

Appendix B – Certificates of Title





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

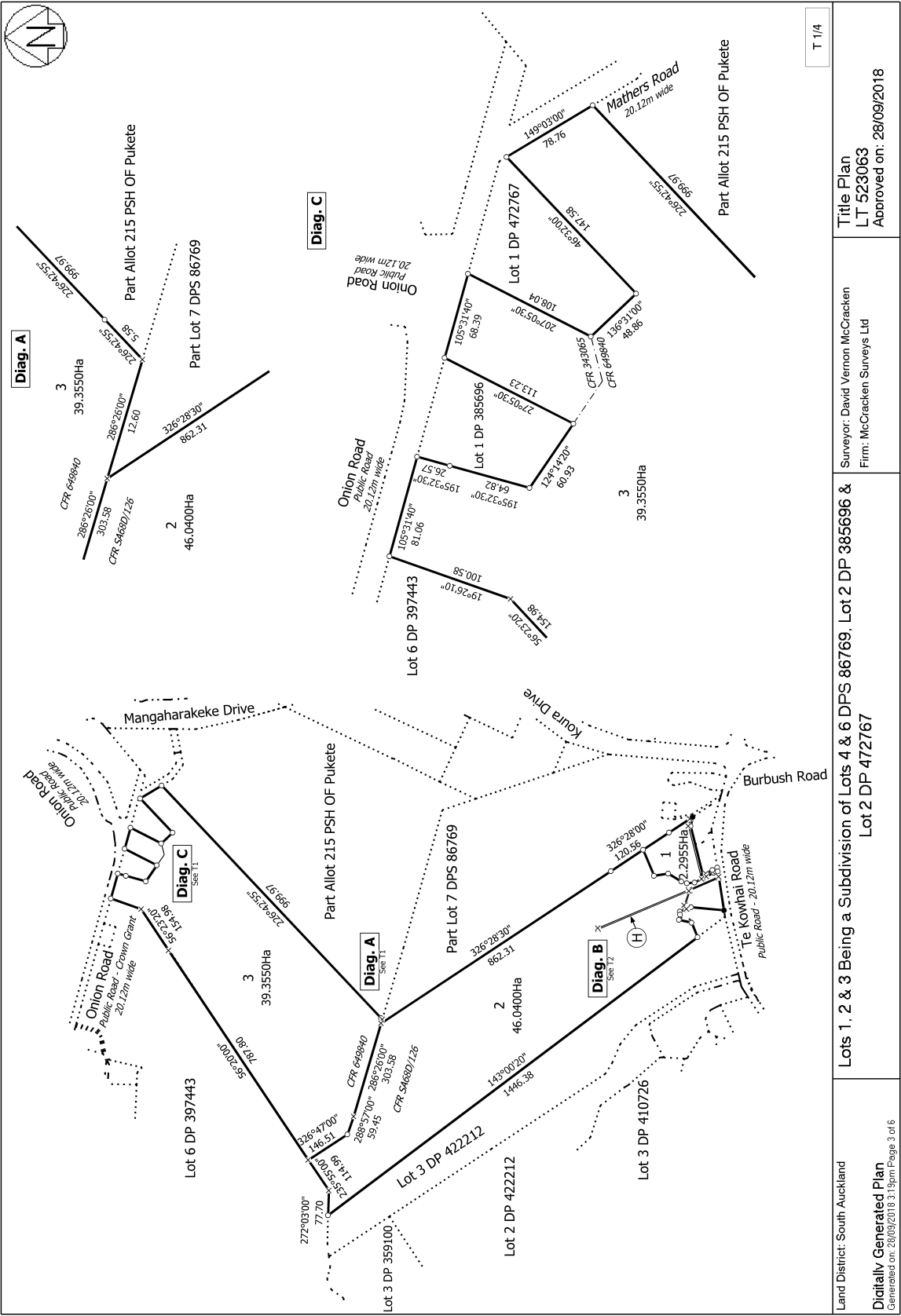
Identifier **831324**
Land Registration District **South Auckland**
Date Issued 08 November 2018

Prior References
SA68D/126

Estate Fee Simple
Area 46.0400 hectares more or less
Legal Description Lot 2 Deposited Plan 523063
Registered Owners
Te Kowhai East LP

Interests

S644432 Subject to drainage rights and fencing created by Coveyance 310613 (R.390/27) - 13.7.1922 at 1:00 pm
S644432 Appurtenant to parts are drainage rights and fencing created by Conveyance 310613 (R390/27) - 13.7.1922 at 1:00 pm
Subject to a right to transmit electricity over part marked D, F and G on DP 523063 specified in Easement Certificate 5103899.9 - Produced 6.11.2001 at 3:50 pm and Entered - 19.12.2001 at 10:24 am
Appurtenant hereto is a right to transmit electricity specified in Easement Certificate 5103899.9 - Produced 6.11.2001 at 3:50 pm and Entered - 19.12.2001 at 10:24 am
Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked C, D and E on DP 523063 in favour of WEL Networks Limited created by Easement Instrument 9822881.1 - 27.8.2014 at 11:32 am
Appurtenant hereto is a right of way created by Easement Instrument 11184513.2 - 8.11.2018 at 2:37 pm
The easements created by Easement Instrument 11184513.2 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked F and H on DP 523063 in favour of WEL Networks Limited created by Easement Instrument 11184513.4 - 8.11.2018 at 2:37 pm
12463109.5 Mortgage to Bank of New Zealand - 30.5.2022 at 3:22 pm





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R.W. Muir
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of Land

Identifier **831325**
Land Registration District **South Auckland**
Date Issued 08 November 2018

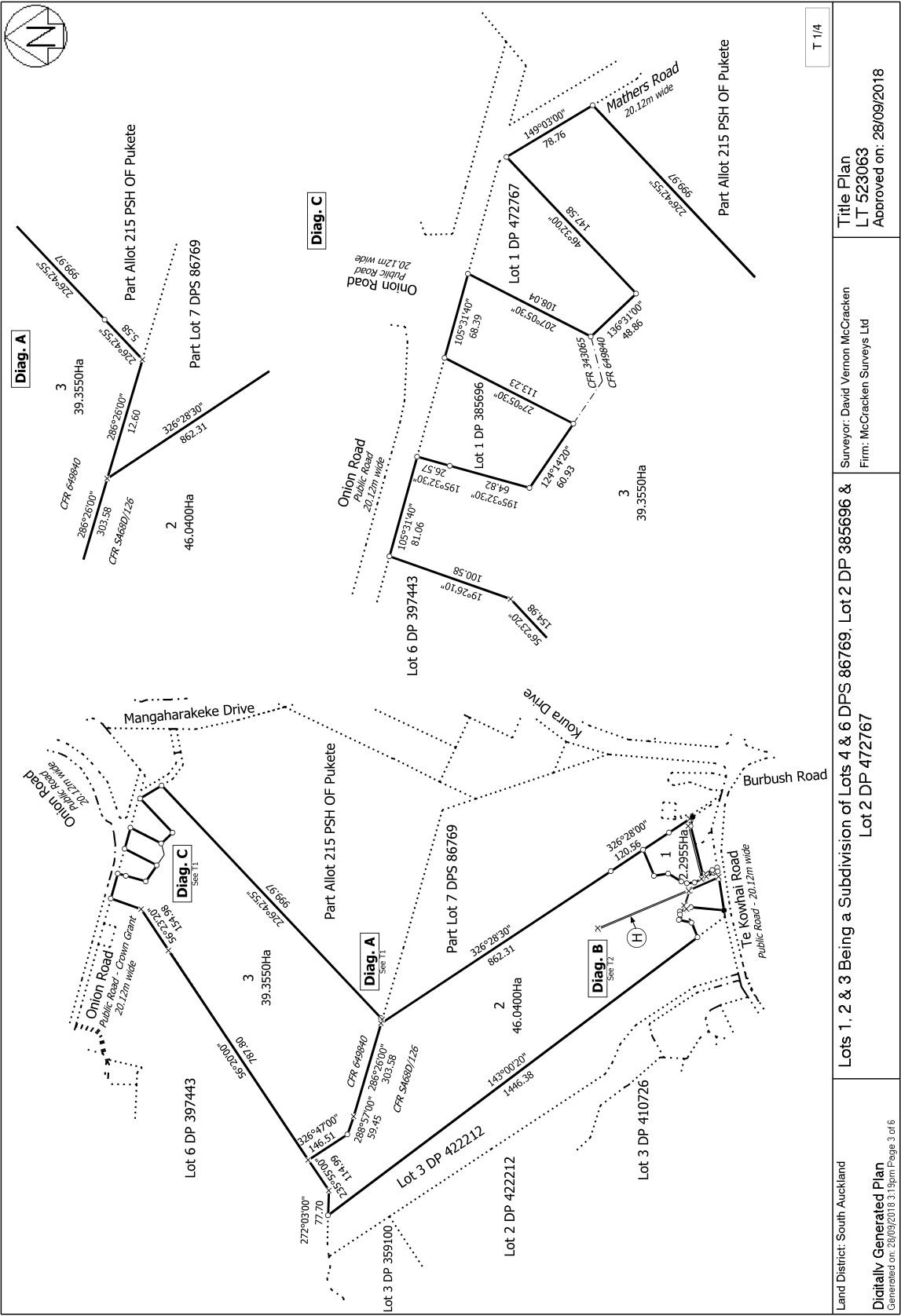
Prior References

343065 649840

Estate Fee Simple
Area 39.3550 hectares more or less
Legal Description Lot 3 Deposited Plan 523063
Registered Owners
Te Kowhai East LP

Interests

Subject to a drainage right created by Conveyance 310609 (R382/418) - 13.7.1922 at 1:00 pm
Appurtenant hereto is a drainage right created by Conveyance 310609 (R382/418) - 13.7.1922 at 1:00 pm
10011519.4 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS PART ALLOTMENT 215 PARISH OF PUKETE ON SA770/125) - 22.5.2015 at 1:15 pm (affects part formerly Lot 2 DP 472767)
Land Covenant in Easement Instrument 10309811.1 - 19.1.2016 at 4:44 pm
Land Covenant in Easement Instrument 10326765.2 - 12.2.2016 at 2:52 pm
12463109.5 Mortgage to Bank of New Zealand - 30.5.2022 at 3:22 pm





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

Identifier **SA770/125** **Part-Cancelled**

Land Registration District **South Auckland**

Date Issued 16 November 1939

Prior References

DI 524/275

Estate Fee Simple
Area 57.3221 hectares more or less
Legal Description Part Allotment 6 Pukete Parish and Part
Allotment 215 Parish of Pukete and Section
1 Survey Office Plan 473918

Registered Owners

Te Kowhai East LP

Interests

Subject to drainage and fencing rights created by Conveyance 310609 (R382/418)

9216410.1 Gazette Notice 2012 page 3669 acquires (a) Section 3 SO 417000 (3.3230 ha) for road which, pursuant to section 88 of the Government Roding Powers Act 1989, becomes road, limited access road and State highway and vests in Her Majesty the Queen and (b) acquires Section 2 SO 417000 (18 m²) for the functioning indirectly of a road (segregation strip), subject to the drainage and fencing rights created by Conveyance 310609 and vests in Her Majesty the Queen - CIR 601251 issued for Section 2 SO 417000 - 23.10.2012 at 1:50 pm

9216410.2 Gazette Notice 2012 page 3668 declares Section 28 SO 417000 (1.8006 ha) and Section 29 SO 417000 (.3394 m²) to be taken for severance, subject to the drainage and fencing rights created by Conveyance 310609 and vests in Her Majesty the Queen - CIR 601252 issued - 23.10.2012 at 1:50 pm

9216410.3 Gazette Notice 2012 page 3668 declares Section 4 SO 417000 (9 m²) to be taken for severance, subject to the drainage and fencing rights created by Conveyance 310609 and vests in Her Majesty the Queen - CIR 601253 issued - 23.10.2012 at 1:50 pm

Pursuant to Section 107(9A) Public Works Act 1981 Section 1 SO 473918 is included in this CFR (see Certificate 10006618.3) - 19.03.2015 at 1:36 pm

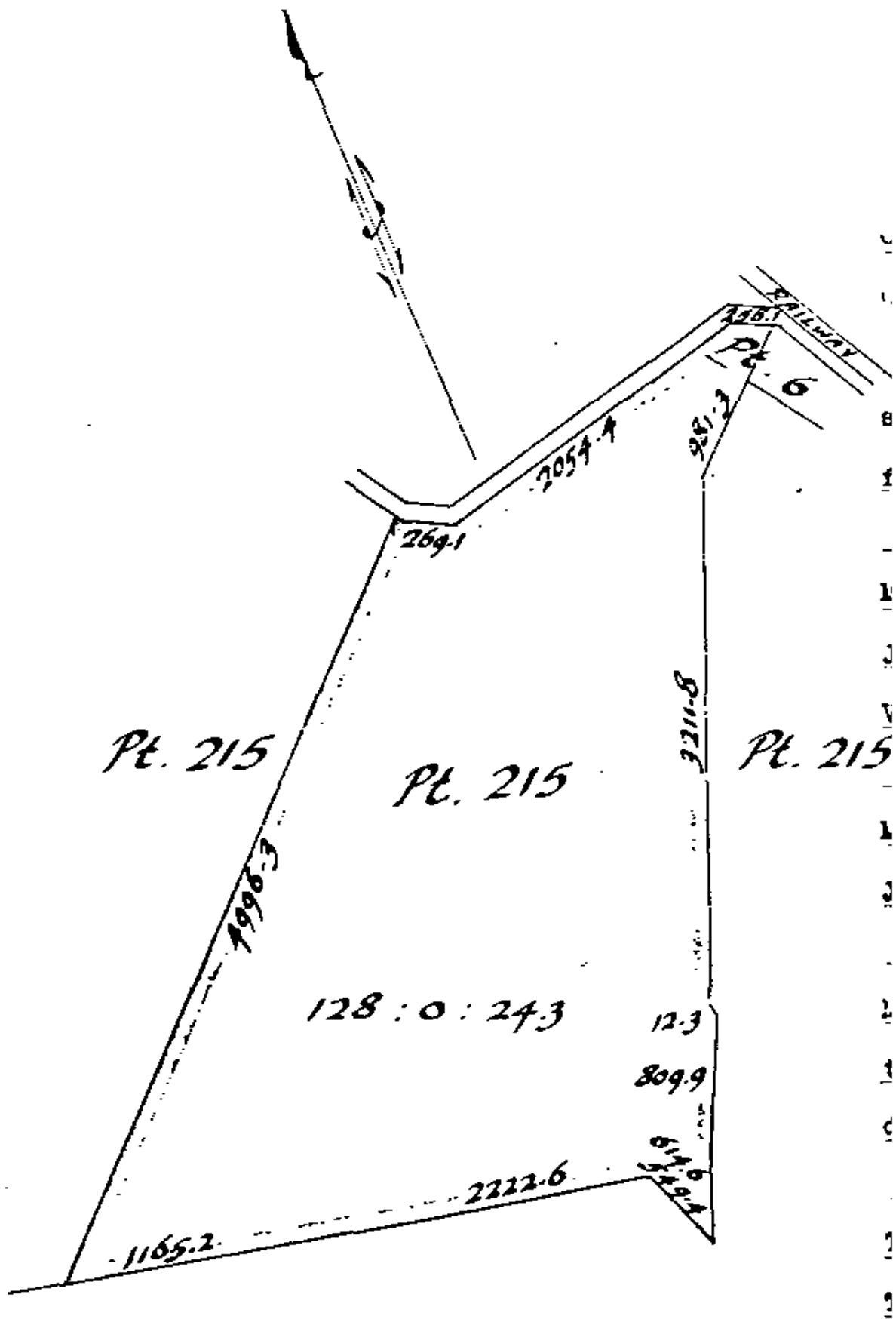
Subject to Section 11 Crown Minerals Act 1991 (affects Section 1 SO 473918)

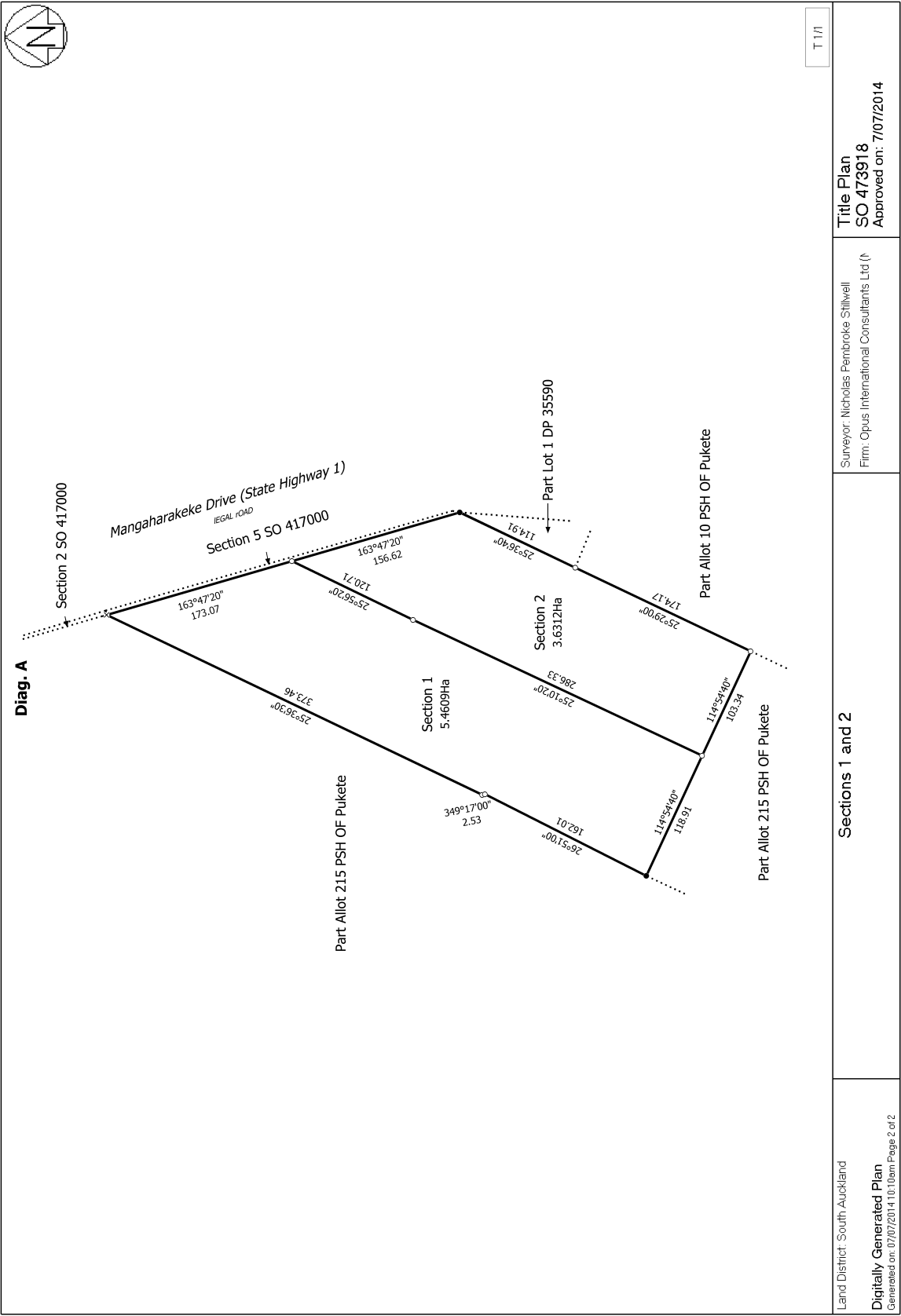
Subject to Part IVA Conservation Act 1987 (affects Section 1 SO 473918)

Sections 107(14) and (15) Public Works Act 1981 affect Mortgages 9934366.2 (see Certificate 10006618.3)

10011519.4 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 649840) (AFFECTS PART ALLOTMENT 215 PARISH OF PUKETE) - 22.5.2015 at 1:15 pm

12463109.5 Mortgage to Bank of New Zealand - 30.5.2022 at 3:22 pm







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**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **929707**
Land Registration District **South Auckland**
Date Issued 18 September 2020

Prior References
662173

Estate Fee Simple
Area 36.2490 hectares more or less
Legal Description Lot 1 Deposited Plan 546273
Registered Owners
Te Kowhai East LP

Interests

Subject to a drainage right created by S644432 - 13.7.1922 at 1:00 pm
Appurtenant hereto is a drainage right created by S644432 - 13.7.1922 at 1:00 pm
Subject to a right to transmit electricity over part marked A on DP 546273 specified in Easement Certificate 5103899.9 -
Produced 6.11.2001 at 3:50 pm and Entered - 19.12.2001 at 10:24 am
11863174.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.9.2020 at 10:27 am
13491055.2 Mortgage to Bank of New Zealand - 23.1.2026 at 2:32 pm

View Instrument Details



Instrument No	11863174.2
Status	Registered
Date & Time Lodged	18 September 2020 10:27
Lodged By	Braatvedt, Robin Lynn
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Toitū Te Whenua
Land Information
New Zealand

Affected Records of Title	Land District
929707	South Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Brian Charles Braatvedt as Territorial Authority Representative on 17/09/2020 04:52 PM

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

**CONSENT NOTICE PURSUANT TO
SECTION 221
RESOURCE MANAGEMENT ACT 1991**



0800 492 492 • www.waikatodistrict.govt.nz

The Registrar General of Land
South Auckland Land Registry

IN THE MATTER

of a Consent Notice pursuant to Section 221 of the
Resource Management Act 1991 ("the Act")

and

IN THE MATTER

of a subdivision Consent pursuant to Sections 104,
108, 220, and 221 of the Act

I, TONY GRANT WHITTAKER, Chief Operating Officer of the WAIKATO DISTRICT COUNCIL, hereby certify that the Waikato District Council has granted its consent to the subdivision shown on Deposited Plan S46273, (and being the land described in the First Schedule), subject to certain conditions, including the requirement that the Owner (as defined in the Act) comply on a continuing basis with the conditions set out in the Second Schedule and that this Notice be registered against the Record of Title for Lot 1 on Deposited Plan S46273.

First Schedule

An estate in fee simple in all those parcels of land containing 37.7153 hectares more or less being Part Lot 7 on Deposited Plan S86769 and Section 19 on Survey Office Plan 416124 comprised in Record of Title 662173.

Second Schedule

1. Any earthworks, foundation design, wastewater and stormwater management for a building consent application on Lot 1 shall be undertaken either in accordance with the restrictions and recommendations of the Preliminary Geotechnical Report prepared by HD Geo Limited dated 3 September 2019, Project No: HD1110, Reference: PGR/1 ("the Preliminary Geotechnical Report") or in accordance with an alternative report, undertaken by a suitably qualified and experienced Engineer (Geo Professional), approved in writing by Waikato District Council; and in either case, all works must be undertaken to the entire satisfaction of the Council.
2. Any new dwelling or other noise sensitive location* on the site in or partly within 100m of the edge of the State Highway 39 carriageway must be designed, constructed and maintained to achieve:
 - (a) Road-traffic vibration levels complying with class C of NS 8176E: 2005.
 - (b) An indoor design noise level of 40 dBAeq(24hr) inside all habitable spaces.



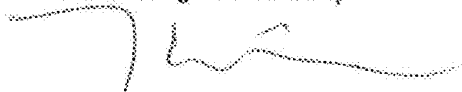
0800 492 453 • www.waikatodistrict.govt.nz

*Noise sensitive location means buildings or parts of buildings used for, or intended to be used for the following purposes: residential activity (including visitor accommodation and retirement accommodation); education; healthcare; and/or places of worship/marae.

3. If windows must be closed to achieve the design noise levels required by the conditions in Clause 2 above, the building must be designed, constructed and maintained with ventilation and cooling system. For habitable spaces the system must achieve the following:
 - (a) Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30 dBAeq(30s).
 - (b) The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dBAeq(30s) when measured 1m away from the grille or diffuser.
 - (c) The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25 degrees Celsius. At the same time, the sound of the system must not exceed 35dBAeq(30s) when measured 1m away from the grille or diffuser.
4. A design report prepared by a suitably qualified and experience acoustic specialist must be submitted to Waikato District Council demonstrating compliance with conditions in Clauses 2 and 3 of this consent notice prior to construction or alteration. The design shall take into account the future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted noise levels.
5. The Owners shall pay the Council's costs and disbursements in respect of the preparation, execution, registration and enforcement of this Notice and the Council's conditions set out in this Notice and any variation or cancellation of them.

DATED at Hamilton this 26th day of August 2020

SIGNED for the **WAIKATO DISTRICT COUNCIL** by Tony Grant Whittaker under delegated authority)
)
)


Tony Grant Whittaker
Chief Operating Officer
SUB0051/20



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Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier 1109516
Land Registration District South Auckland
Date Issued 02 December 2022

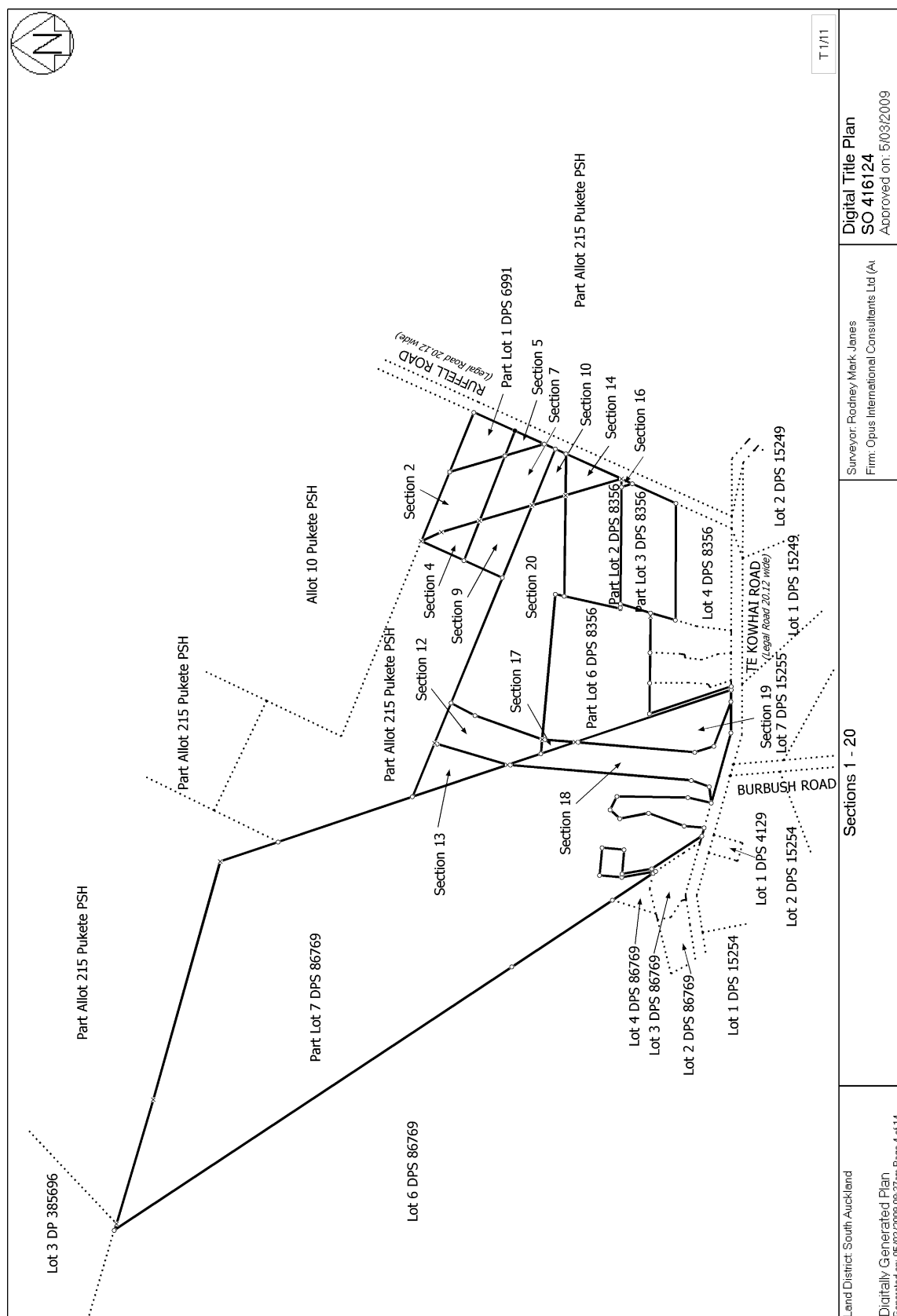
Prior References
738862

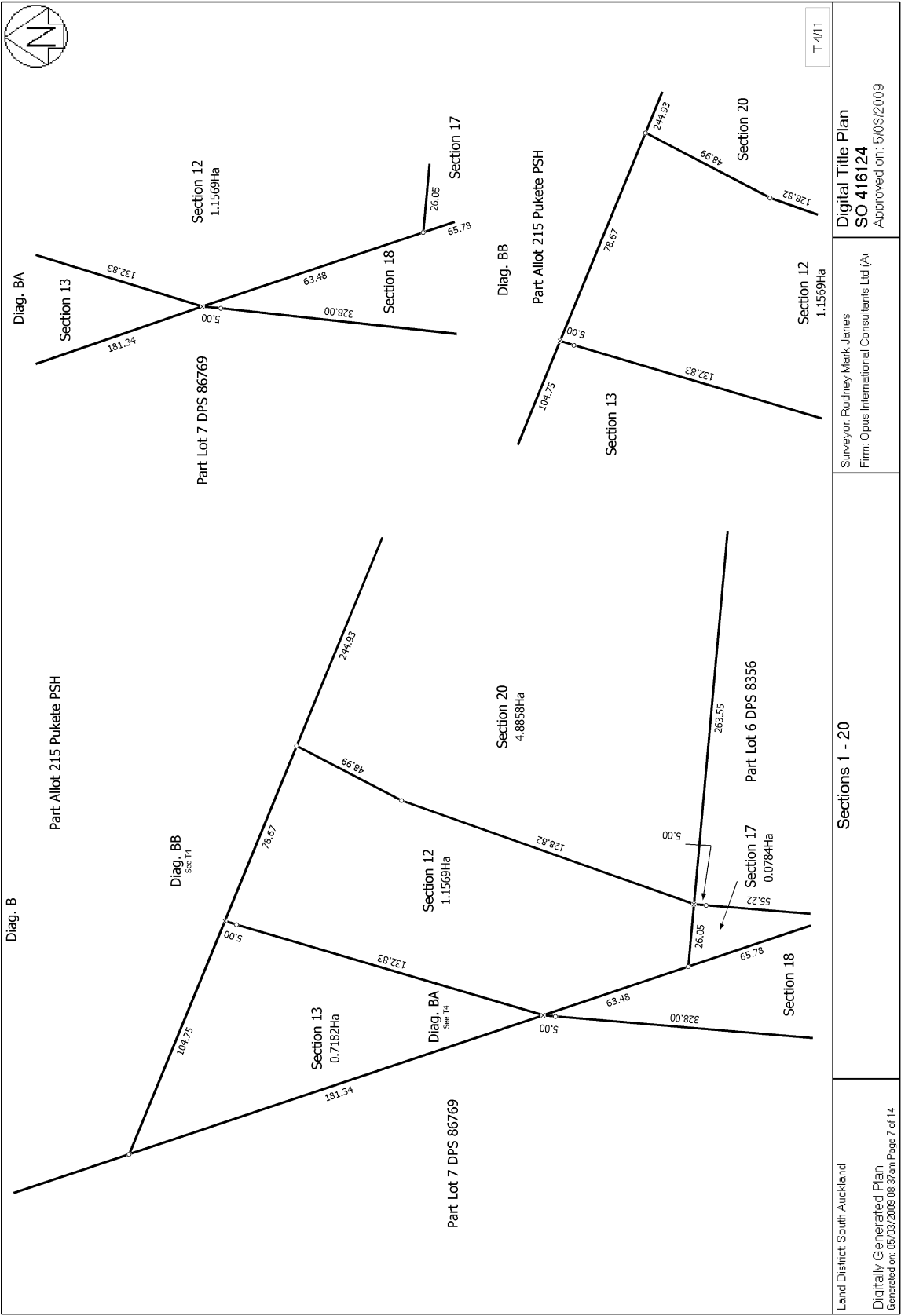
Estate Fee Simple
Area 7.1878 hectares more or less
Legal Description Section 13 Survey Office Plan 416124 and
Section 2 Survey Office Plan 577981

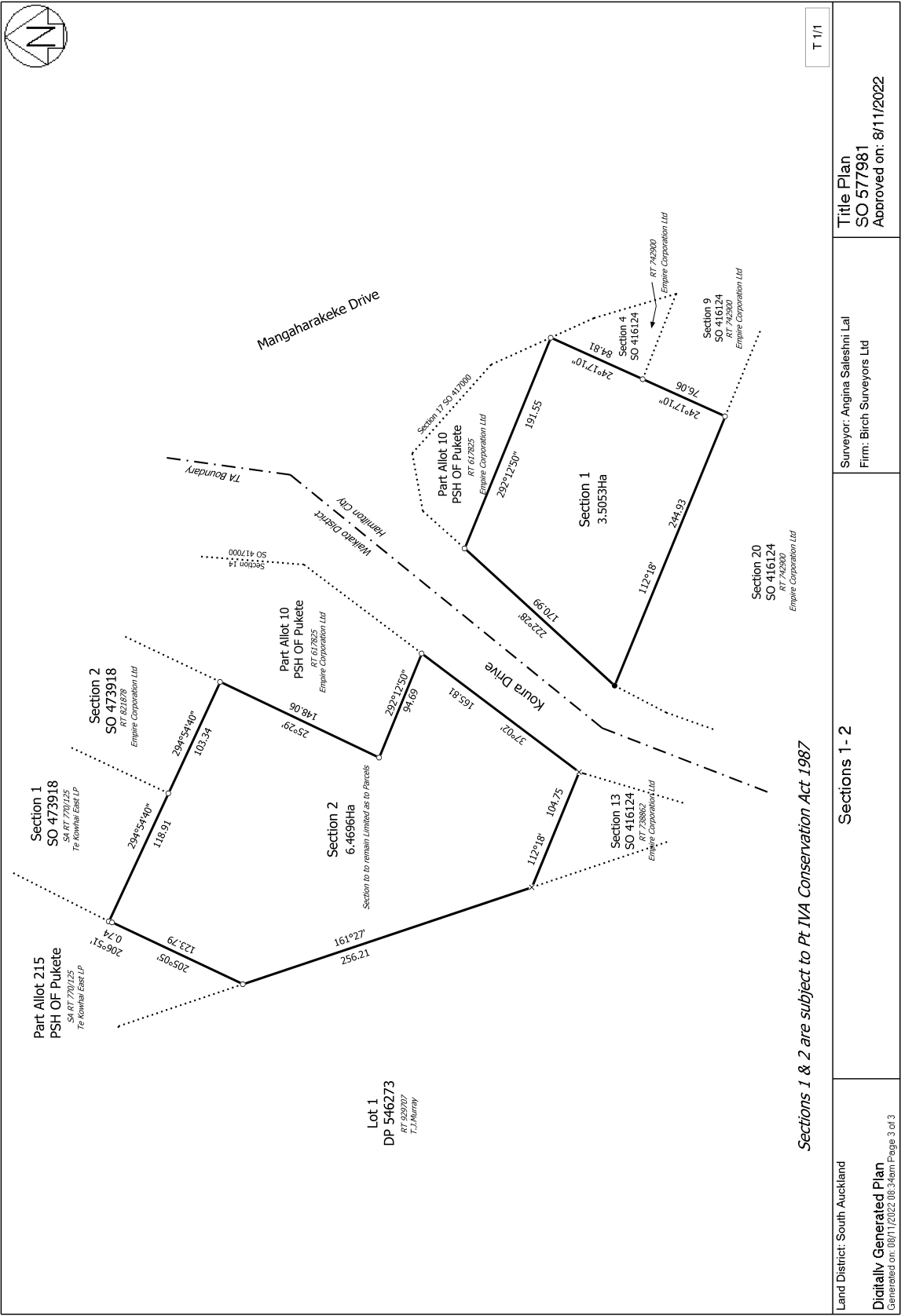
Registered Owners
Empire Corporation Limited

Interests

Subject to Section 11 Crown Minerals Act 1991 (Affects Section 13 SO 416124)
Subject to Part IVA of the Conservation Act 1987 (Affects Section 13 SO 416124)
Subject to the provisions regarding drainage and fencing over Section 13 SO 416124, contained in Conveyance 296446
(R373/510) - 22.4.1921 at 1:30 pm
11177061.2 Mortgage to ANZ Bank New Zealand Limited - 31.7.2018 at 5:18 pm









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R.W. Muir
Registrar-General
of Land

Identifier 1109519
Land Registration District South Auckland
Date Issued 02 December 2022

Prior References

617825 821878

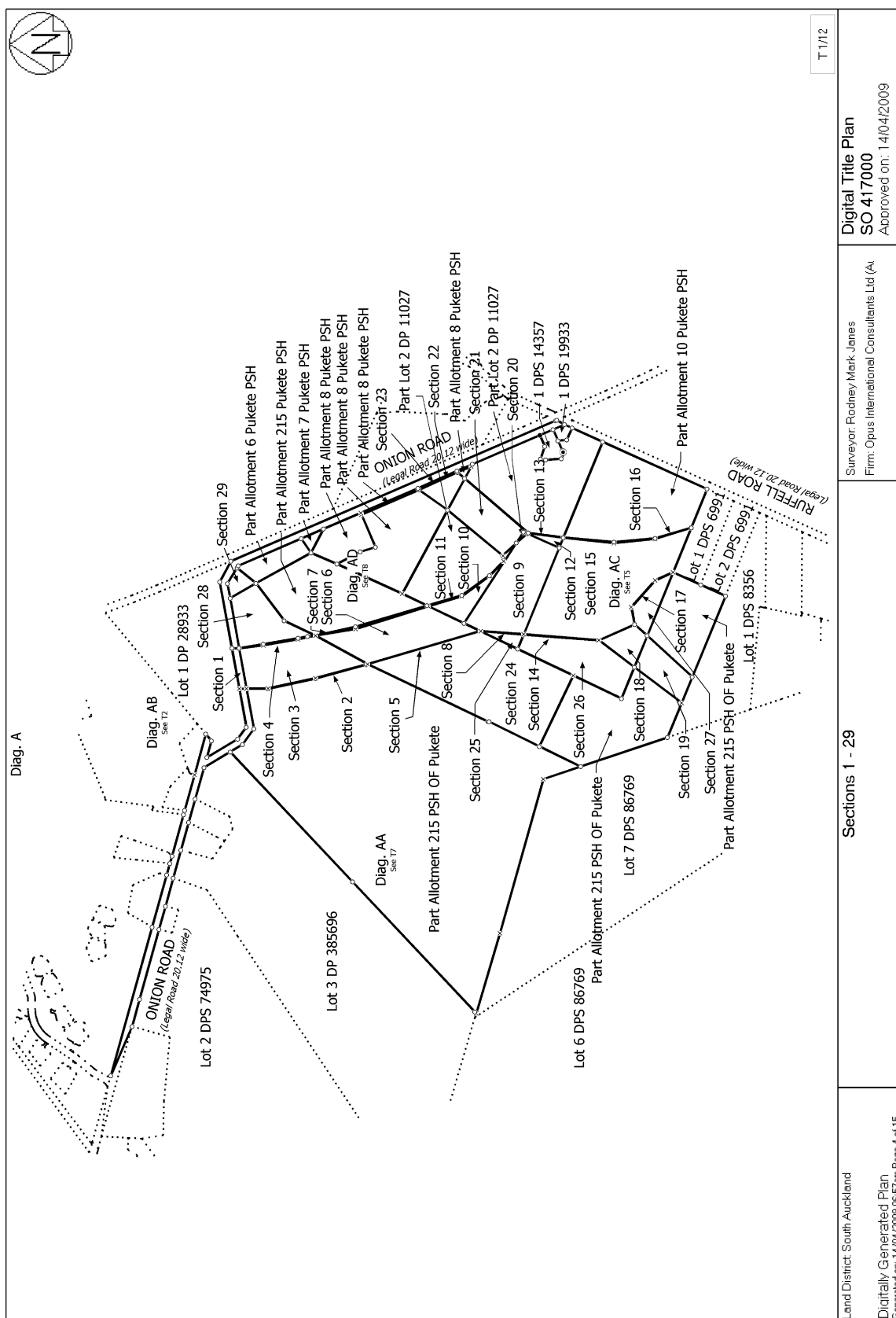
Estate Fee Simple
Area 6.8103 hectares more or less
Legal Description Section 25-26 Survey Office Plan 417000
and Section 2 Survey Office Plan 473918

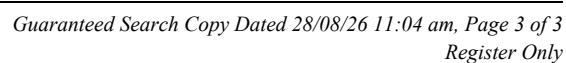
Registered Owners

Empire Corporation Limited

Interests

Subject to Section 11 Crown Minerals Act 1991 (affects Section 2 SO 473918)
Subject to Part IVA Conservation Act 1987 (affects Section 2 SO 473918)
11177061.2 Mortgage to ANZ Bank New Zealand Limited - 31.7.2018 at 5:18 pm







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R.W. Muir
Registrar-General
of Land

Identifier **485829**
Land Registration District **South Auckland**
Date Issued 11 January 2010

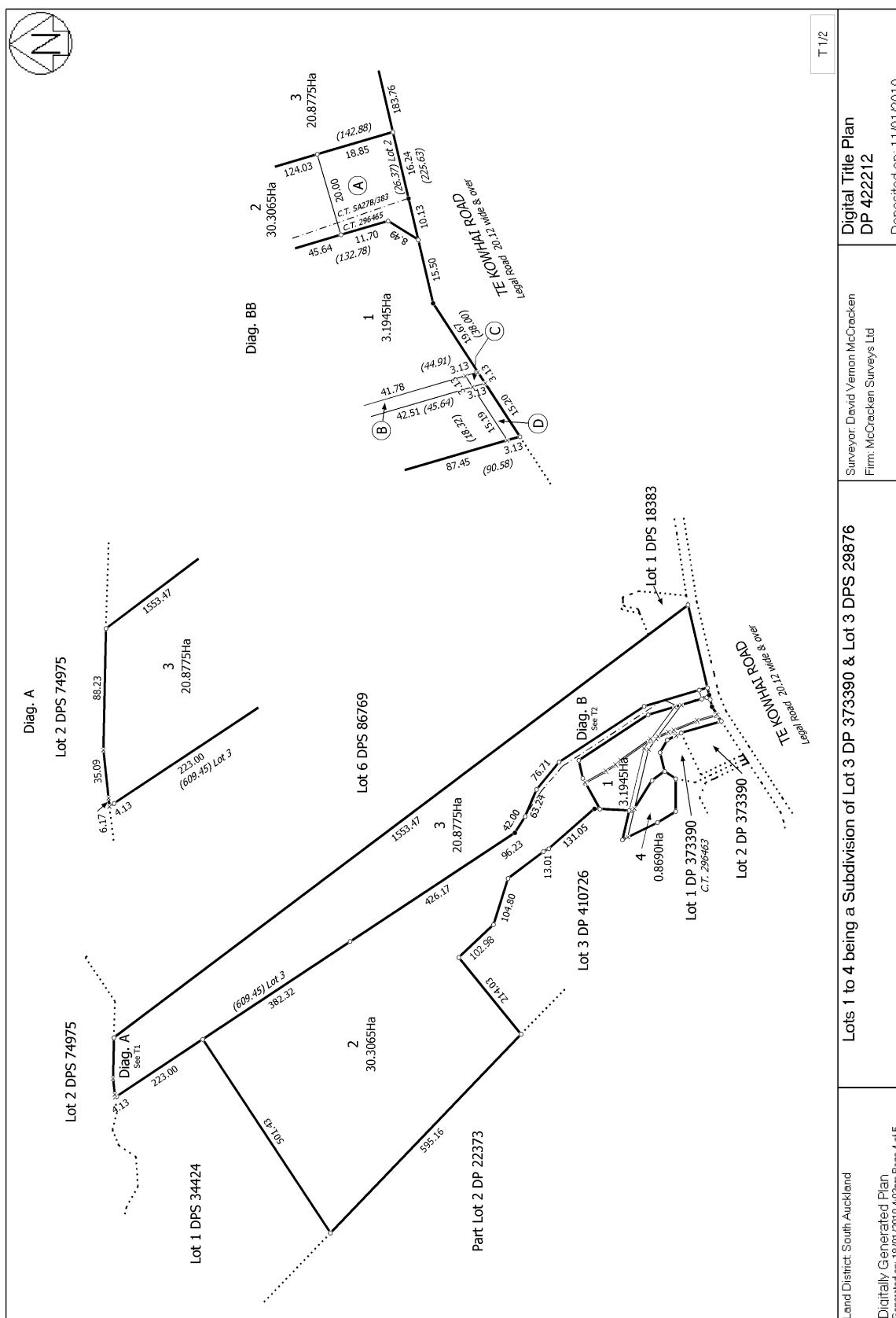
Prior References
SA27B/383

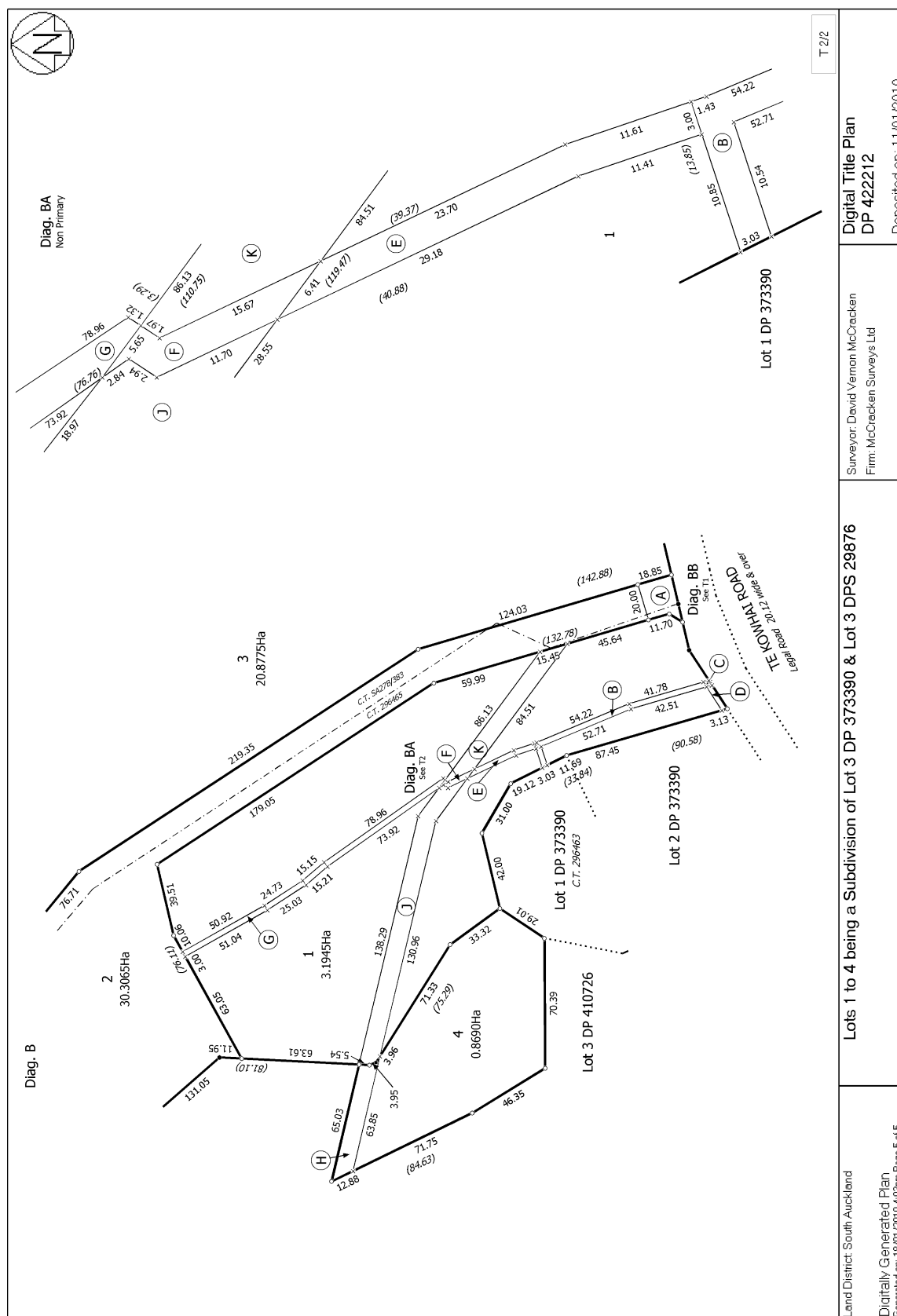
Estate Fee Simple
Area 20.8775 hectares more or less
Legal Description Lot 3 Deposited Plan 422212

Registered Owners
[REDACTED] STATUTORY TRUSTEES (WILLY) LIMITED

Interests

Subject to drainage and drain fencing rights created by Conveyance 295409 (R.355/105) - 21.3.1921 at 1:00 pm
8344401.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.1.2010 at 3:55 pm
Appurtenant hereto is a right of way created by Easement Instrument 8344401.8 - 11.1.2010 at 3:55 pm
The easements created by Easement Instrument 8344401.8 are subject to Section 243 (a) Resource Management Act 1991
9342662.3 Mortgage to Westpac New Zealand Limited - 31.5.2013 at 11:49 am







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**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **240791**
Land Registration District **South Auckland**
Date Issued 24 June 2010

Prior References
SA32C/78

Estate Fee Simple
Area 68.6100 hectares more or less
Legal Description Lot 3 Deposited Plan 359100
Registered Owners
[REDACTED] as to a 1/2 share
FJD Van Asbeck Estate Trustee Limited as to a 1/2 share

Interests

Subject to a drainage right contained by Conveyance 295409 (R355/105) - 21.3.1921 at 1:00 pm
Subject to Fencing provisions contained in Conveyance 295409 (R355/105) - 21.3.1921 at 1:00 pm
H474731 Compensation Certificate by Waipa County Council - 12.7.1983 at 9.04 am (affects the part formerly contained in CT SA523/202)
Subject to a right (in gross) to drain water over part herein marked D on DP 359100 in favour of The Waipa County Council created by Gazette Notice H520913 - 17.4.1984 at 10:23 am
Subject to a gas pipeline right (in gross) over part marked K on DP 359100 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer H617887 - 3.10.1985 at 2.03 pm
Subject to a gas pipeline right (in gross) over part marked A on DP 359100 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer H789920 - 18.4.1988 at 1.44 pm
6471056.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by the Waikato District Council - 24.6.2005 at 9:00 am
12986261.2 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by His Majesty The King - 12.4.2024 at 1:18 pm
Subject to a right (in gross) to drain water over part marked B on DP 608787 in favour of New Zealand Transport Agency created by Easement Instrument 13120018.1 - 7.11.2024 at 11:44 am



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R.W. Muir
Registrar-General
of Land

Identifier **388876**
Land Registration District **South Auckland**
Date Issued 17 June 2010

Prior References
SA13A/1240 SA60B/678

Estate Fee Simple
Area 53.7414 hectares more or less
Legal Description Lot 6 Deposited Plan 397443
Registered Owners
[REDACTED] MBS Gore Trustees Limited

Interests

Fencing Provision in Conveyance 288247 (R 341/470) - (affects the part formerly Lot 1 DPS 15284)
Land Covenant in Conveyance 288247 (R 341/470) - (affects the part formerly Lot 1 DPS 15284)
Subject to a drainage right created by Conveyance 288247 (R341/470)
Subject to a natural gas pipeline easement (in gross) over part marked M, N on DP 397443 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer H615834 - 23.9.1985 at 2.31 pm

