



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



  
R.W. Muir  
Registrar-General  
of Land

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

**Prior References**  
SA68D/126

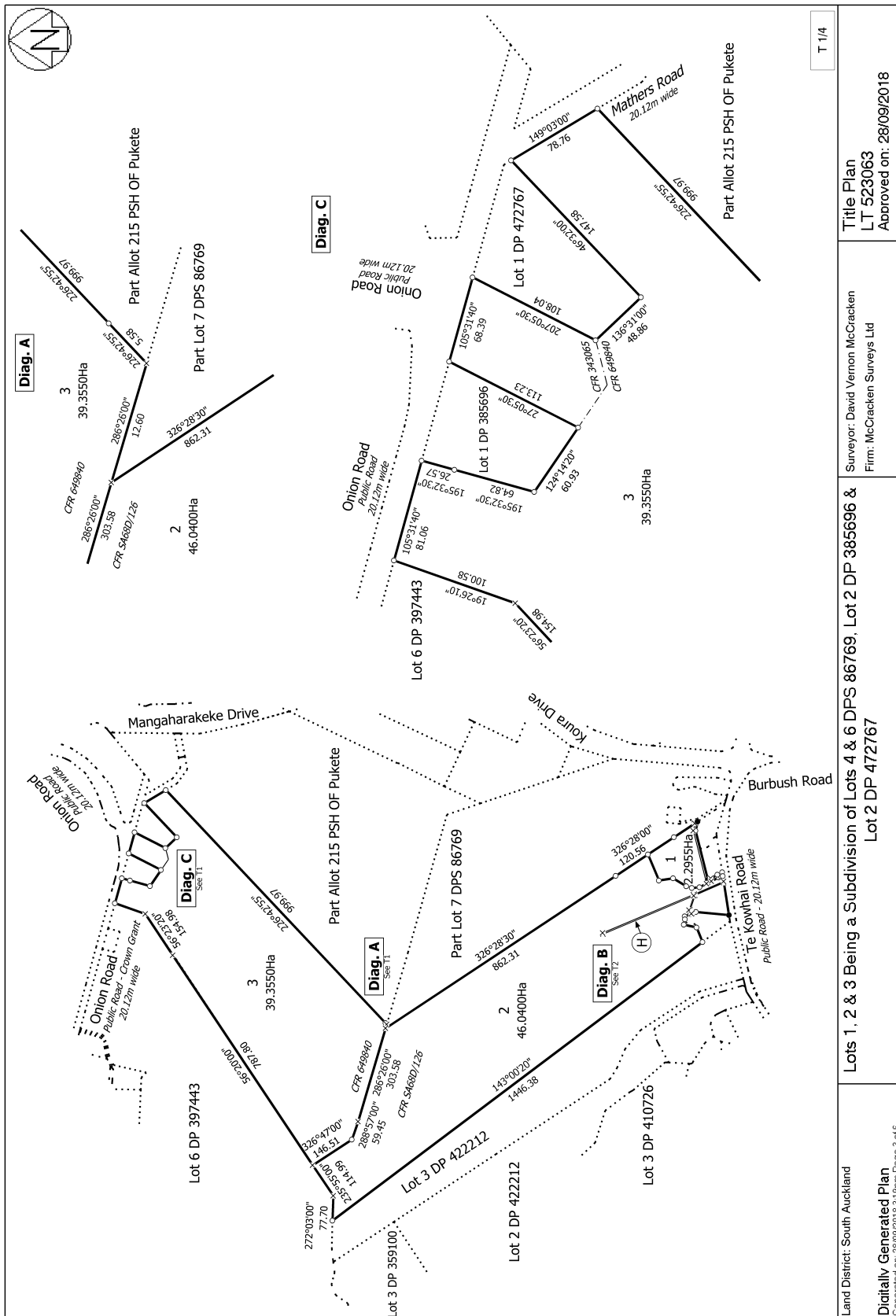
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**Estate** Fee Simple  
**Area** 46.0400 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 523063  
**Registered Owners**  
Te Kowhai East LP

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**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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**FREEHOLD**  
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R.W. Muir  
Registrar-General  
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**Identifier** **831325**  
**Land Registration District** **South Auckland**  
**Date Issued** 08 November 2018

**Prior References**

343065                      649840

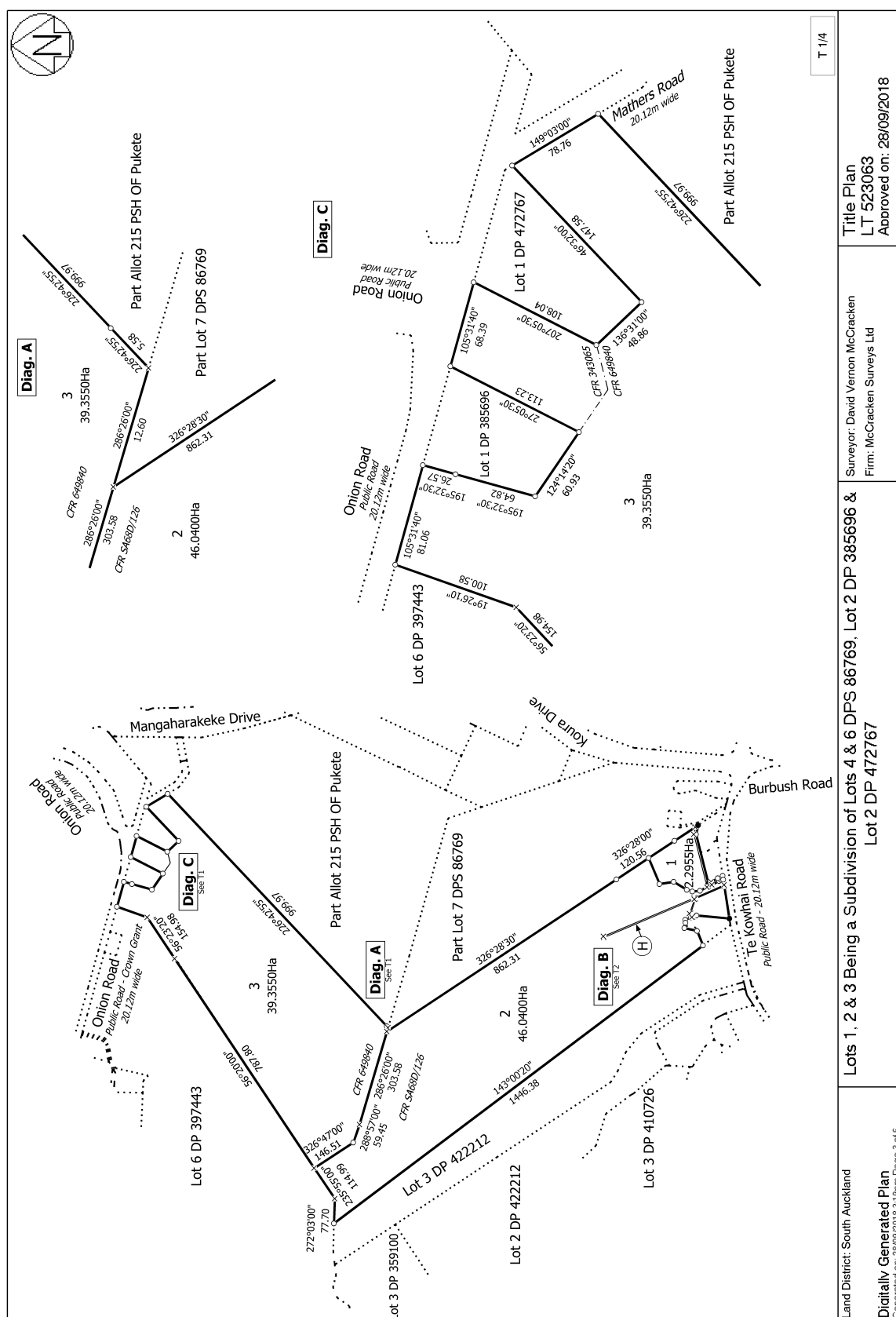
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**Estate** Fee Simple  
**Area** 39.3550 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 523063  
**Registered Owners**  
Te Kowhai East LP

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**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





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R.W. Muir  
Registrar-General  
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**Identifier** **1109519**  
**Land Registration District** **South Auckland**  
**Date Issued** 02 December 2022

**Prior References**

617825                      821878

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**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

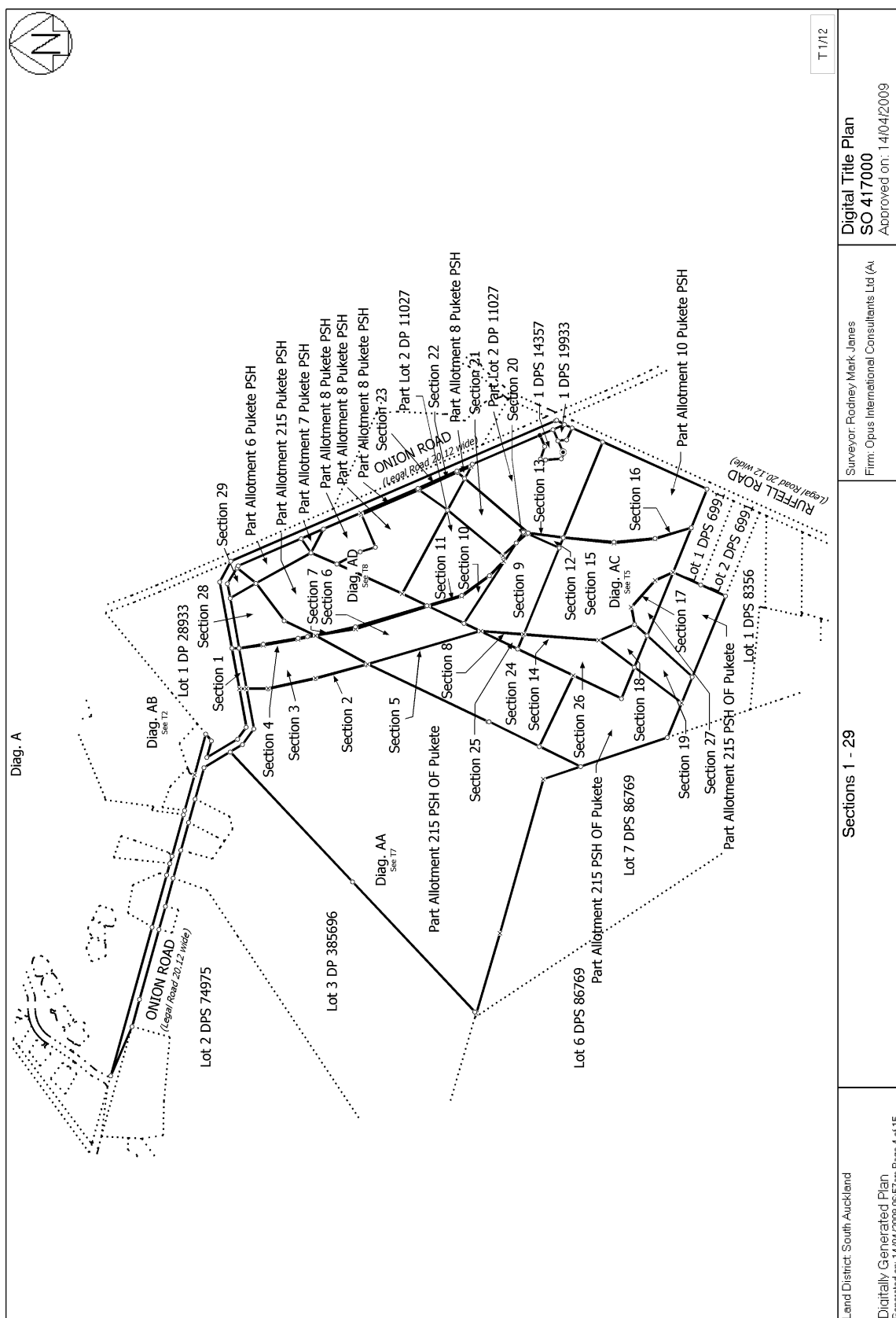
**Registered Owners**

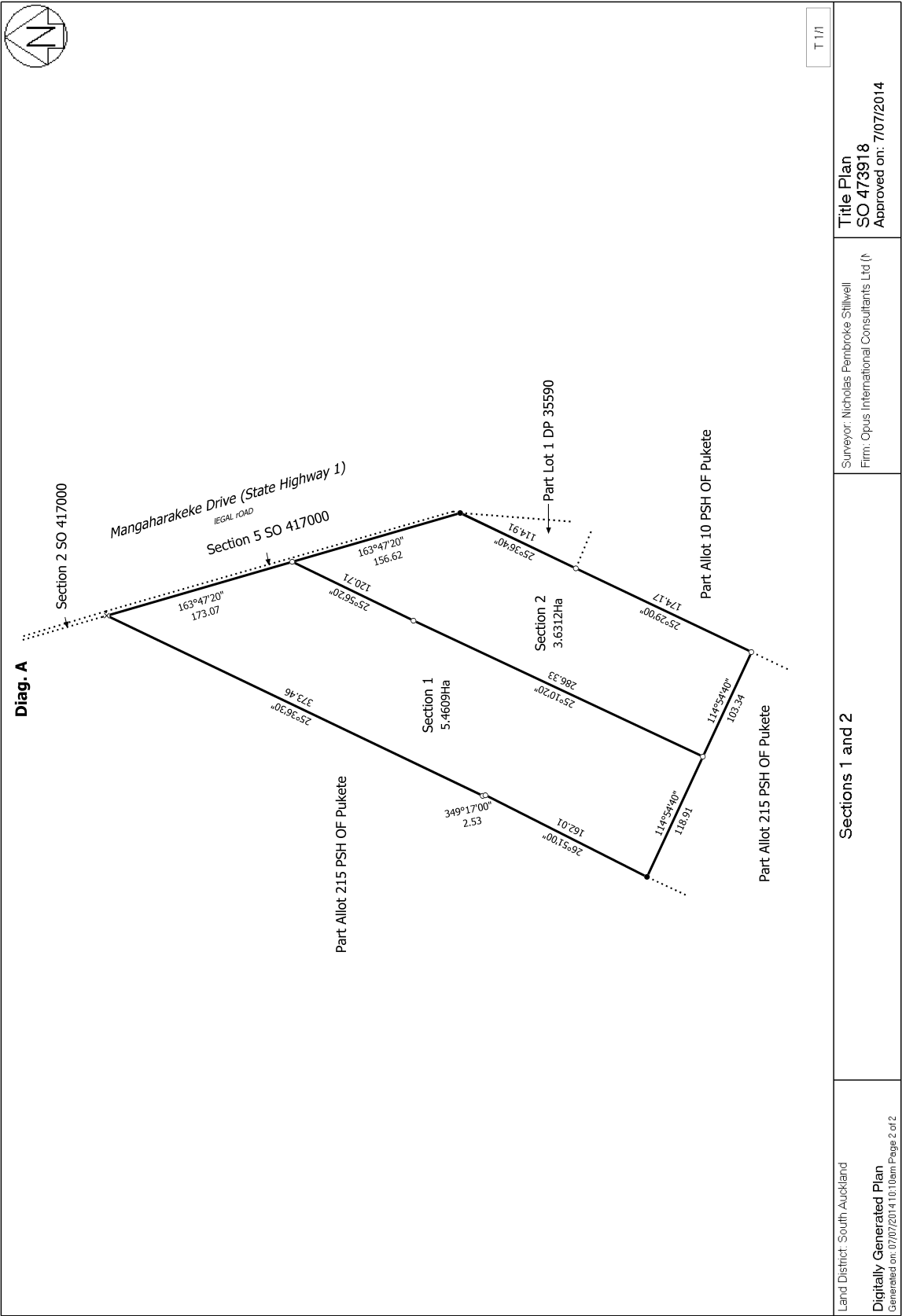
Empire Corporation Limited

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**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







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



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

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<b>Estate</b>	Fee Simple
<b>Area</b>	57.3221 hectares more or less
<b>Legal Description</b>	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

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**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 Roothing 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 m<sup>2</sup>) 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 m<sup>2</sup>) 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 m<sup>2</sup>) 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)

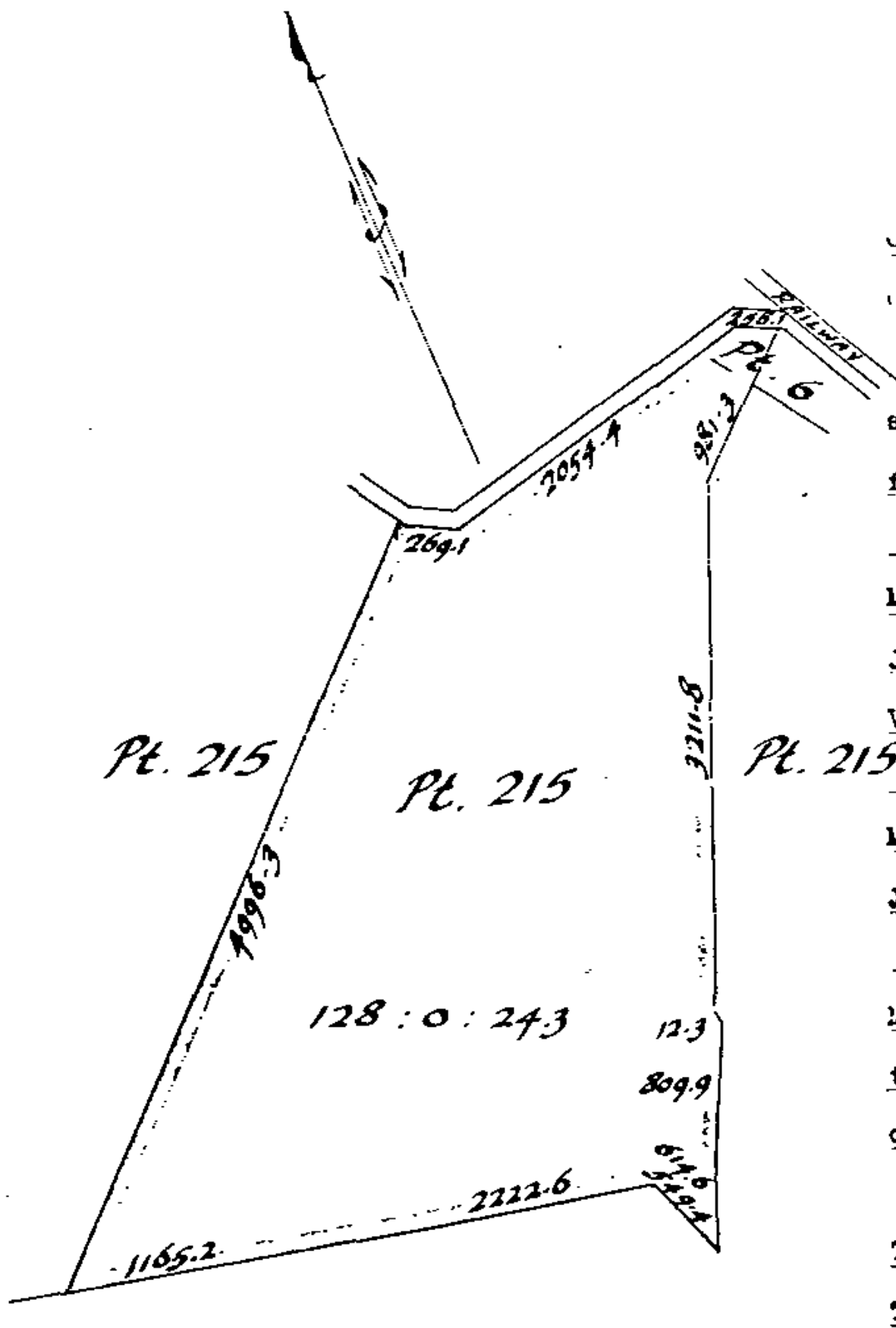
Subject to Part IVA Conservation Act 1987 (affects Section 1 SO 473918)

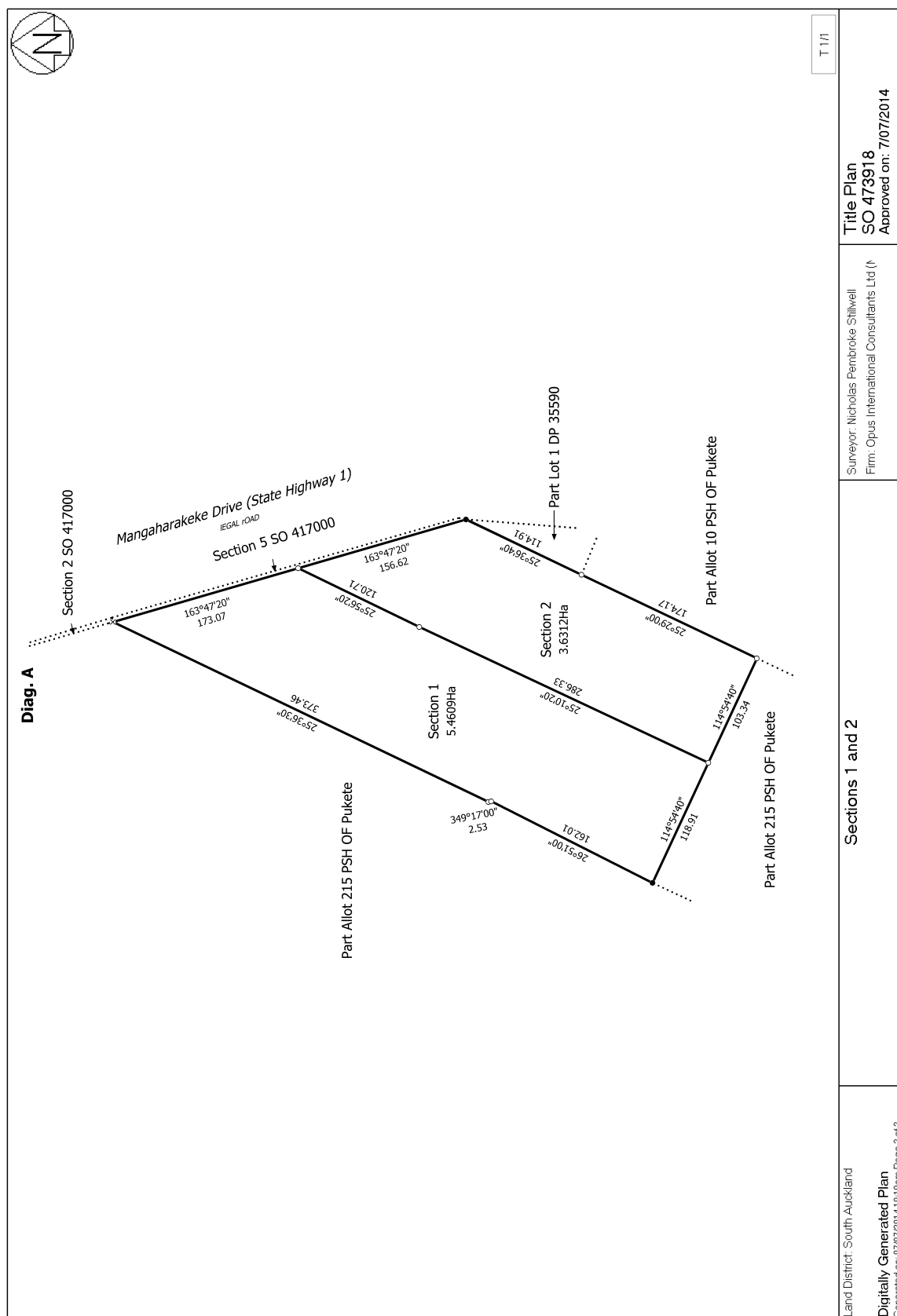
Sections 107(14) and (15) Public Works Act 1981 affect Mortgages 9934366.2 (see Certificate 10006618.3)

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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UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Limited as to Parcels  
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R.W. Muir  
Registrar-General  
of Land

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

**Prior References**  
738862

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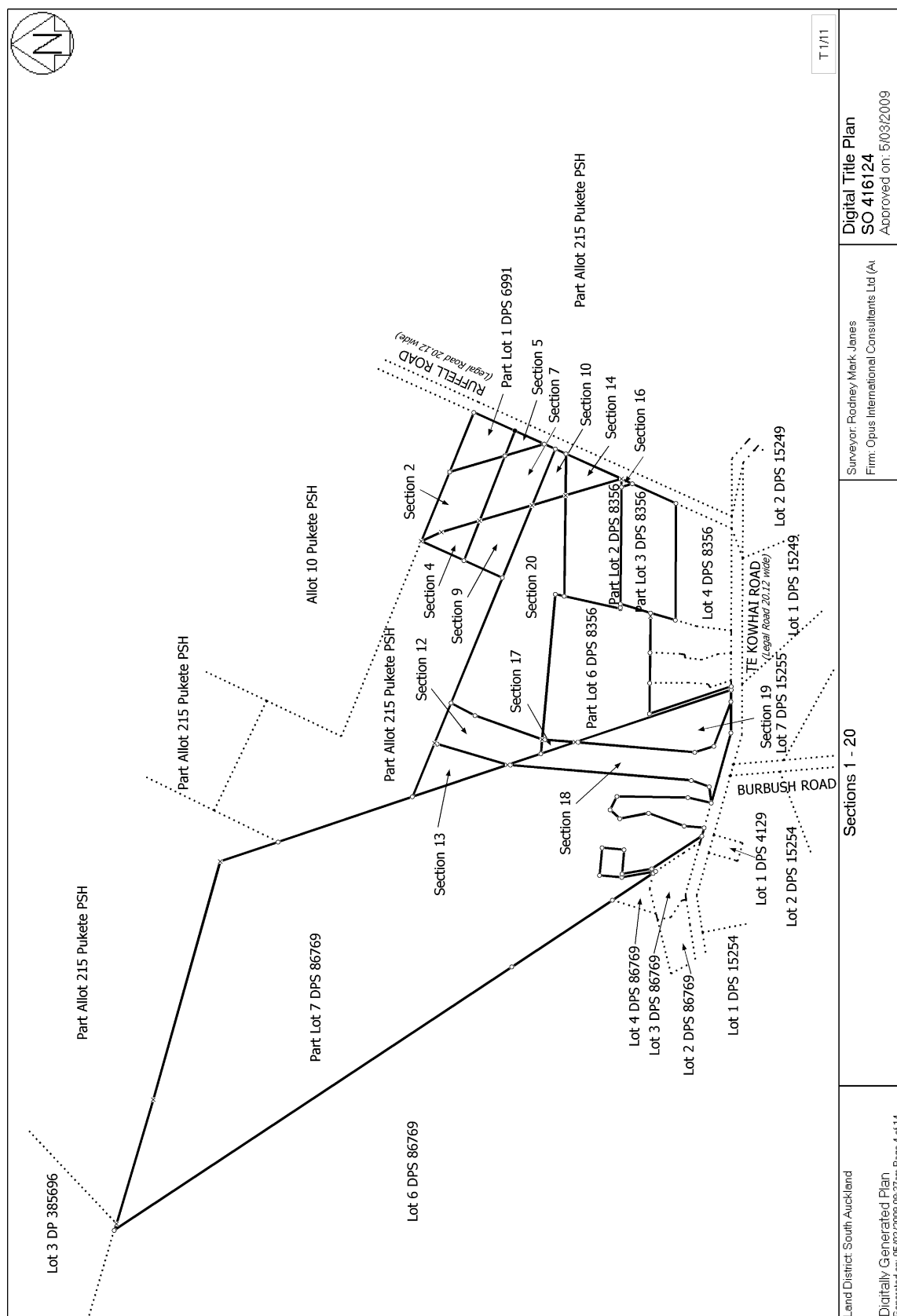
**Estate** Fee Simple  
**Area** 7.1878 hectares more or less  
**Legal Description** Section 13 Survey Office Plan 416124 and  
Section 2 Survey Office Plan 577981

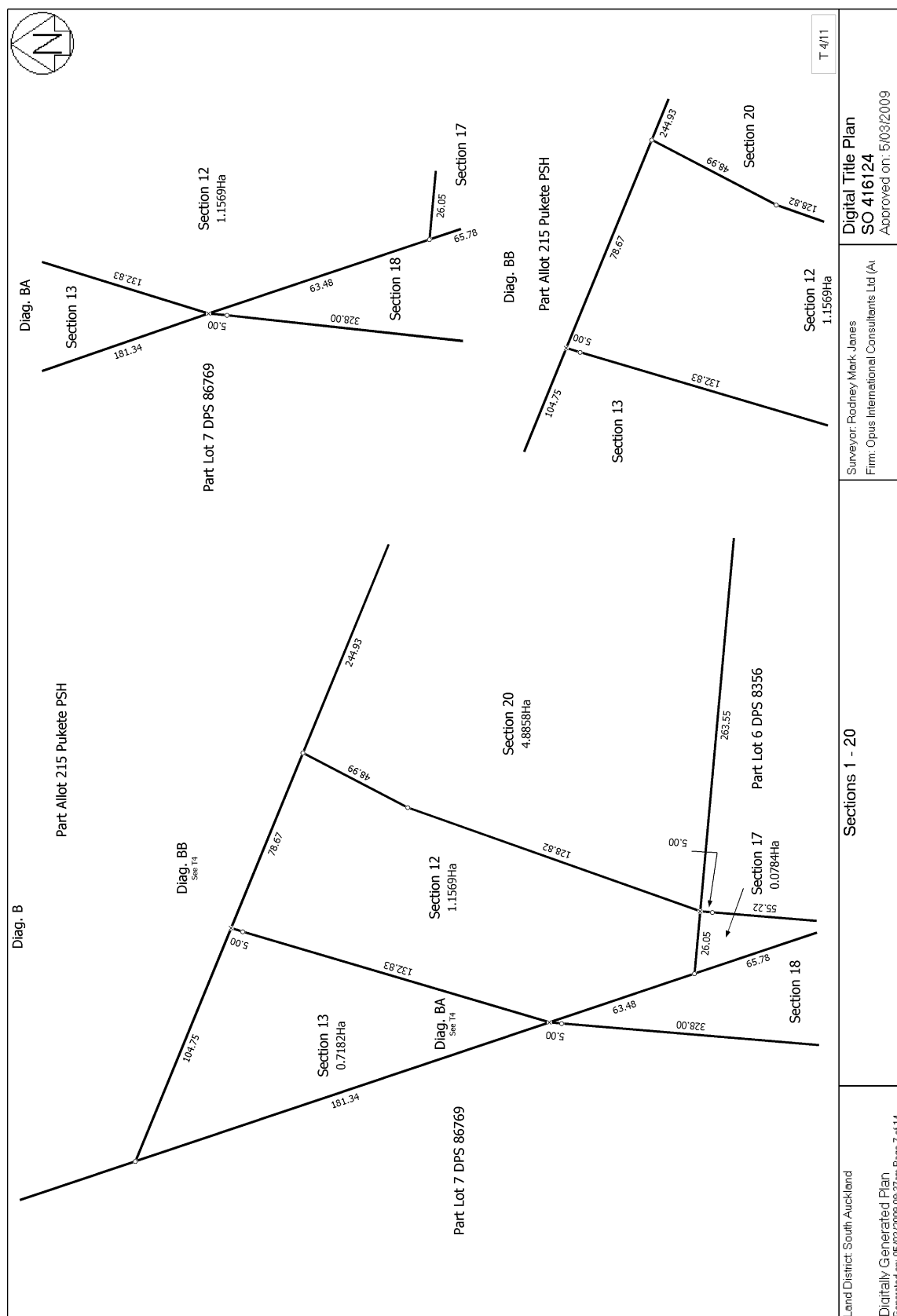
**Registered Owners**  
Empire Corporation Limited

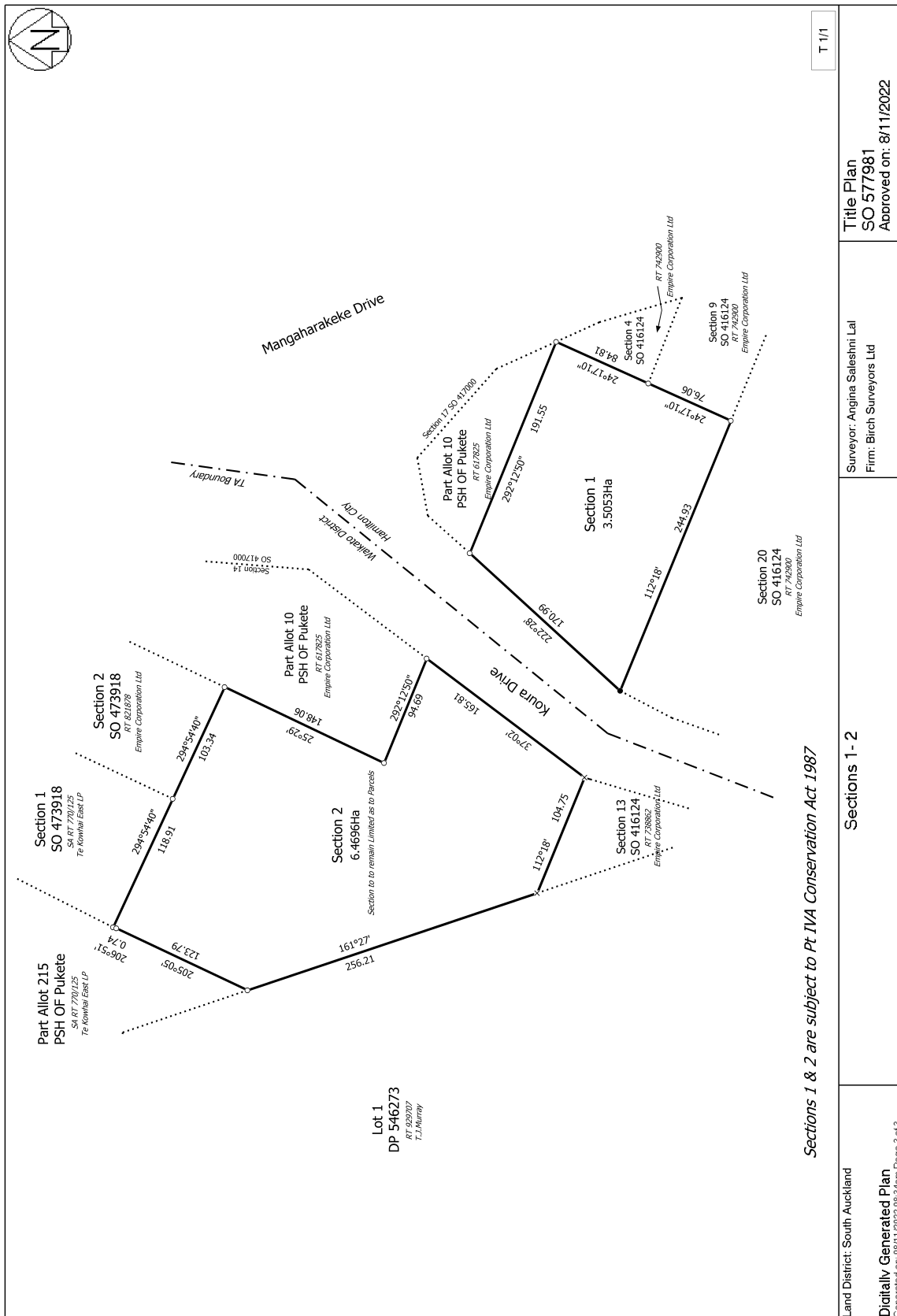
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**Interests**

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









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

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

**Prior References**  
662173

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**Estate** Fee Simple  
**Area** 36.2490 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 546273  
**Registered Owners**  
Thelma Jean Murray

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**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

