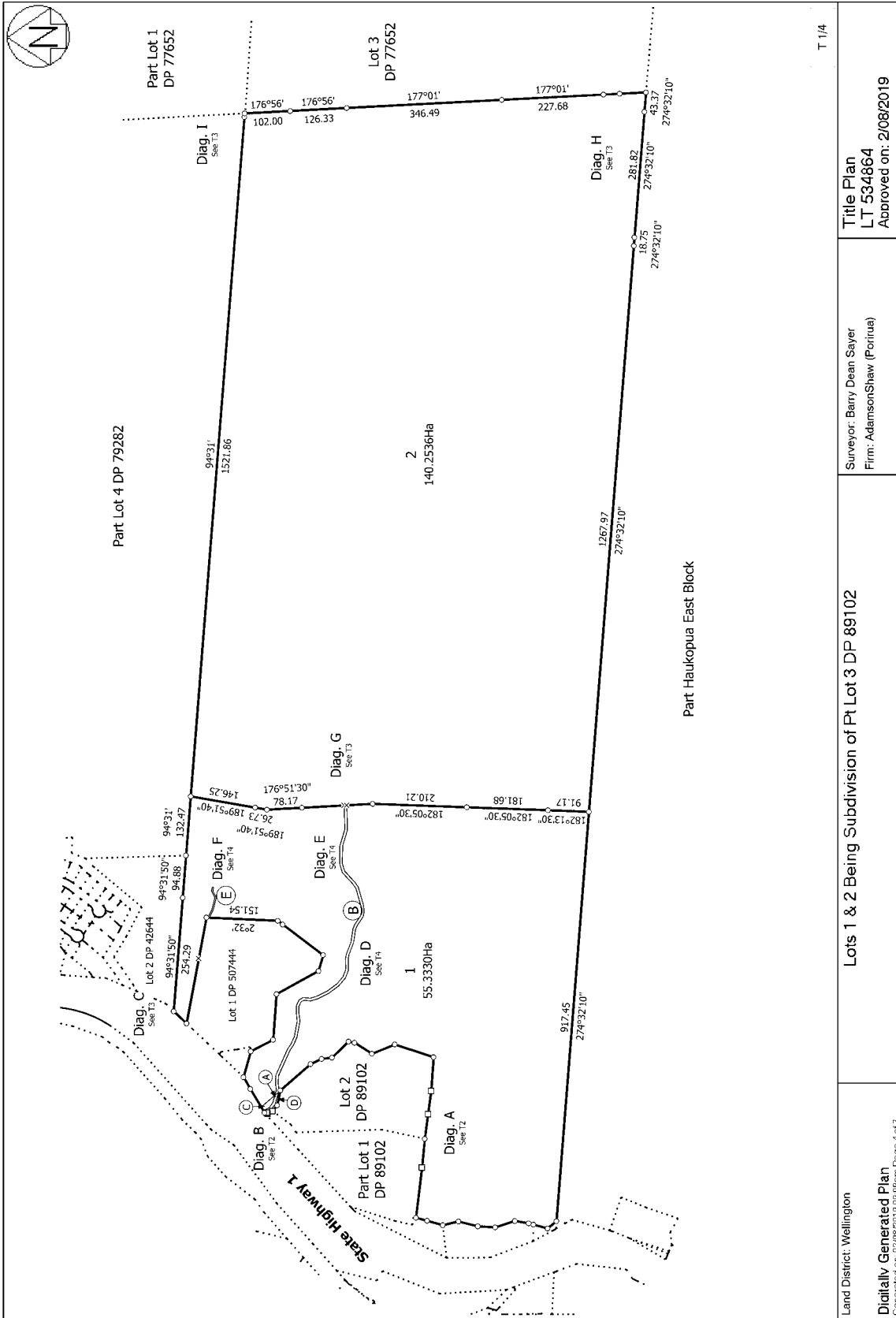
Subject to a right of way and right to convey water, electricity and telecommunications over part marked A, B, C and D on DP 534864 created by Easement Instrument 11437462.2 - 7.11.2019 at 3:27 pm

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



Land District: Wellington	Lots 1 & 2 Being Subdivision of Pt Lot 3 DP 89102	T 1/4
Digitally Generated Plan Generated on: 02/08/2019 05:05am Page 4 of 7	Surveyor: Barry Dean Sayer Firm: AdamsonShaw (Porirua)	Title Plan LT 534864 Approved on: 2/08/2019