



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




R. W. Muir
Registrar-General
of Land

Identifier 218138
Land Registration District North Auckland
Date Issued 09 August 2005

Prior References

NA84B/532 NA84B/533

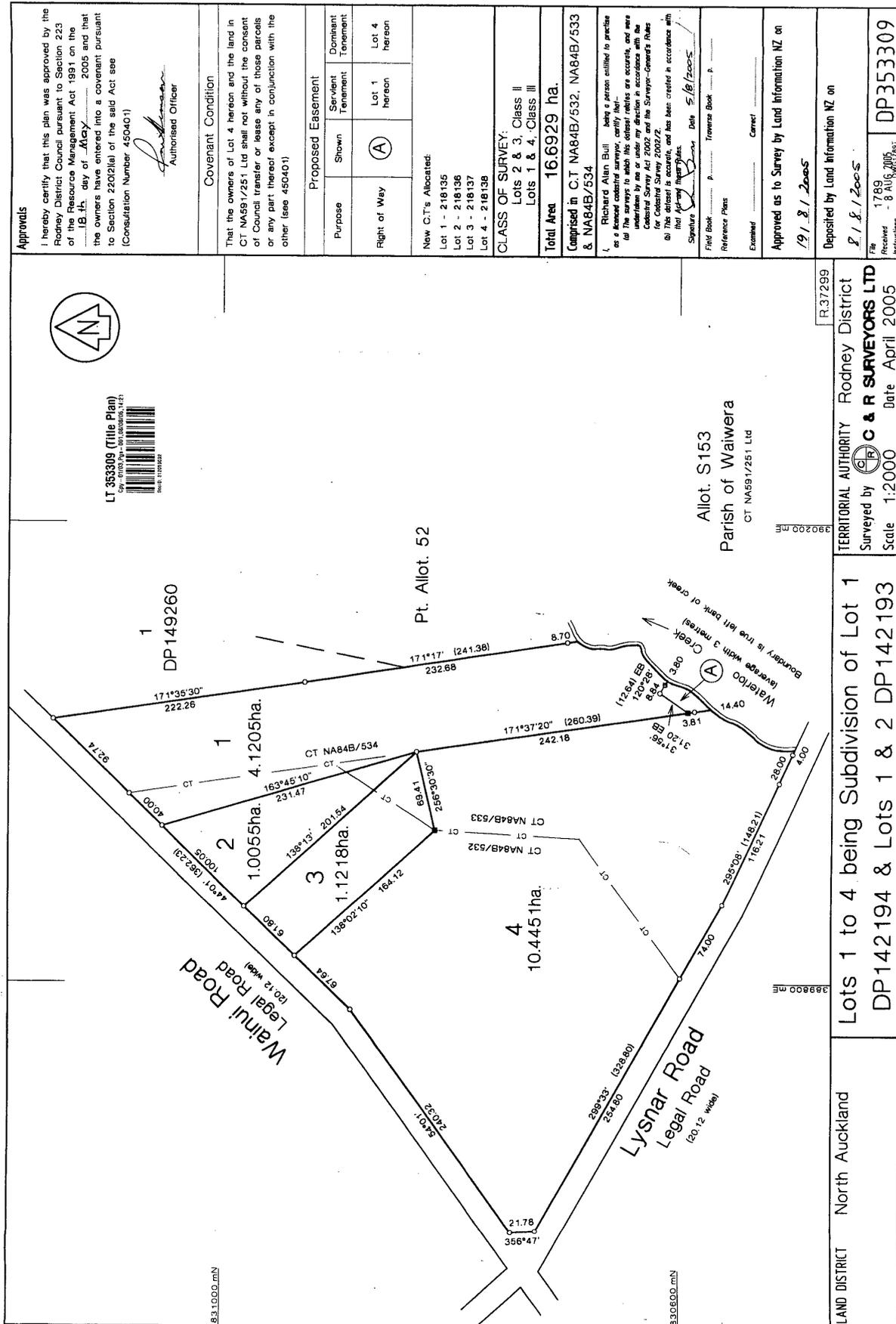
Estate Fee Simple
Area 10.4451 hectares more or less
Legal Description Lot 4 Deposited Plan 353309

Registered Owners

Fulton Hogan Land Development Limited

Interests

Appurtenant hereto is a right of way created by Easement Instrument 6527704.9 - 9.8.2005 at 9:00 am



Approvals
 I hereby certify that this plan was approved by the Rodney District Council pursuant to Section 223 of the Resource Management Act 1991 on the 18th day of May 2005 and that the owners have entered into a covenant pursuant to Section 220(2)(a) of the said Act see (Consultation Number 450401)

[Signature]
 Authorised Officer

Covenant Condition
 That the owners of Lot 4 hereon and the land in CT NAB91/251 Ltd shall not without the consent of Council transfer or lease any of those parcels or any part thereof except in conjunction with the other (see 450401)

Proposed Easement		Dominant Tenement
Purpose	Servient Tenement	
Right of Way	(A)	Lot 4 hereon

New C.T.'s Allocated:
 Lot 1 - 218135
 Lot 2 - 218136
 Lot 3 - 218137
 Lot 4 - 218138

CLASS OF SURVEY:
 Lots 2 & 3, Class II
 Lots 1 & 4, Class III

Total Area 16.6929 ha.

Comprised in C.T. NAB4B/532, NAB4B/533 & NAB4B/534

Richard Allan Bull being a person entitled to practice as a licensed cadastral surveyor, verify that the surveys to which this certificate relates are accurate, and were conducted in accordance with the Survey-General's Rules for Cadastral Survey 2002/2.

all this dataset is accurate, and has been created in accordance with the appropriate surveying standards.

Signature: *[Signature]* Date: 5/18/2005

Field Book:
 Reference Plans:
 Examined:
 Correct:

Approved as to Survey by Land Information NZ on 19/11/2005

Deposited by Land Information NZ on 19/11/2005

File Received 1789 8 AUG 2005
 Instructions DP353309

R.37299
 TERRITORIAL AUTHORITY Rodney District
 Surveyed by **C & R SURVEYORS LTD**
 Scale 1:2000 Date April 2005

Lots 1 to 4 being Subdivision of Lot 1 DP142194 & Lots 1 & 2 DP142193

LAND DISTRICT North Auckland

Easement instrument to grant easement or profit à prendre, or create land covenant

Sections 90A and 90F, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND



EI 6527704.9 Easement I

Cpy - 01/01, Pgs - 002, 06/09/05, 10:18



DocID: 312069884

Grantor

Surname(s) must be underlined or in CAPITALS.

Adrian Douglas CLAYDON and Heather Joy CLAYDON

Grantee

Surname(s) must be underlined or in CAPITALS.

Paul John WIGGLESWORTH

Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 25th day of July 2005

Attestation

	Signed in my presence by the Grantor
Signature [common seal] of Grantor	<i>Witness to complete in BLOCK letters (unless legibly printed)</i>
	Witness name Patrick James Kennelly
	Occupation Kennelly Law Lawyer P O Box 607 OREWA
	Address Solicitor Orewa

	Signed in my presence by the Grantee
Signature [common seal] of Grantee	<i>Witness to complete in BLOCK letters (unless legibly printed)</i>
	Witness name CHRIS HUNT
	Occupation LAWYER
	Address HUNT EDWARD OREWA

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule 1



Easement instrument

Dated

25.7.05

Page

2

of

1

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way	"A" DP353309	218135	218138

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are ~~[varied] [negatived] [added to] or [substituted]~~ by:-

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~

~~[the provisions set out in Annexure Schedule 2].~~

Covenant provisions

Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box



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

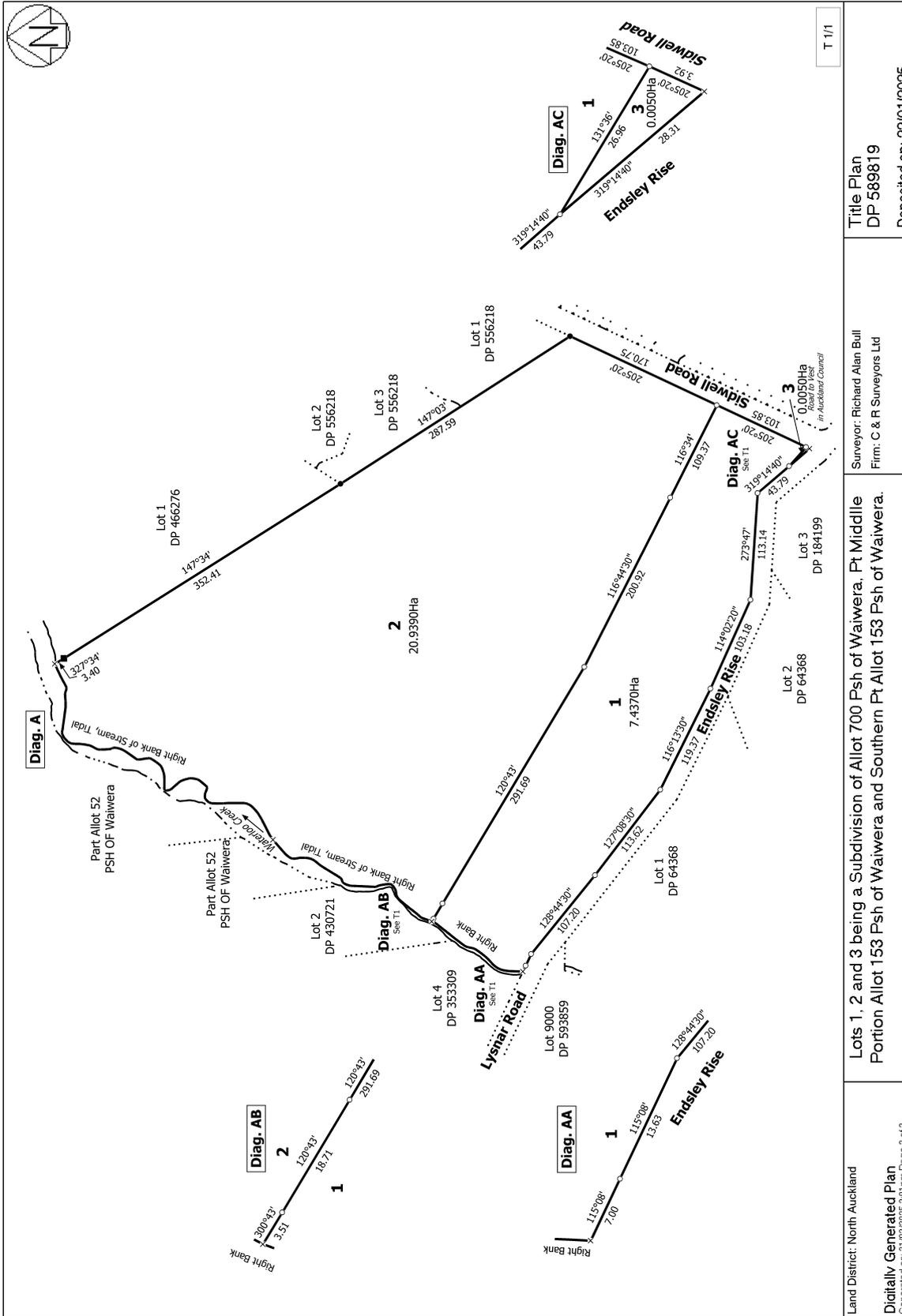
Identifier **1125368**
Land Registration District **North Auckland**
Date Issued 22 January 2025

Prior References
851382

Estate Fee Simple
Area 7.4370 hectares more or less
Legal Description Lot 1 Deposited Plan 589819
Registered Owners
Paul John Wigglesworth and Hibiscus Independent Trustees Limited

Interests

Subject to Section 8 Mining Act 1971 (affects part formerly Allotment 700 Parish of Waiwera contained in RT 851382)
Subject to Section 5 Coal Mines Act 1979 (affects part formerly Allotment 700 Parish of Waiwera contained in RT 851382)
Land Covenant in Easement Instrument 11320139.2 - 17.12.2018 at 4:03 pm
12754529.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.1.2025 at 10:10 am
12754529.5 CAVEAT BY FULTON HOGAN LAND DEVELOPMENT LIMITED - 22.1.2025 at 10:10 am



T 1/1

Land District: North Auckland
 Digitally Generated Plan
 Generated on: 21/02/2025 2:01pm Page 2 of 2

Surveyor: Richard Alan Bull
 Firm: C & R Surveyors Ltd

Lots 1, 2 and 3 being a Subdivision of Allot 700 Psh of Waiwera, Pt Middle
 Portion Allot 153 Psh of Waiwera and Southern Pt Allot 153 Psh of Waiwera.

Title Plan
 DP 589819
 Deposited on: 22/01/2025



View Instrument Details

Instrument No 11320139.2
Status Registered
Date & Time Lodged 17 December 2018 16:03
Lodged By Pettit, Lynn Alison
Instrument Type Easement Instrument



Affected Records of Title	Land District
622962	North Auckland
851382	North Auckland

Annexure Schedule: Contains 3 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Dennis Michael Graham as Grantor Representative on 17/12/2018 02:56 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Christopher Patrick Hunt as Grantee Representative on 17/12/2018 03:55 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*, or create land covenant
(Sections 90A and 90F Land Transfer Act 1952)

2015/6246
APPROVED
Registrar-General of Land

Page of pages

Grantor

Gray Cooper Treadwell (as to a 1/4 share), Graeme Edward Lodge (as to a 1/4 share), Bryan Douglas Lee (as to a 1/5 share), Kettle Trustee Limited (as to a 1/10 share) and Damian Krishan Lodge & Miriam Claes(as to a 1/5 share)

Grantee

Paul John Wigglesworth and Hibiscus Independent Trustees Limited

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenant	Area H on DP 466276	622962	851382

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

~~Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007.~~

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule _____]~~

Covenant provisions

Delete phrases in [] and insert Memorandum number as required; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule _____]~~

Annexure Schedule

Page 3 of 3 Pages

2015/5049
 APPROVED
 Registrar-General of Land

Insert instrument type

Easement

*Continue in additional Annexure Schedule, if required***LAND COVENANT:**

It is the parties' intention to create for the benefit of the Dominant Tenement the land covenant set out in Schedule A over the Servient Tenement

So as to bind the Servient Tenement and for the benefit of the Dominant Tenement the Grantor and the Grantee hereby covenant and agree in the manner set out hereto that the covenants run with the Servient Tenement for the benefit of the Dominant Tenement.

The Grantor shall:

1. not erect any building or structure on the Covenant Area other than an underground drip line irrigation system for wastewater treatment as approved by the relevant local and regional authority.
2. plant the Covenant Area with species of plants and in locations and at dates in accordance with an agreement dated 25th October 2006 and the 2018 amended plan ("the agreed planting plan").
3. not remove, damage, prune or trim any plant on the Covenant Area without the approval of the Grantee which shall not be unreasonably or arbitrarily withheld and in the case of dangerous, diseased or dead trees the Grantor may remove and/or treat such trees, replacing them where removal is required. In particular the existing pine tree shelter belt shall not be removed until replacement trees have grown to a minimum height of 15 metres.
4. maintain and keep in healthy condition the planting on the Covenant Area to ensure that screening is provided between the Servient Tenement and the Dominant Tenement in accordance with the agreed planting plan.
5. maintain and keep the dripline irrigation system in the Covenant Area in accordance with the Auckland Council Resource Consent and the requirements of Auckland Council.

If this annexure schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



View Instrument Details

Instrument No	12754529.4
Status	Registered
Lodged By	Harris, Jennifer Ann
Date & Time Lodged	22 Jan 2025 10:10
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1125368	North Auckland

Annexure Schedule	Contains 1 Pages
--------------------------	------------------

Signature

Signed by William Patrick Hunt as Territorial Authority Representative on 21/01/2025 03:20 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 589819

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB60388196 to the subdivision of Allot. 700 Psh. of Waiwera, Pt. Middle Portion Allot. 153 Psh of Waiwera and Southern Pt. Allot. 153 Psh. of Waiwera, comprised in Record of Title 851382 Ltd, as shown on DP 589819, 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.

Condition 3.

No buildings while Future Urban Zone

- a. No buildings/dwellings shall be built on Lot 1 until such time as it is rezoned from Future Urban Zone to a residential, business, special purpose or equivalent urban zone in the District Plan. Where only part of the lot 1 is rezoned in this manner, then this restriction will continue to apply only to the balance Future Urban zoned area.

Provision for power and phone

- b. Future owners of Lot 1 are advised that a physical telecommunication and power 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 installation of equipment to the utility providers and Council requirements and any growth or other applicable charges.

Dated this 19th day of October 2023.

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.

Reference: CCT90107922 SUB60388196.



View Instrument Details

Instrument Type	Caveat against dealings with land under Section 138 Land Transfer Act 2017
Instrument No	12754529.5
Status	Registered
Date & Time Lodged	22 January 2025 10:10
Lodged By	Harris, Jennifer Ann

Affected Records of Title	Land District
1125368	North Auckland

Registered Owner

Paul John Wigglesworth
Hibiscus Independent Trustees Limited

Caveator

Fulton Hogan Land Development Limited

Estate or Interest claimed

Agreement for Sale and Purchase dated 11/04/2023 between the Registered Owners Paul John Wigglesworth and Hibiscus Independent Trustees Limited as vendor and the Caveator Fulton Hogan Land Development Limited as purchaser

Notice

Take notice that the Caveator forbids the registration of any instrument, or the recording of any matter in the register that transfers, charges, or prejudicially affects the estate or interest protected by this caveat until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of section 143 of the Land Transfer Act 2017.

Address for Service of Caveator

Fulton Hogan Land Development Limited
C/- Royds Legal Limited
chris@royds.co.nz

Address for Registered Owner

Paul John Wigglesworth and Hibiscus Independent Trustees Limited
C/- North Harbour Law
chris@nhlaw.co.nz

Caveator Certifications

I certify that I have the authority to act for the Caveator and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply



View Instrument Details

Caveator Certifications

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Christopher John Royds as Caveator Representative on 20/05/2024 02:30 PM

***** End of Report *****



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

Identifier NA76C/96
Land Registration District North Auckland
Date Issued 28 July 1989

Prior References
NA764/77

Estate Fee Simple
Area 6.5350 hectares more or less
Legal Description Lot 3 Deposited Plan 130515

Registered Owners
Fulton Hogan Land Development Limited

Interests



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




R. W. Muir
Registrar-General
of Land

Identifier **NA76C/95**
Land Registration District **North Auckland**
Date Issued 28 July 1989

Prior References

NA683/217 NA764/77

Estate Fee Simple
Area 7.0250 hectares more or less
Legal Description Lot 2 Deposited Plan 130515

Registered Owners

Fulton Hogan Land Development Limited

Interests



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




R. W. Muir
Registrar-General
of Land

Identifier **NA76C/94**
Land Registration District **North Auckland**
Date Issued 28 July 1989

Prior References

NA683/217 NA764/77

Estate Fee Simple
Area 2.2800 hectares more or less
Legal Description Lot 1 Deposited Plan 130515

Registered Owners

Fulton Hogan Land Development Limited

Interests



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




R. W. Muir
Registrar-General
of Land

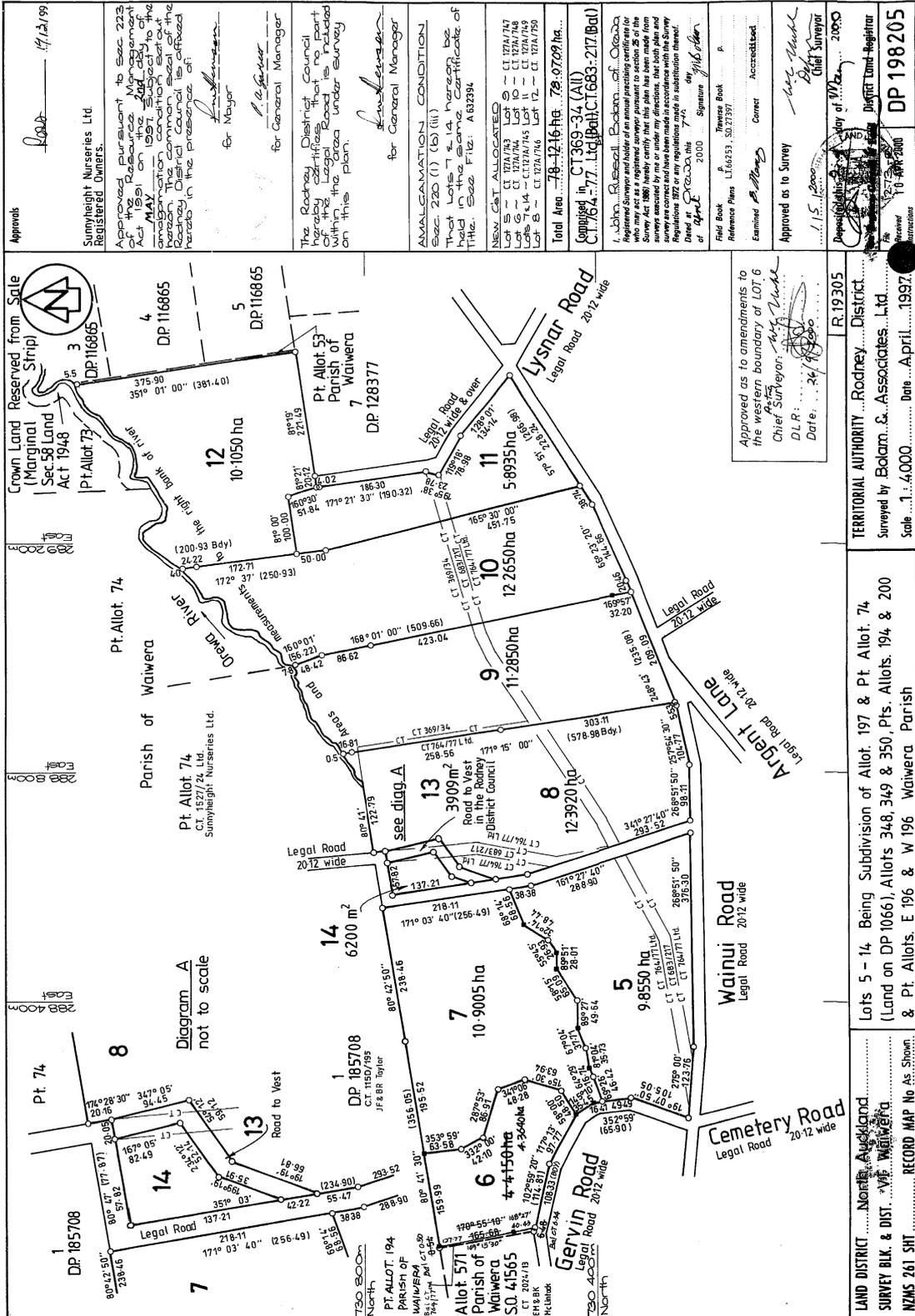
Identifier NA133C/578
Land Registration District North Auckland
Date Issued 13 October 2000

Prior References
NA127A/744

Estate Fee Simple
Area 4.3640 hectares more or less
Legal Description Lot 6 Deposited Plan 198205

Registered Owners
Fulton Hogan Land Development Limited

Interests



Approvals

Sunnyheight Nurseries Ltd
Registered Owners

Approved pursuant to Sec 223 of the Resource Management Act 1991 on 19th MAY 1999. The amalgamation condition set out in the common seal of the above named landowners is not a condition of the survey in the professional or technical sense of the word.

[Signature]
for Mayor

[Signature]
for General Manager

The Rodney District Council hereby certifies that no part of this plan is included within the area under survey on this plan.

[Signature]
for General Manager

AMALGAMATION CONDITION

Sec 223 (1) (b) (iii)

That lots 7 & 14 hereon be held in the same certificate of title. See Plan: A82394

NEW CAT ALLOCATED

Lot 5 - CT 1724/743
Lot 9 - CT 1724/747
Lot 10 - CT 1724/748
Lot 11 - CT 1724/749
Lot 12 - CT 1724/750

Total Area: 18,121.66 ha. 72,07.09 ha...

Completed in CT 369-34 (A1)

CT 764, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 26 of the Survey Act 1986) hereby certifies that this plan has been made from a true and correct copy of the original survey plan and that the survey as shown hereon has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Wellington, this 7th day of April 2000

[Signature]
Signature of Surveyor

Field Book Reference: L166353, 507397

Examined by *[Signature]* Correct

Approved as to Survey *[Signature]*

Deposited this 23rd day of May 2000

DP 198205

Approved as to amendments to the western boundary of LOT 6

Chief Surveyor: *[Signature]*

DLR: 26/1/2000

Date: 26/1/2000

TERRITORIAL AUTHORITY: Rodney District

Surveyed by: Bokam & Associates, Ltd

Scale: 1:4,000

Date: April 1997

LAND DISTRICT: North Auckland

SURVEY BLK. & DIST.: Waiwera

NZMS 261 SH1

RECORD MAP No As Shown

Lots 5 - 14 Being Subdivision of Allot 197 & Pt. Allot 74 (Land on DP 1066), Allots 348, 349 & 350, Pts. Allots. 194 & 200 & Pt. Allots. E 196 & W 196 Waiwera Parish

Micro Record Bureau Ltd

DATA CONVERSION

22 JAN 2001

17/12/99



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




R. W. Muir
Registrar-General
of Land

Identifier NA127A/745
Land Registration District North Auckland
Date Issued 02 May 2000

Prior References

NA683/217 NA764/77

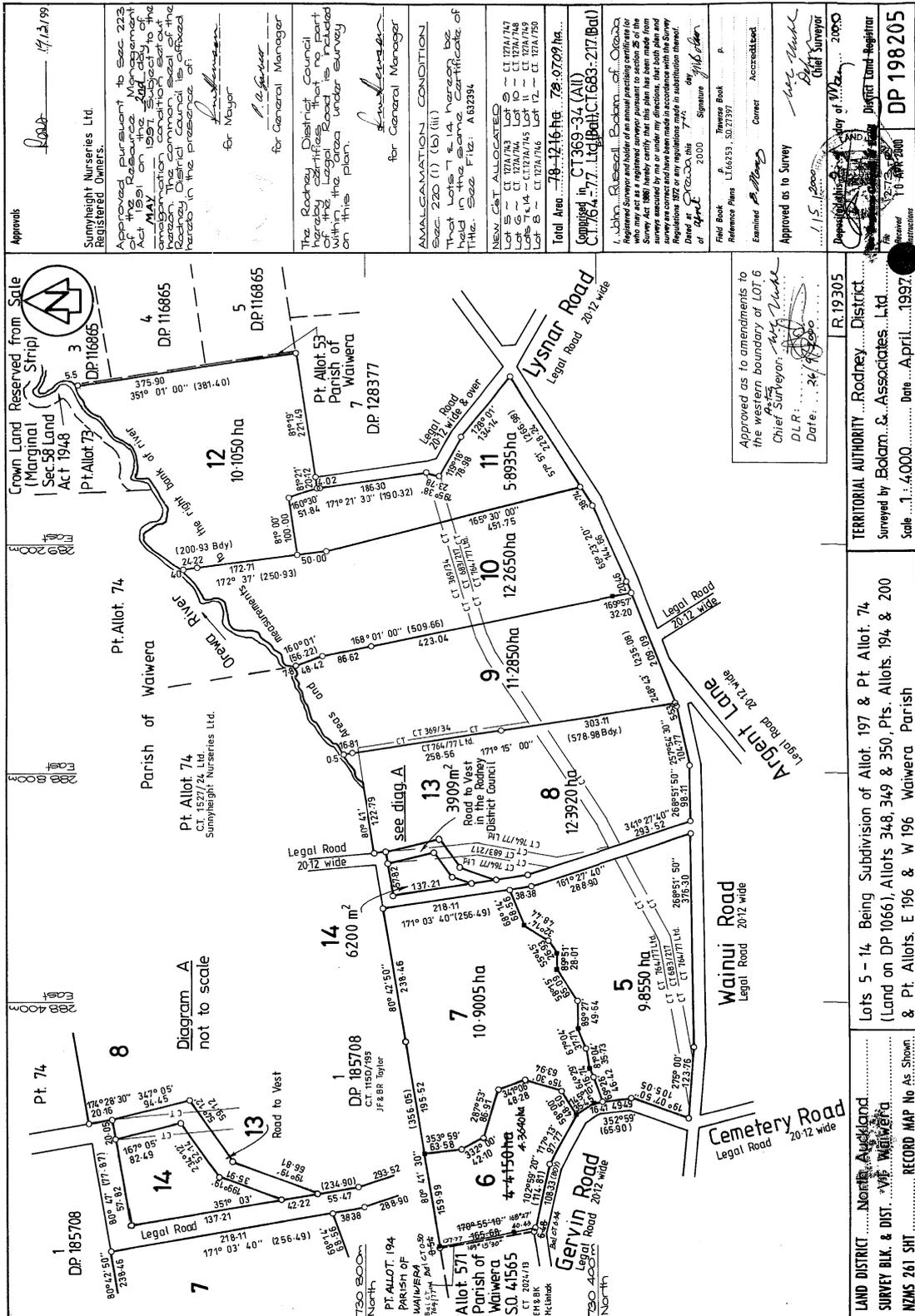
Estate Fee Simple
Area 11.5205 hectares more or less
Legal Description Lot 7 and Lot 14 Deposited Plan 198205

Registered Owners

Fulton Hogan Land Development Limited

Interests

Subject to Section 241(2) Resource Management Act 1991



Approvals

Sunnyheight Nurseries Ltd
Registered Owners

Approved pursuant to Sec 223
of the Resource Management
Act 1991 on 19th May 2000
MAY
The common seal of the
Parish of Waikanae is affixed
hereby in the presence of
for Mayor
for General Manager

The Rodney District Council
hereby certifies that no part
within the area under survey
on this plan.

for General Manager

AMALGAMATION CONDITION
Sec 220 (1) (b) (iii)
That lots 7 & 14 hereon be
held in the same certificate of
Title. See Plan: A82394

NEW CAT ALLOCATED
Lot 5 - CT 172A/743 Lot 9 - CT 172A/747
Lot 6 - CT 172A/744 Lot 10 - CT 172A/748
Lot 8 - CT 172A/746 Lot 11 - CT 172A/750
Lot 9 - CT 172A/746 Lot 12 - CT 172A/750

Total Area: 18,121.66 ha. 72,07.09 ha...

Completed in CT 369-34 (A1)
CT 764-77, CT 168-1683-217 (Bd)

1. John Russell Babson of Otago
Registered Surveyor and holder of an annual practicing certificate (or
who may act as a registered surveyor pursuant to section 2 of the
Survey Act 1981) hereby certifies that this plan has been made from
a survey conducted in accordance with the Survey Regulations 1972
and that the survey has been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.
Date of Survey: 17th May 2000
City of Otago, this
of 2000 Signature: [Signature]

Field Book
Reference Plans: L166353, S027397

Examined by: [Signature] Correct Accreditations:

Approved as to Survey
Date: 15.10.2000
Chief Surveyor: [Signature]

Deposited this 23rd day of May 2000
R.19305
District Registrar
DP 198205

Approved as to amendments to
the western boundary of LOT 6
Chief Surveyor: [Signature]
Date: 26/10/2000

TERRITORIAL AUTHORITY: Rodney District
Surveyed by: Bokam & Associates, Ltd
Scale: 1:4,000 Date: April, 1997

LAND DISTRICT: North Auckland
SURVEY BLK. & DIST.: W. Waikanae
NZMS 261 SH. RECORD MAP No As Shown

Micro Record Bureau Ltd.
DATA COLLECTION
155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

74. ROBERTSON SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

22 JAN 2001

Transaction ID 7386048
Client Reference smarshall003

Search Copy Dated 19/11/25 8:06 am, Page 2 of 2
Register Only



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

Identifier NA127A/743
Land Registration District North Auckland
Date Issued 02 May 2000

Prior References

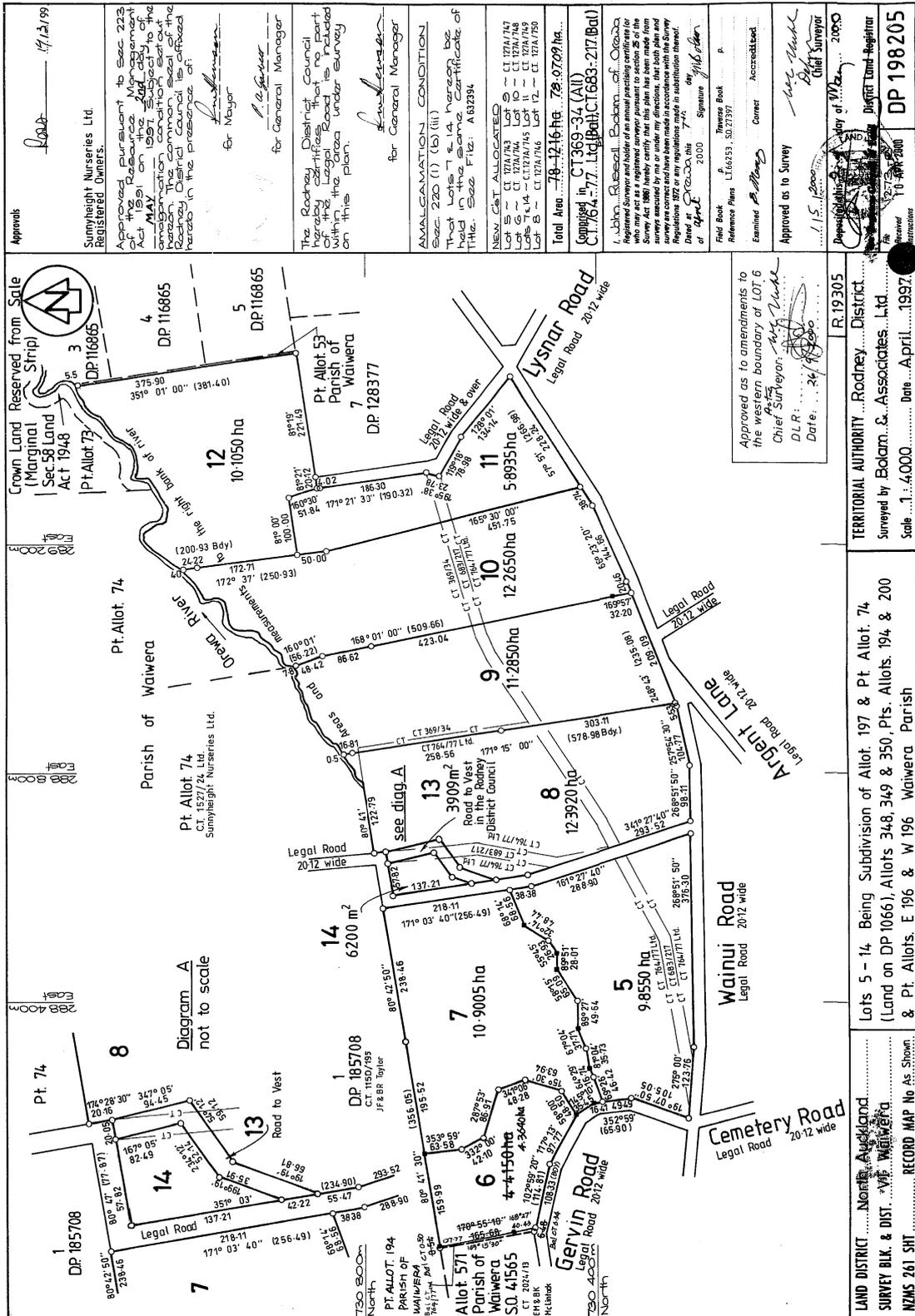
NA683/217 NA764/77

Estate Fee Simple
Area 9.8550 hectares more or less
Legal Description Lot 5 Deposited Plan 198205

Registered Owners

Fulton Hogan Land Development Limited

Interests



Approvals
 Sunnyheight Nurseries Ltd
 Registered Owners
 Approved pursuant to Sec 223
 of the Resource Management
 Act 1991 on 19th July 1999
 for Mayor
 for General Manager
 The Rodney District Council
 hereby certifies that no part
 of this plan is included
 within the area under survey
 on this plan.
 for General Manager

AMALGAMATION CONDITION
 Sec 220 (1) (b) (iii)
 That lots 7 & 14 hereon be
 held in the same certificate of
 title. See Plan: A82394

NEW CAT ALLOCATED
 Lot 5 - CT 172A/743
 Lot 6 - CT 172A/744
 Lot 7 - CT 172A/745
 Lot 8 - CT 172A/746
 Lot 9 - CT 172A/747
 Lot 10 - CT 172A/748
 Lot 11 - CT 172A/749
 Lot 12 - CT 172A/750
 Total Area: 18,121.16 ha. 72.0709 ha...
 Comprised in CT 369-34 (All)
 CT 764-77, CT 1683-217 (Part)

1. John Russell Babson of Otago
 Registered Surveyor and holder of an annual practicing certificate (or
 who may act as a registered surveyor pursuant to section 2 of the
 Survey Act 1986) hereby certifies that this plan has been made from
 a survey conducted in accordance with the Survey Regulations 1972
 and that the survey has been made in accordance with the Survey
 Regulations 1972 or any regulations made in substitution thereof.
 Dated at Dunedin this 7th day of April 2000
 Signature: [Signature]
 Title: Chief Surveyor

Field Book
 Reference Plans L166353, S027397
 Examined by: [Signature]
 Correct
 Accredited
 Approved as to Survey
 Date: 15/10/2000
 Chief Surveyor
 Deposited in the Office of the Registrar of Land
 Date: 11/11/2000
 Registrar
 DP 198205

Approved as to amendments to
 the western boundary of LOT 6
 Chief Surveyor: [Signature]
 Date: 26/11/2000

TERRITORIAL AUTHORITY: Rodney District
 Surveyed by: Bokam & Associates, Ltd
 Scale: 1:4000 Date: April, 1997

LAND DISTRICT: North Auckland
 SURVEY BLK. & DIST.: Waiwera
 NZMS 261 SH1
 RECORD MAP No As Shown

Micro Record Bureau Ltd.
 DATA COLLECTION
 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
 22 JAN 2001



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




R. W. Muir
Registrar-General
of Land

Identifier **NA127A/746**
Land Registration District **North Auckland**
Date Issued 02 May 2000

Prior References

NA369/34 NA683/217 NA764/77

Estate Fee Simple
Area 12.3920 hectares more or less
Legal Description Lot 8 Deposited Plan 198205

Registered Owners

Fulton Hogan Land Development Limited

Interests



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




R. W. Muir
Registrar-General
of Land

Identifier **NA127A/747**
Land Registration District **North Auckland**
Date Issued 02 May 2000

Prior References

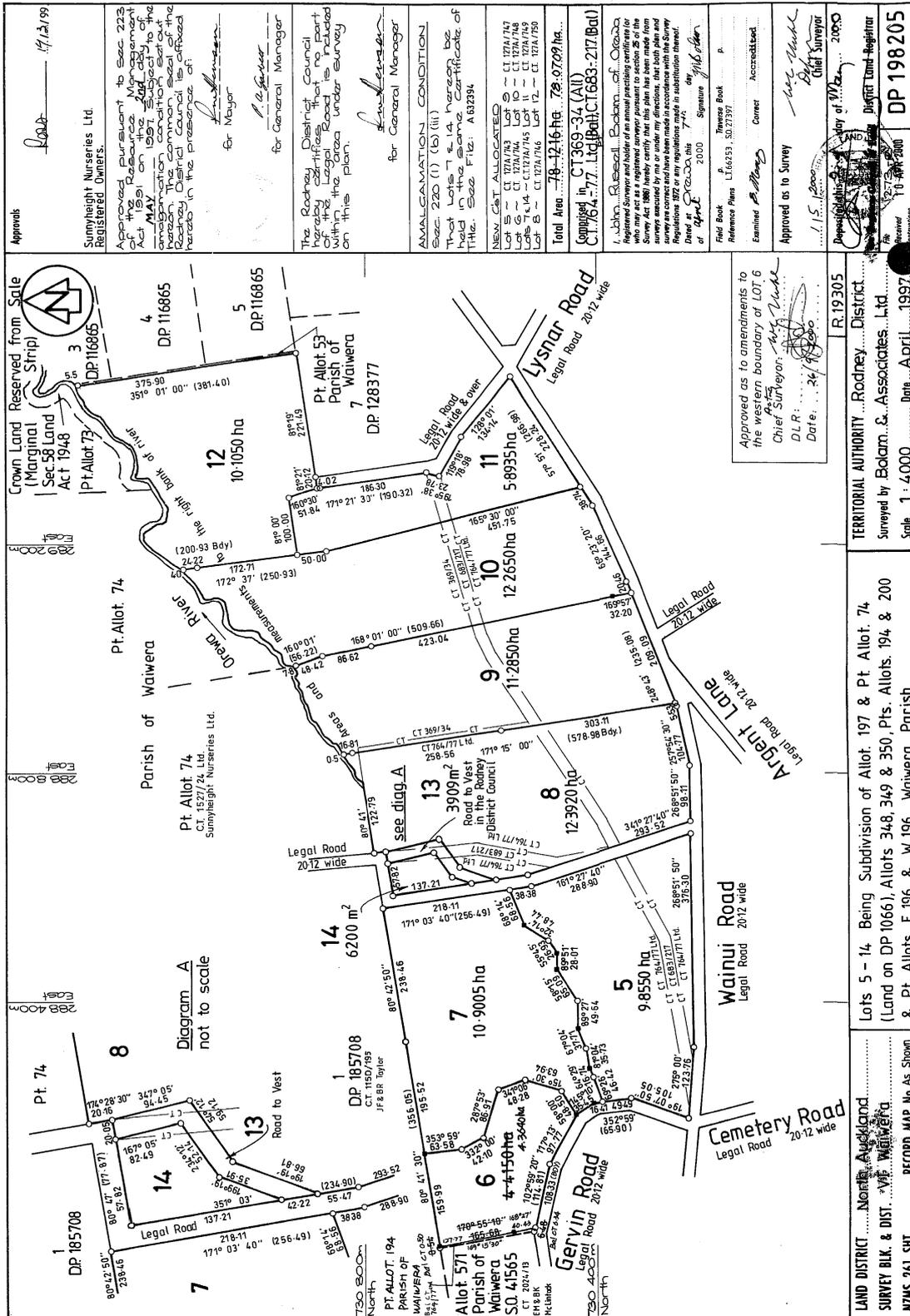
NA369/34 NA683/217 NA764/77

Estate Fee Simple
Area 11.2850 hectares more or less
Legal Description Lot 9 Deposited Plan 198205

Registered Owners

Fulton Hogan Land Development Limited

Interests



Approvals

Sunnyheight Nurseries Ltd
Registered Owners
17/12/1999

Approved pursuant to Sec 223 of the Resource Management Act 1991 on 19/12/1999. The amalgamation condition set out in the common seal of the Rodney District Council is not a condition of the survey in this proposal and is not a condition of the survey.

for Mayor
for General Manager
for General Manager
for General Manager

The Rodney District Council hereby certifies that no part of this plan is included within the area under survey on this plan.

AMALGAMATION CONDITION
Sec 223 (1) (b) (iii)
That lots 7 & 14 hereon be held in the same certificate of title. See Plan: A18234

NEW CAT ALLOCATED
Lot 5 - CT 172A/743
Lot 9 - CT 172A/747
Lot 10 - CT 172A/748
Lot 11 - CT 172A/749
Lot 12 - CT 172A/750
Lot 13 - CT 172A/751

Total Area: 18,121.6 ha. 72,070.9 ha...

Completed in CT 369-34 (A1)
CT 764-77, CT 1061-1063, CT 1683-217 (Bd)

1. John Russell Babson of Otago Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 2 of the Survey Act 1986) hereby certifies that this plan has been made from a survey conducted in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Date of survey: 17/12/1999. City: Dunedin.

Field Book Reference: L166353, S027397
Examined by: [Signature] Correct
Approved as to Survey: [Signature] Chief Surveyor
Date: 15/12/2000

Deposited this 15th day of 12/2000
DP 198205
District Land Registrar
11 APR 2001

TERRITORIAL AUTHORITY: Rodney District
Surveyed by: Bolam & Associates, Ltd
Scale: 1:4000 Date: April, 1997

LAND DISTRICT: North Auckland
SURVEY BLK. & DIST.: Waiwera
NZMS 261 SH1

RECORD MAP No As Shown

Lots 5 - 14 Being Subdivision of Allot 197 & Pt. Allot 74 (Land on DP 1066), Allots 348, 349 & 350, Pts. Allots. 194 & 200 & Pt. Allots. E 196 & W 196 Waiwera Parish

Micro Record Bureau Ltd
DATA COLLECTION
22 JAN 2001



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




R. W. Muir
Registrar-General
of Land

Identifier **NA127A/748**
Land Registration District **North Auckland**
Date Issued 02 May 2000

Prior References

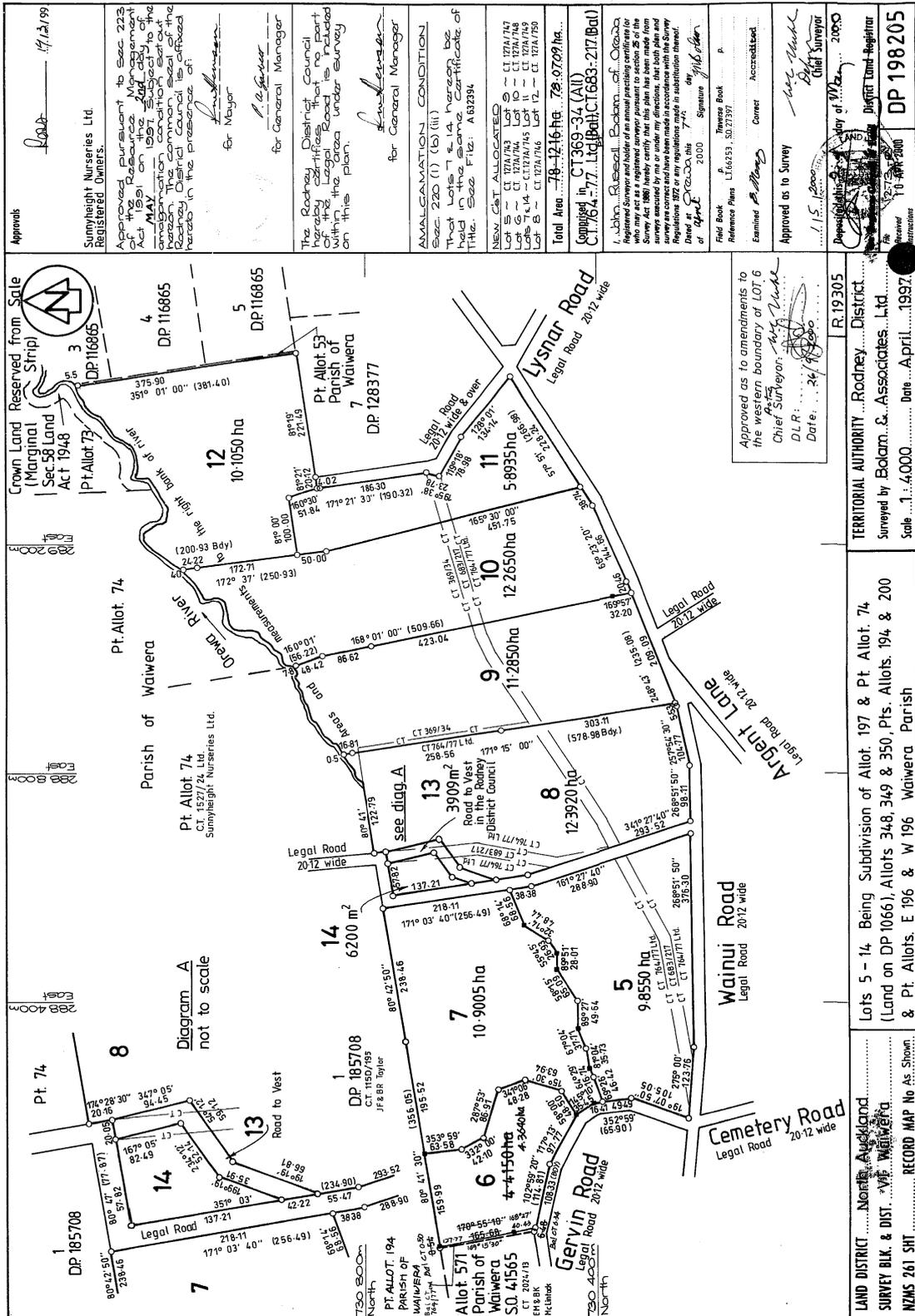
NA369/34 NA683/217 NA764/77

Estate Fee Simple
Area 12.2650 hectares more or less
Legal Description Lot 10 Deposited Plan 198205

Registered Owners

Fulton Hogan Land Development Limited

Interests





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




R. W. Muir
Registrar-General
of Land

Identifier **NA127A/749**
Land Registration District **North Auckland**
Date Issued 02 May 2000

Prior References

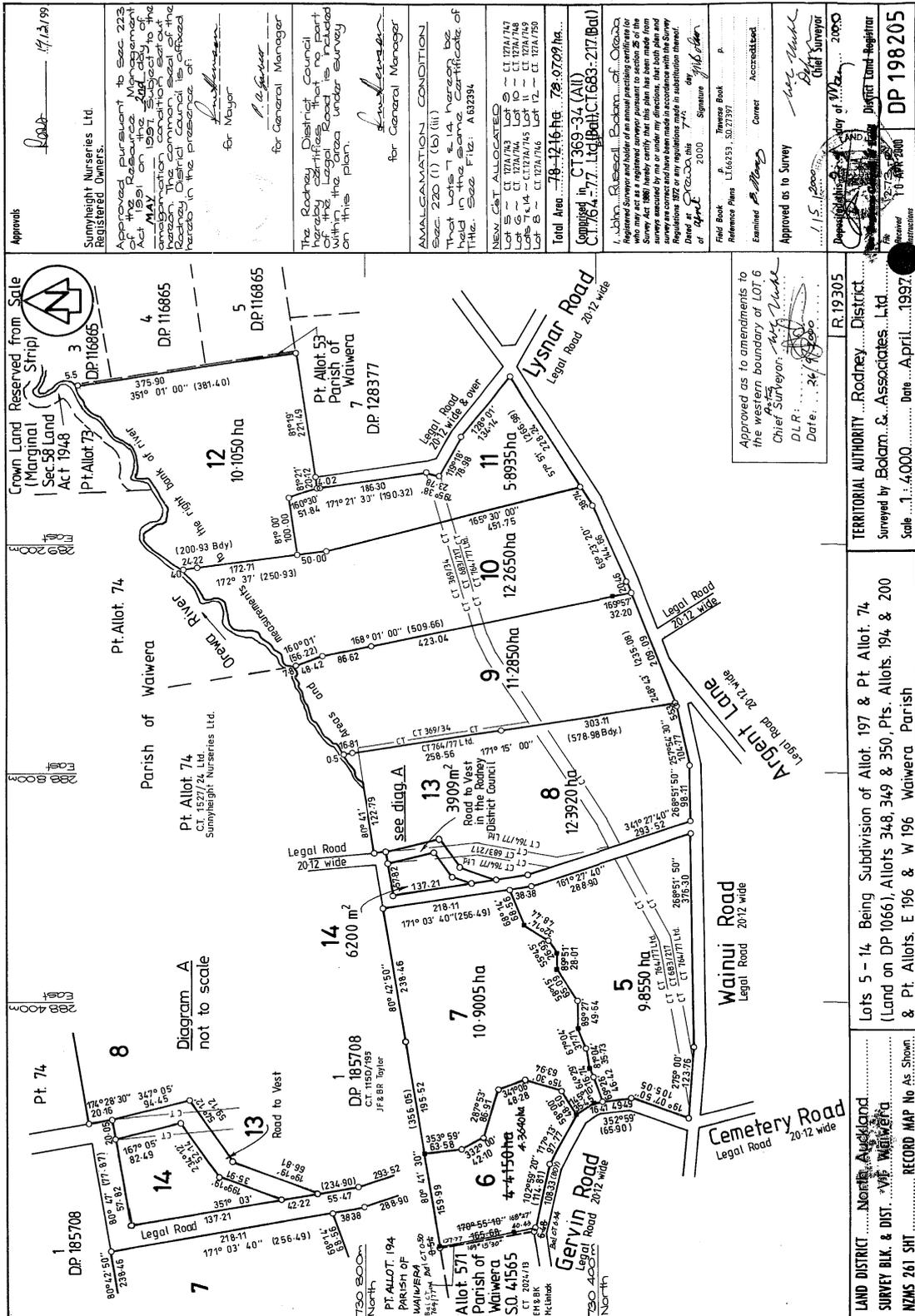
NA369/34 NA683/217 NA764/77

Estate Fee Simple
Area 5.8935 hectares more or less
Legal Description Lot 11 Deposited Plan 198205

Registered Owners

Fulton Hogan Land Development Limited

Interests



Approvals

Sunnyheight Nurseries Ltd
Registered Owners

Approved pursuant to Sec 223
of the Resource Management
Act 1991 on 19th May 2000
MAY
The amalgamation condition set out
in the common seal of the
Parish of Waiwera is not
binding on the present and future
owners of the land.

for Mayor

for General Manager

The Rodney District Council
hereby certifies that no part
of this plan is included
within the area under survey
on this plan.

for General Manager

AMALGAMATION CONDITION
Sec 223 (1) (b) (iii)
That lots 7 & 14 hereon be
held in the same certificate of
title. See Plan: A82394

NEW CAT ALLOCATED
Lot 5 - CT 172A/743 Lot 9 - CT 172A/747
Lot 6 - CT 172A/744 Lot 10 - CT 172A/748
Lot 8 - CT 172A/746 Lot 11 - CT 172A/750
Lot 12 - CT 172A/745

Total Area: 18,121.66 ha. 72,07.09 ha...
Complied in CT 369-34 (A1)
CT 764-77, CT 1683-217 (Bd)

L. John Russell, Barbara of Otago
Registered Surveyor and holder of an annual practicing certificate (or
who may act as a registered surveyor pursuant to section 2 of the
Survey Act 1986) hereby certifies that this plan has been made from
a survey conducted in accordance with the Survey Regulations 1972
and that the survey has been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.
Date of Survey: 17th May 2000
Signature: [Signature]

Field Book
Reference Plans: L166353, S027397

Examined by: [Signature] Correct

Approved as to Survey
Date: 15/05/2000
Signature: [Signature] Chief Surveyor

Deposited this 23rd day of May 2000
R.19305
District Registrar
DP 198205

LAND DISTRICT: North Auckland
SURVEY BLK. & DIST.: Waiwera
NZMS 261 SH1

RECORD MAP No As Shown

Scale: 1:4,000 Date: April 1997

TERRITORIAL AUTHORITY: Rodney District
Surveyed by: Bolam & Associates, Ltd

Lots 5 - 14 Being Subdivision of Allot 197 & Pt. Allot 74
(Land on DP 1066), Allots 348, 349 & 350, Pts. Allots. 194 & 200
& Pt. Allots. E 196 & W 196 Waiwera Parish

Approved as to amendments to
the western boundary of LOT 6
Chief Surveyor: [Signature]
Date: 26/05/2000

Micro Record Bureau Ltd
DATA COLLECTION
155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

22 JAN 2001

27 JAN 2001



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




R. W. Muir
Registrar-General
of Land

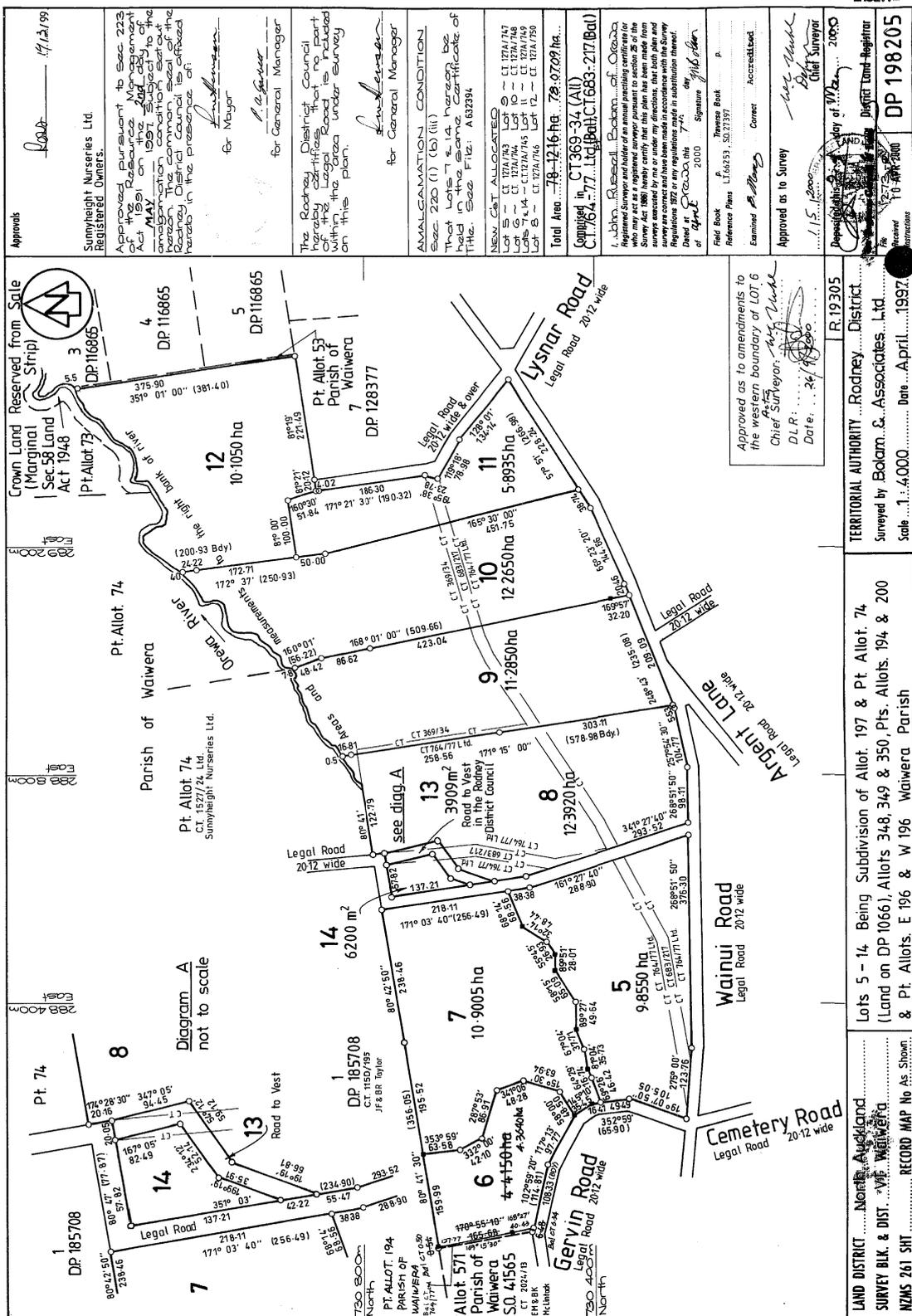
Identifier NA127A/750
Land Registration District North Auckland
Date Issued 02 May 2000

Prior References
NA369/34

Estate Fee Simple
Area 10.1050 hectares more or less
Legal Description Lot 12 Deposited Plan 198205

Registered Owners
Fulton Hogan Land Development Limited

Interests



Approvals
 Sunnyheight Nurseries Ltd
 Registered Owners
 Approved pursuant to Sec 223 of the Resource Management Act 1991 on 19th May 2000
 Approved by the Mayor for Mayor
 Approved by the General Manager for General Manager
 The Rodney District Council hereby certifies that no part of this plan is included within the area under survey on this plan.

AMALGAMATION CONDITION
 Sec 220 (1) (b) (iii)
 That lots 7 & 14 hereon be held in the same certificate of title. See Plan: A82394

NEW CAT ALLOCATED
 Lot 5 - CT 172A/743
 Lot 9 - CT 172A/747
 Lot 10 - CT 172A/748
 Lot 11 - CT 172A/749
 Lot 12 - CT 172A/750
 Lot 13 - CT 172A/751
 Lot 14 - CT 172A/752

Total Area: 72.0709 ha
 Comprised in CT 369-34 (All)
 CT 764-77, CT 1683-217 (Part)

Field Book
 Reference Plans L16633, S07397
 Examined by *[Signature]* Correct
 Approved as to Survey
 Chief Surveyor
 Date: 15/10/2000
 Signature: *[Signature]*
 Title: Chief Surveyor

LAND DISTRICT North Auckland
SURVEY BLK. & DIST. Waiwera
NZMS 261 SH1 RECORD MAP No As Shown

LAND Lots 5 - 14 Being Subdivision of Allot 197 & Pt. Allot 74 (Land on DP 1066), Allots 348, 349 & 350, Pts. Allots. 194 & 200 & Pt. Allots. E 196 & W 196 Waiwera Parish

TERRITORIAL AUTHORITY Rodney District
 Surveyed by Bolam & Associates, Ltd
 Scale 1:4000 Date April 1997

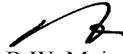
DP 198205
 Deposited in the Office of the Registrar of Land
 11 APR 2000

Micro Record Bureau Ltd.
 DATA COLLECTION
 22 JAN 2001



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA1527/25
Land Registration District North Auckland
Date Issued 09 December 1957

Prior References
NA764/102

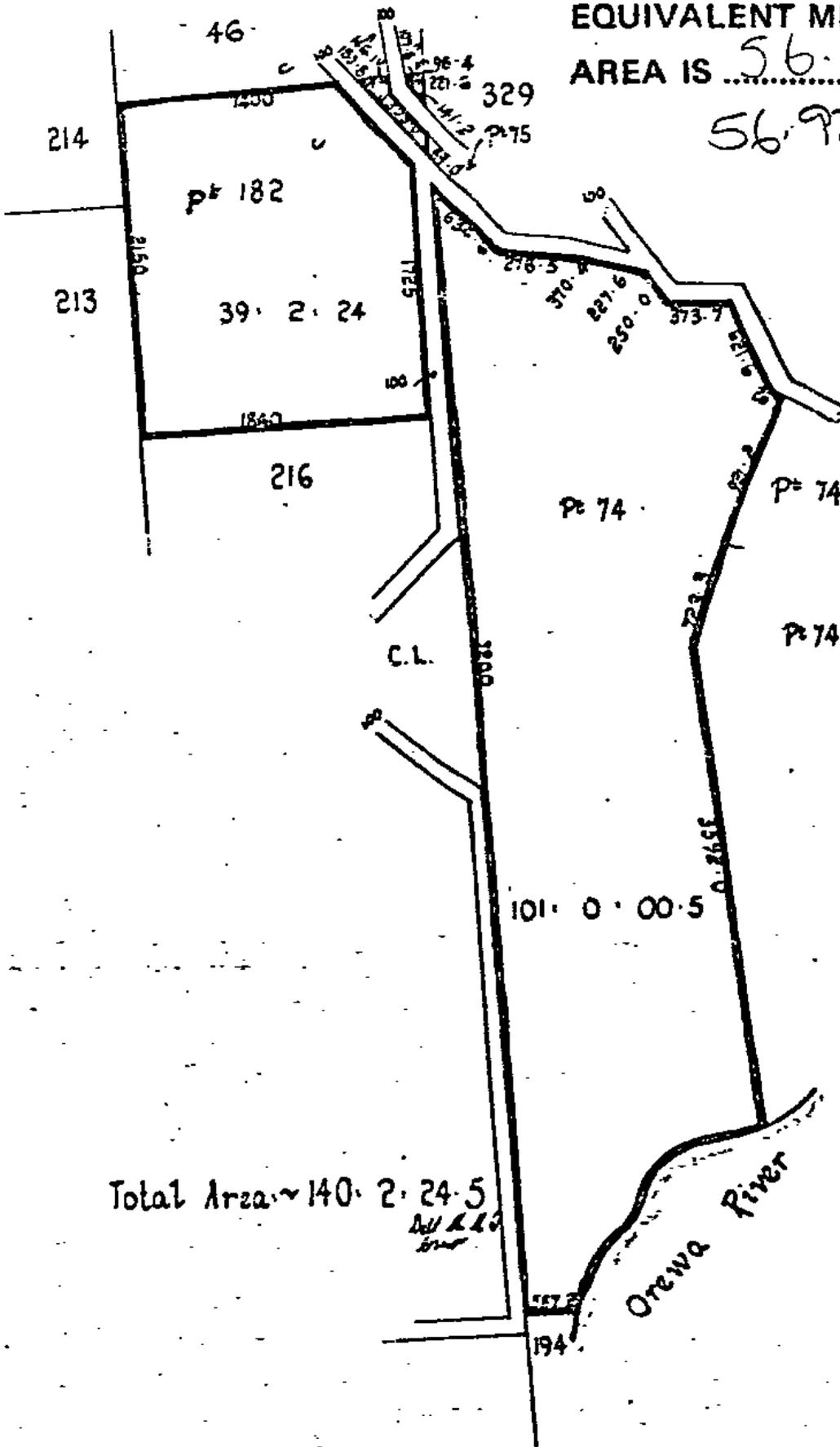
Estate Fee Simple
Area 56.9203 hectares more or less
Legal Description Part Allotment 74 and Part Allotment 182
Parish of Waiwera

Registered Owners
Fulton Hogan Land Development Limited

Interests

EQUIVALENT METE
AREA IS

56.92



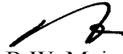
Total Area ~ 140. 2. 24. 5

Del. L. & C. 19/11/25



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R. W. Muir
Registrar-General
of Land

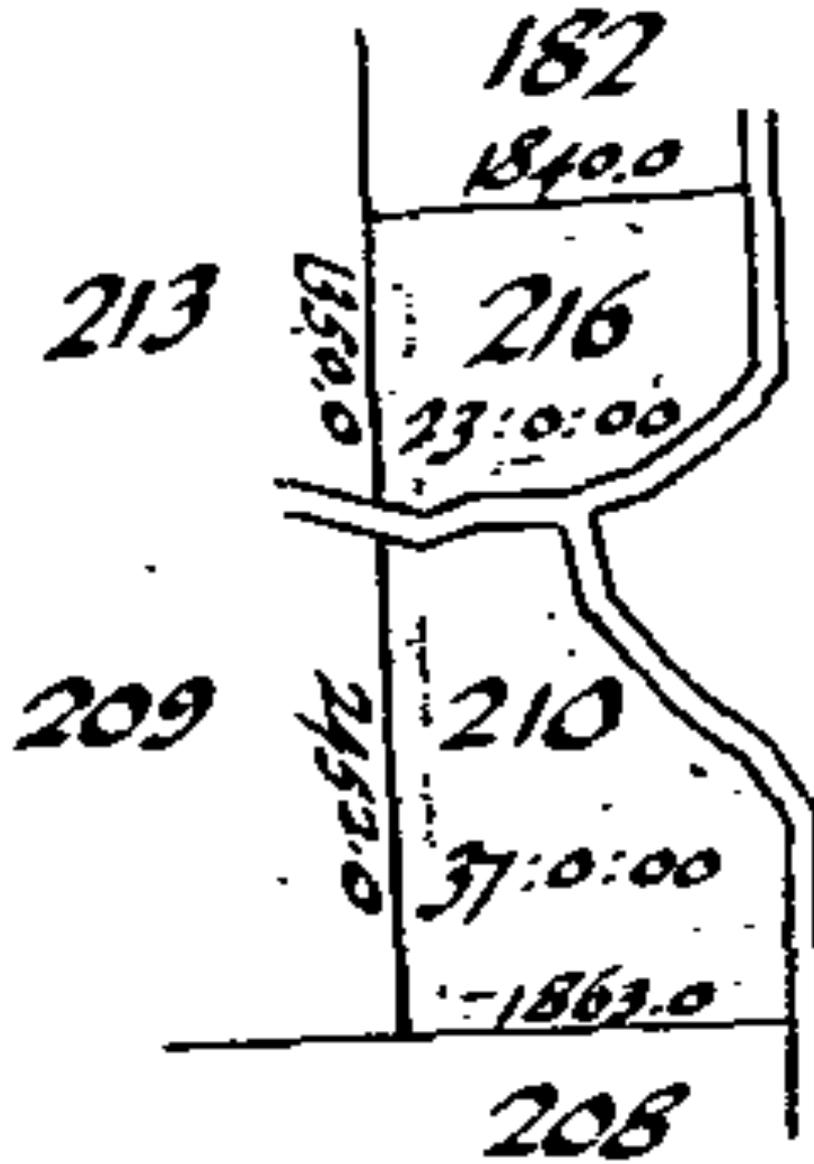
Identifier **NA764/136**
Land Registration District **North Auckland**
Date Issued 21 February 1941

Prior References
DI 2B 130

Estate Fee Simple
Area 24.2811 hectares more or less
Legal Description Allotment 210 and Allotment 216 Parish of
Waiwera

Registered Owners
Fulton Hogan Land Development Limited

Interests





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




R. W. Muir
Registrar-General
of Land

Identifier **NA7B/634**
Land Registration District **North Auckland**
Date Issued 05 November 1965

Estate Fee Simple
Area 4.2720 hectares more or less
Legal Description Allotment 549 Parish of Waiwera
Registered Owners
Fulton Hogan Land Development Limited

Interests
Subject to Section 59 Land Act 1948

TOTAL AREA IS

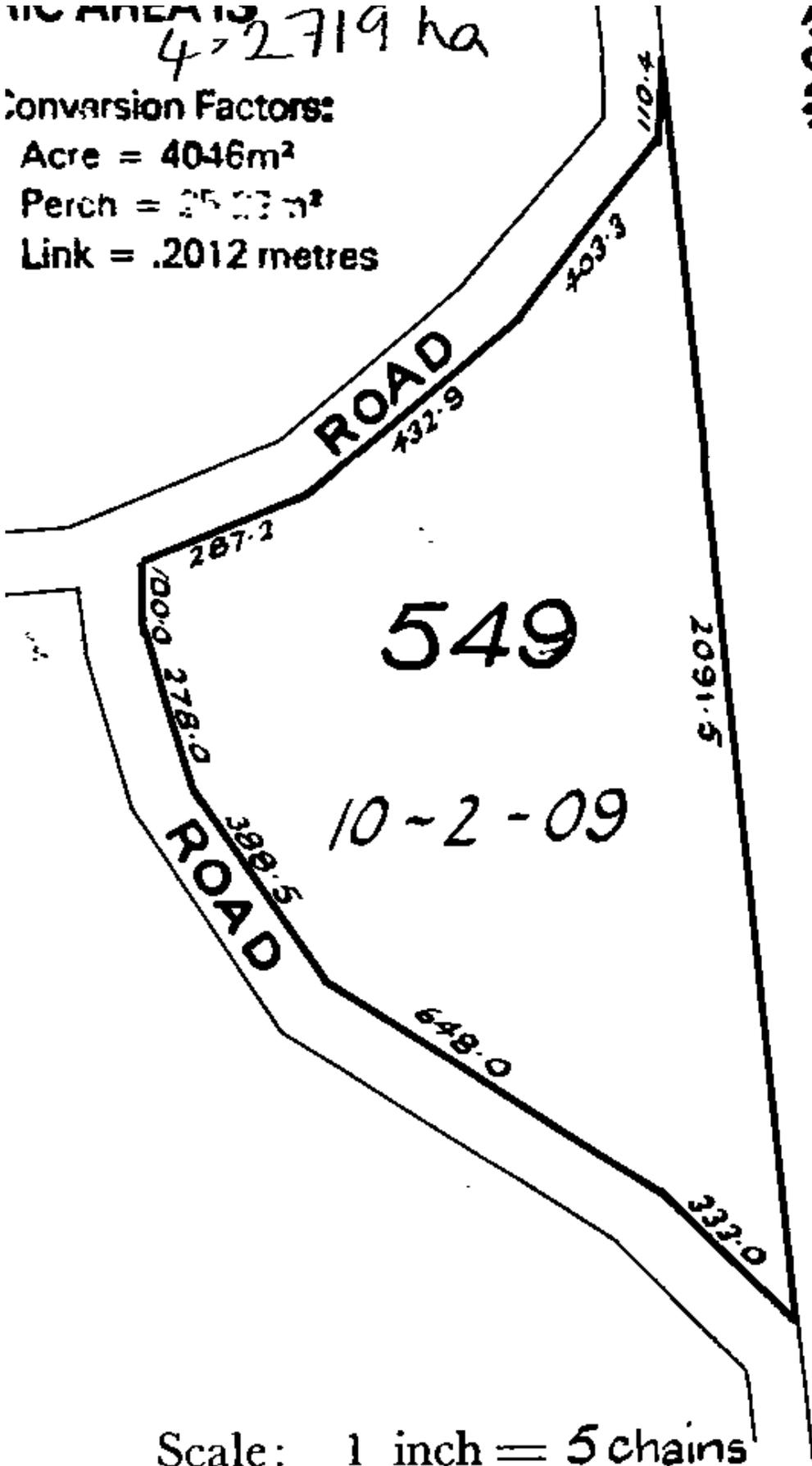
472719 ha

Conversion Factors:

Acre = 4046m²

Perch = 2529 m²

Link = .2012 metres

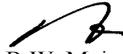


5059.1



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA1527/24
Land Registration District North Auckland
Date Issued 09 December 1957

Prior References
NA1129/239

Estate Fee Simple
Area 28.5857 hectares more or less
Legal Description Part Allotment 74 Parish of Waiwera

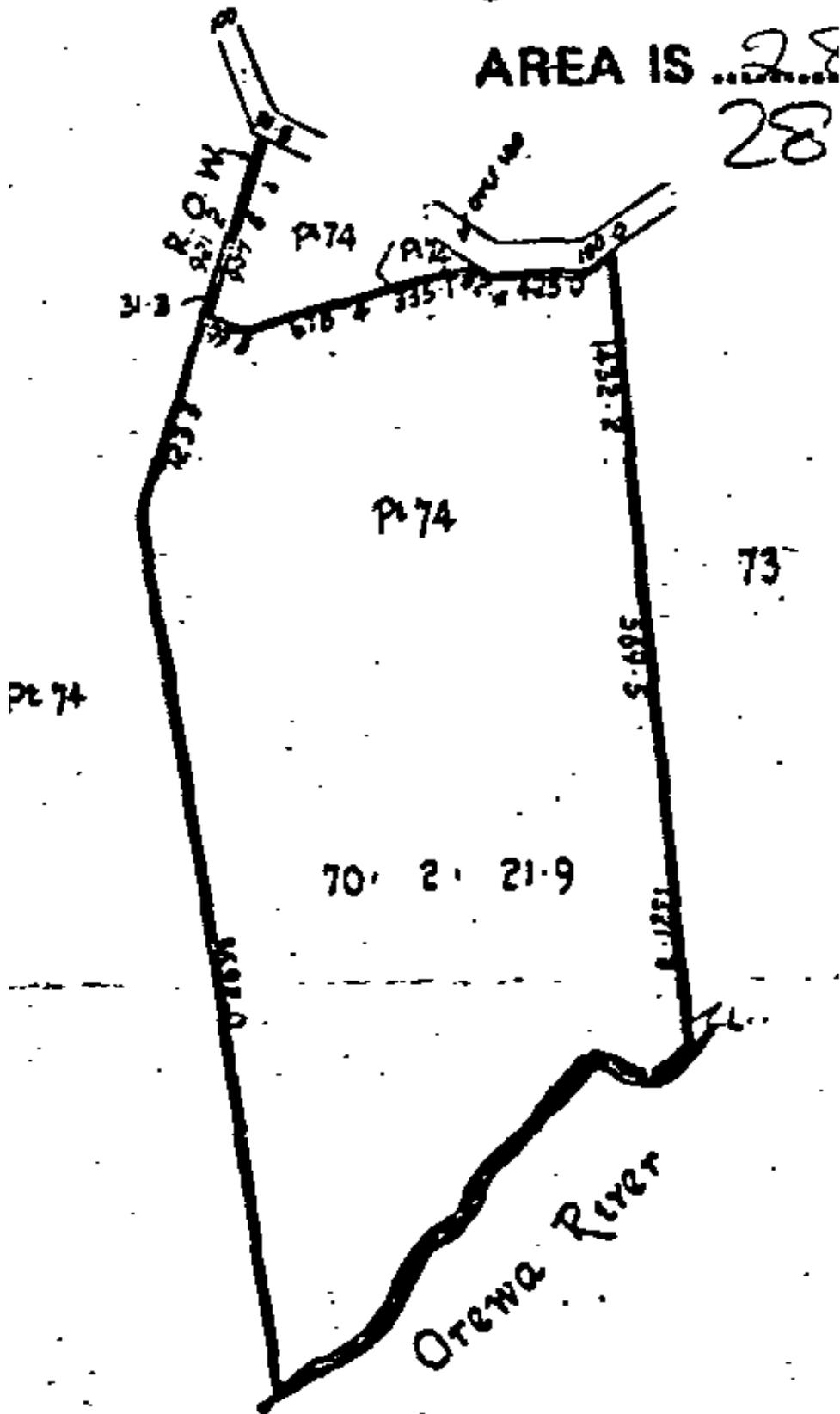
Registered Owners
Fulton Hogan Land Development Limited

Interests
Appurtenant hereto is a right of way created by Transfer 597601

EQUIVALENT

AREA IS ...

28



597601TE

Stamp Duty Act

09/12/1957

Stamp Duty Act

Conveyance

See correct impression No. 43823

1-XI-57 73823 - CITY *****-3-0 1-XI-57 73823 *****-15-0

for Dist. Commr. Stamp Duties 1/11/57



(Approved by the District Land Registrar, Auckland, No. 2716)

(C)

Under the Land Transfer Act, 1952

Memorandum of Transfer

AGREEMENT, TRANSFER, ASSIGNMENT and SECURITY
Stamp Duty of
12/12/57 on 4/1/57
1/1/57 on 1/1/57
District Commissioner of Stamp Duties
AUCKLAND

LONGBURN ESTATE LIMITED a duly incorporated Company having its registered office at Silverdale (hereinafter called "the Vendor") being registered as proprietor

of an estate in fee simple

EvdBmt
20/12/57

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in that piece of land situated

in the Land District of Auckland containing FOUR ACRES ONE ROOD EIGHTEEN

DECIMAL ONE PERCHES (4 : 1 : 18.1) more or less being Part Allotment 74 of the Parish of Waiwera being the whole of the land shown on the Plan endorsed hereon and edged blue and being part of the land comprised in ~~more or less being~~ Certificate of Title Volume 1129 folio 239 Auckland Registry Limited as to Parcels

✓ JCB

✓ *2/13*
In consideration of the sum of ONE THOUSAND THREE HUNDRED AND TWENTY
NINE POUNDS TEN SHILLINGS (1329-10-0) paid to the Vendor by Roy John
White of Silverdale Poultry Farmer

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said ROY JOHN WHITE

all its estate and interest in the

said piece of land above described RESERVING nevertheless to the Vendor and
its successors and assigns full and free right and liberty to and for
it and them the registered proprietor or proprietors for the time being
of all that piece of land containing Seventy Acres ~~Three~~ ² Roods and
Twenty One decimal Nine Perches more or less being the residue of the
land comprised in the said Certificate of Title Volume 1129 folio 239
Auckland Registry or any part thereof and its and their tenants servants
agents workmen and visitors from time to time and at all times hereafter
at its and their will and pleasure to go pass and re-pass with or without
horses sheep cattle or other farm animals vehicles carts drays carriages
and motor vehicles and machinery of all descriptions through over and
along that portion of the said piece of land hereinbefore described and
on the said Plan coloured yellow TO THE INTENT that the right of way
hereby reserved shall be forever hereafter appurtenant to that piece of
the said land being the residue of the land comprised in the said
Certificate of Title Volume 1129 folio 239 Auckland Registry after
~~severance of that piece of land hereby transferred for all purposes~~
connected with the use occupation and enjoyment of the said residue

AND THE VENDOR DOth HEREBY COVENANT with the said Roy John White that
the Vendor its successors and assigns will at all times maintain and
keep in good repair as a roadway that half of the land affected by the
said right of way which abuts the dominant tenement being the said residue
of the land comprised in Certificate of Title Volume 1129 folio 239

AND THE SAID ROY JOHN WHITE for himself and his successors in title will
at all times maintain and keep in good repair as a roadway that half of
the land affected by the said right of way which abuts the highway

IN WITNESS WHEREOF these presents have been executed the
18th day of *October* 1957.

THE COMMON SEAL of Longburn Estate Limited)
was hereunto affixed in)
the presence of:)

Wm. G. Brown .Governing Director



~~In witness whereof~~ have hereunto subscribed ~~name this~~
day of _____ one thousand nine hundred and _____

✓
Signed by the above named _____

in the presence of _____

SIGNED by the said Roy John White as)
Purchaser in the presence of:)

597601TE
09121957

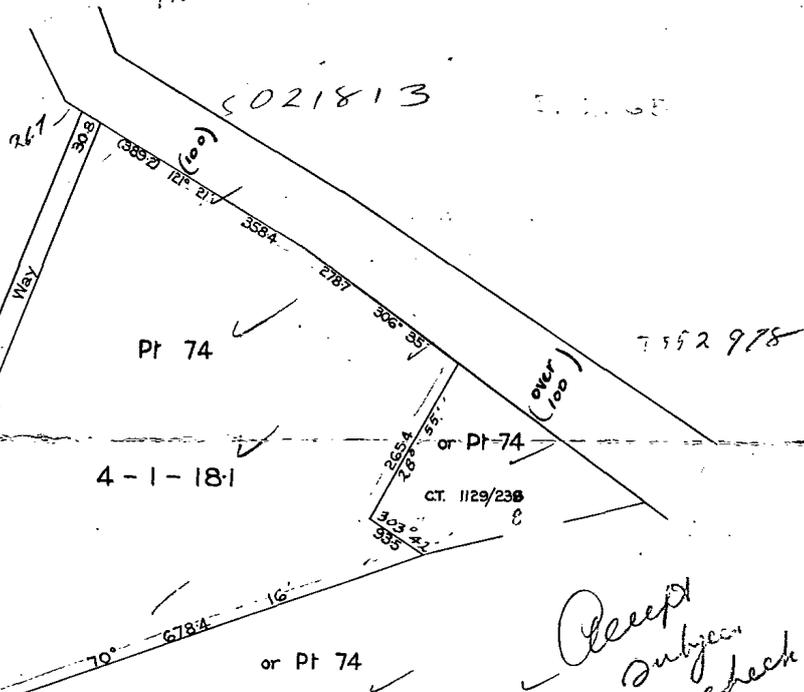
70-3-21.9
4-1-18.1
751

BIK VI Waiwera S.D.

8546
Proc 5946



or Pt 74



7552978

4-1-18-1

CT. 1129/238

or Pt 74

Part of Allotment 74 Parish of Waiwera

Scale: 2 chains to an inch

Day, Thompson & Fish - Registered Surveyors

Exemption 2365

Draughtsman,
 7/12/57

Accept
Subject
to check

9/12/57

597601

No.

117

Correct for the purposes of the Land Transfer Act.

TRANSFER OF Pt. Allot. 74

P/Waiwera C.T. 1129/239

Norman Crimp

Solicitor for the Transferee

LONGBURN

LOT

ROY JOHN WHITE Transferee

Particulars entered in the Register-Book 1129/239

the 9th day of December 1957
at 12.20 o'clock



Norman Crimp
Assistant District Land Registrar
of the District of Auckland.

1527/23. (D)

C.T. with dealings regd.
6-12-57.

Norman E. Crimp

LAND & DEEDS	
Nature:	<i>CT</i>
Firm:	<i>Norman Crimp</i>
9 DEC 1957	
Time:	<i>12.20</i>
Fee: £	<i>12.20</i>
Abstract No.	<i>9050</i>

NORMAN E. CRIMP

Solicitors for the Transferee
AUCKLAND

THE LAW SOCIETY OF THE DISTRICT OF AUCKLAND

