



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1190234**
Land Registration District **North Auckland**
Date Issued 02 October 2024

Prior References
1133526

Estate Fee Simple
Area 4.0011 hectares more or less
Legal Description Lot 1 Deposited Plan 605825
Registered Owners
Yue Teng Limited

Interests

11385532.2 Mortgage to Kiwibank Limited - 21.3.2019 at 1:13 pm

12919304.1 CAVEAT BY SPARK NEW ZEALAND TRADING LIMITED - 15.2.2024 at 9:02 am

Appurtenant hereto is a right to convey electricity and telecommunications created by Easement Instrument 13105436.2 - 2.10.2024 at 2:43 pm

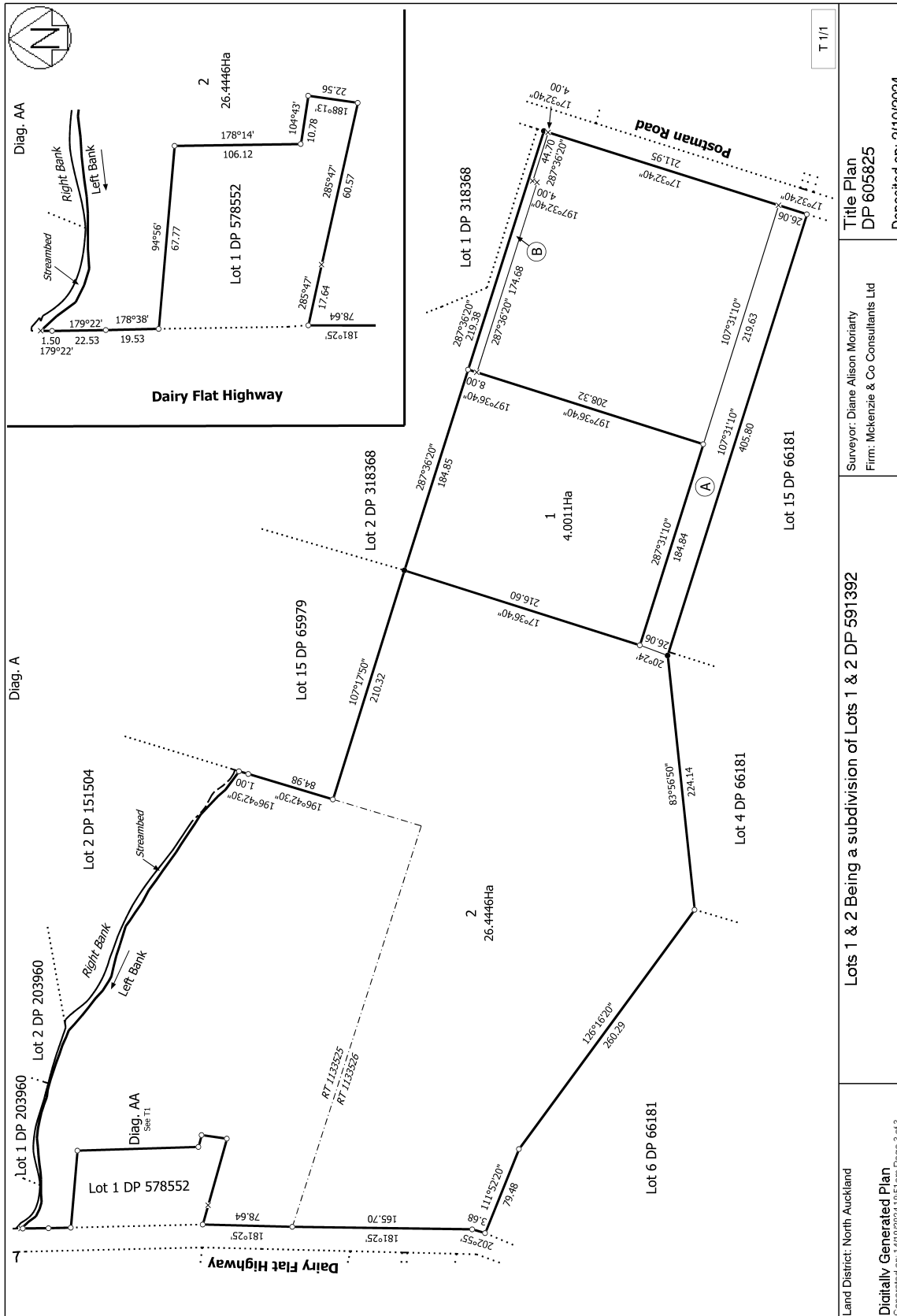
Appurtenant hereto is a right of way and a right to convey electricity and telecommunications created by Easement Instrument 13105436.3 - 2.10.2024 at 2:43 pm

The easements created by Easement Instrument 13105436.3 are subject to Section 243 (a) Resource Management Act 1991

13135726.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.2.2025 at 1:20 pm

Appurtenant hereto is a right to convey telecommunications created by Easement Instrument 13135726.3 - 4.2.2025 at 1:20 pm

Appurtenant hereto is a right to convey telecommunications created by Easement Instrument 13135726.4 - 4.2.2025 at 1:20 pm





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R.W. Muir
Registrar-General
of Land

Identifier **1197473**
Land Registration District **North Auckland**
Date Issued 04 February 2025

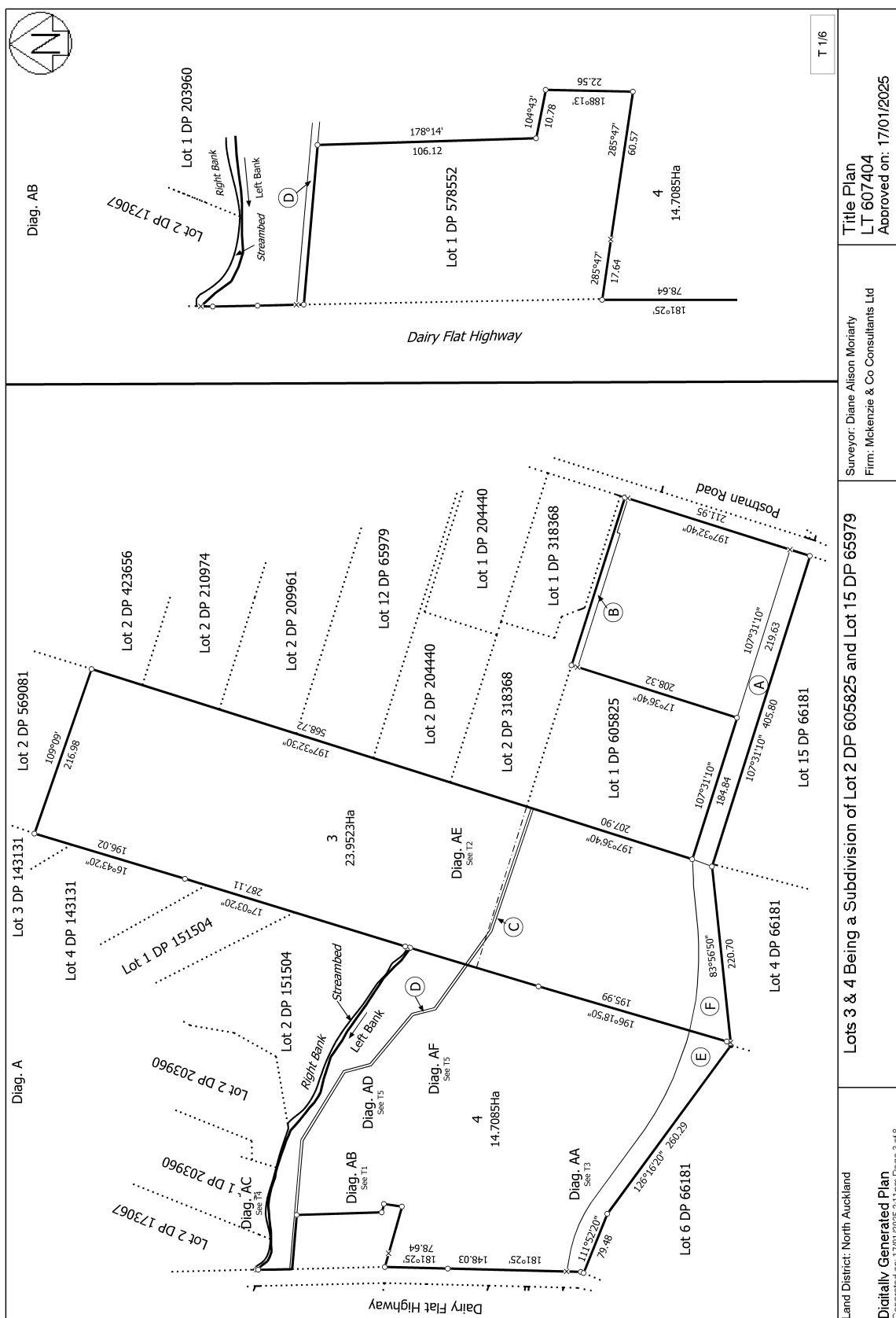
Prior References

1190235 NA22B/159

Estate Fee Simple
Area 23.9523 hectares more or less
Legal Description Lot 3 Deposited Plan 607404
Registered Owners
Yue Teng Limited

Interests

11385532.2 Mortgage to Kiwibank Limited - 21.3.2019 at 1:13 pm
12919304.1 CAVEAT BY SPARK NEW ZEALAND TRADING LIMITED - 15.2.2024 at 9:02 am
Subject to a right to convey electricity and telecommunications over part marked B on DP 607404 created by Easement Instrument 13105436.2 - 2.10.2024 at 2:43 pm
Subject to a right of way and a right to convey electricity and telecommunications over part marked A on DP 607404 created by Easement Instrument 13105436.3 - 2.10.2024 at 2:43 pm
The easements created by Easement Instrument 13105436.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey telecommunications over part marked C on DP 607404 created by Easement Instrument 13135726.3 - 4.2.2025 at 1:20 pm
Subject to a right to convey telecommunications over part marked F on DP 607404 created by Easement Instrument 13135726.4 - 4.2.2025 at 1:20 pm
13135726.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.2.2025 at 1:20 pm





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R.W. Muir
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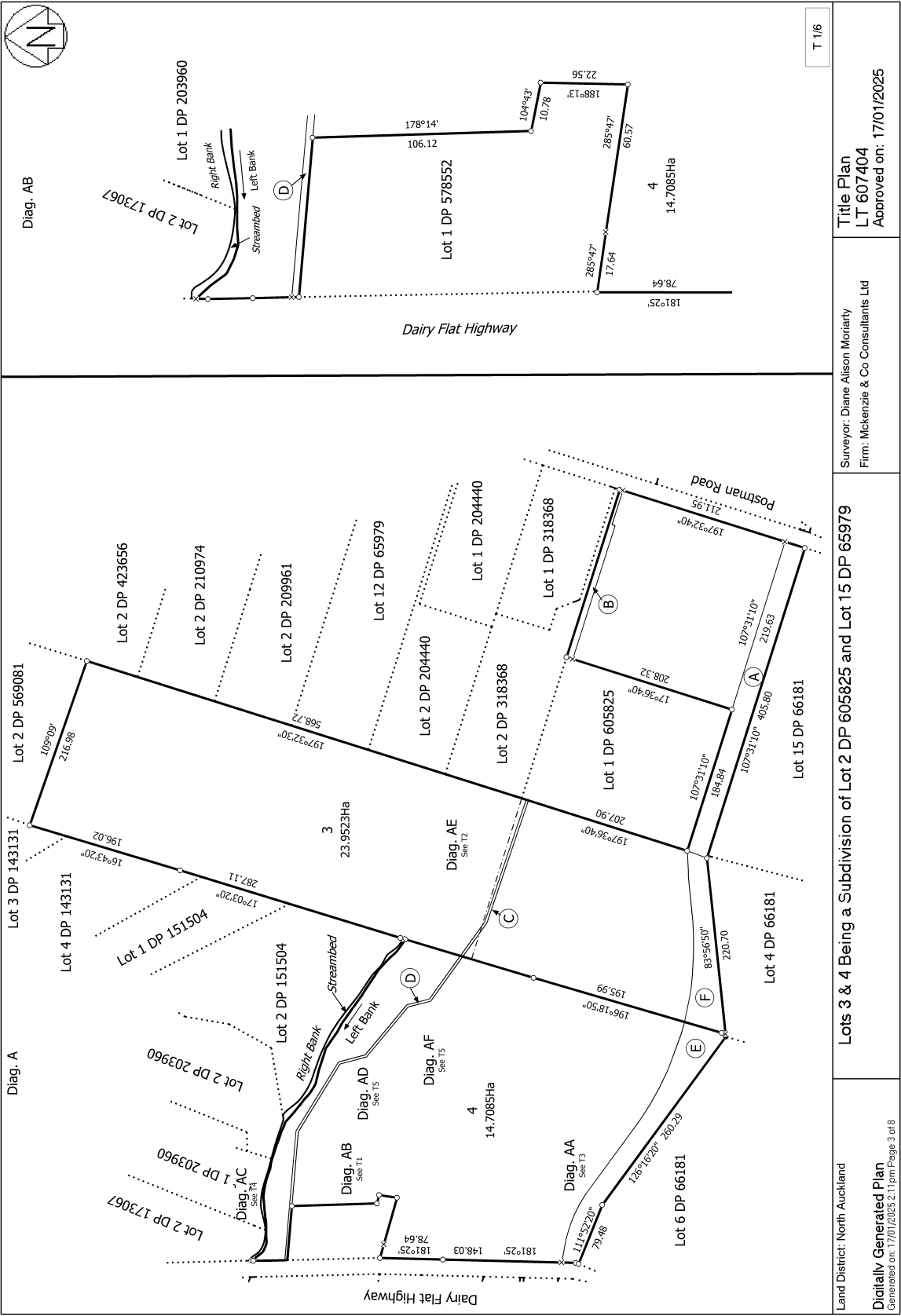
Identifier **1197474**
Land Registration District **North Auckland**
Date Issued 04 February 2025

Prior References
1190235

Estate Fee Simple
Area 14.7085 hectares more or less
Legal Description Lot 4 Deposited Plan 607404
Registered Owners
Yue Teng Limited

Interests

548033.1 Gazette Notice declaring the adjoining State Highway No.1 (Awanui - Bluff) to be a limited access road - 18.10.1977 at 2:59 pm
8507215.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 31.5.2010 at 9:00 am (affects part formerly Lot 1 DP 591392)
8507215.4 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 31.5.2010 at 9:00 am (affects part formerly Lot 2 DP 591392)
8507215.5 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 31.5.2010 at 9:00 am (affects part formerly Lot 2 DP 591392)
11385532.2 Mortgage to Kiwibank Limited - 21.3.2019 at 1:13 pm
12919304.1 CAVEAT BY SPARK NEW ZEALAND TRADING LIMITED - 15.2.2024 at 9:02 am
Subject to a right to convey telecommunications over part marked D on DP 607404 created by Easement Instrument 13135726.3 - 4.2.2025 at 1:20 pm
Subject to a right to convey telecommunications over part marked E on DP 607404 created by Easement Instrument 13135726.4 - 4.2.2025 at 1:20 pm





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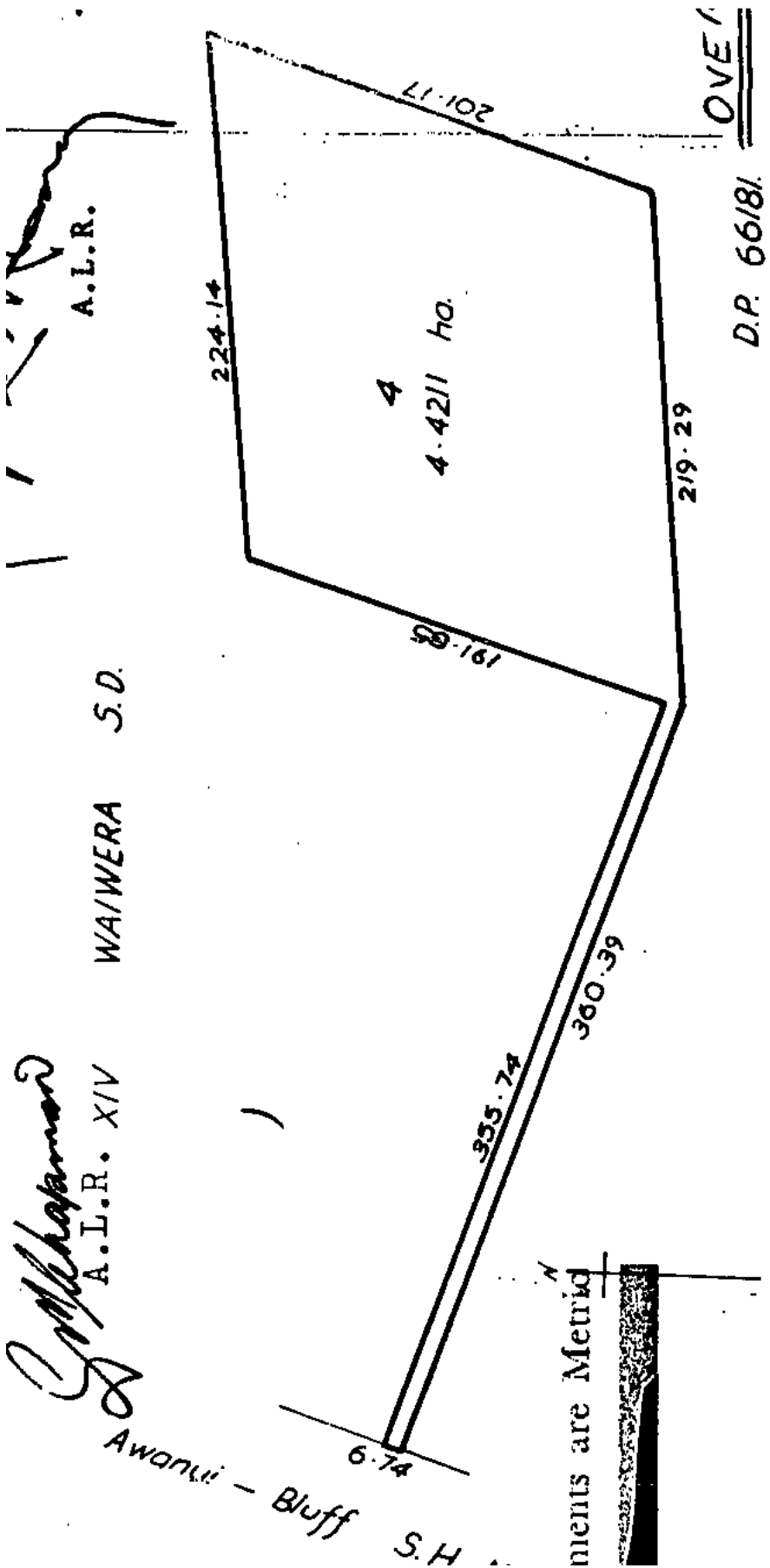
Identifier **NA42A/198**
Land Registration District **North Auckland**
Date Issued 16 November 1977

Prior References
NA22B/483

Estate Fee Simple
Area 4.4211 hectares more or less
Legal Description Lot 4 Deposited Plan 66181
Registered Owners
Yong-Kwan Lee and Young Hae Ko (also known as Young Hae Lee)

Interests

Subject to a power supply right over part marked A on DP 81950 created by Transfer 754340.1 - 10.10.1979 at 2.34 pm
8632267.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 9.11.2010 at 7:00 am





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R.W. Muir
Registrar-General
of Land

Identifier **NA90B/283**
Land Registration District **North Auckland**
Date Issued 02 September 1992

Prior References
NA84D/417

Estate Fee Simple
Area 2.0820 hectares more or less
Legal Description Lot 1 Deposited Plan 151504
Registered Owners
Brian James Sutton and Hauraki Trustee Services (2008) Limited

Interests

C184553A.2 Building Line Restriction

C409550.2 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 - 2.9.1992 at 9.04 am

Appurtenant hereto is a right of way and seviceis right specified in Easement Certificate C409550.4 - 2.9.1992 at 9.04 am

Some of the easements specified in Easement Certificate C409550.4 are subject to Section 243 (a) Resource Management Act 1991 (See DP 151504)

11398001.4 Mortgage to ASB Bank Limited - 23.5.2019 at 11:20 am

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51



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R.W. Muir
Registrar-General
of Land

Identifier **NA90B/284**
Land Registration District **North Auckland**
Date Issued 02 September 1992

Prior References
NA84D/417

Estate Fee Simple
Area 4.9840 hectares more or less
Legal Description Lot 2 Deposited Plan 151504

Registered Owners

Harvey Arthur Lockie and Careen Dorothy Lockie as to a 1/2 share
Bryn Parkin Lockie and Catherine Faye Way as to a 1/2 share

Interests

C184553A.2 Building Line Restriction

Subject to a right of way and services right over parts marked A, B and C on DP 151504 specified in Easement Certificate C359055.4

Some of the easements specified in Easement Certificate C359055.4 are subject to Section 309 (1) (a) Local Government Act 1974 (See DP 151504)

Subject to a right of way and services right over parts marked A, B and C on DP 151504 specified in Easement Certificate C409550.4 - 2.9.1992 at 9.04 am

Some of the easements specified in Easement Certificate C409550.4 are subject to Section 243 (a) Resource Management Act 1991 (See DP 151504)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

R O D N E Y D I S T R I C T C O U N C I L

SCHEME PLAN R15086 OWNERS: G H AND R H EMENEY LTD

I, PAUL ANTHONY GARBETT, Manager - Secretarial Administrative Services hereby certify that at a meeting held on Thursday, 8 March 1990, as a condition of the approval of Scheme Plan R15086 it was resolved:

" (building line restriction) NO NEW BUILDINGS OR HOARDINGS SHALL BE ERECTED NOR SHALL ANY BUILDINGS OR HOARDINGS BE REBUILT OR RE-ERECTED OR BE SUBSTANTIALLY REBUILT OR RE-ERECTED ON LOT 10 WITHIN 28 METRES OF THE WESTERN SIDE LINE OF A PROPOSED FUTURE ROAD BEING THE WESTERN BOUNDARY OF THAT LOT ON THE PLAN, THIS BUILDING LINE BEING DELINEATED ON A COPY OF THE PLAN. "

SIGNED by PAUL ANTHONY GARBETT)
Manager - Secretarial Administrative)
Services of the RODNEY DISTRICT)
COUNCIL on behalf of the said Council)
under Section 252 of the Local)
Government Act 1974)

P.A. Garbett

MANAGER - SECRETARIAL
ADMINISTRATIVE SERVICES

MINUTE NUMBER R15086

LASCELLES DRIVE

Approved

Reg. Owners L-2-2

A resolution of the Roadway District Council passed on the 3rd day of May, 1960 approving pursuant to Election No. 15 of the Local Government Act, 1954 this survey plan submitted to the building line committee and approved by the land and water mapped by resolution Q 15086 and certifying that the survey plan is in accordance with the requirements and provisions of the Operative District Scheme and the proposed new District Scheme for the area to which the survey relates as common ground between the Roadway District Council and the Regd. Owners of the lands in the presence of



[Signature]
Mayor

P. A. Gohel
General Manager

NEW C.T. ALLOCATED
Lot 10.

This plan is concurrent with

Total Area.....18.0650 ha.

(comprised in
CT 79B - 856
CT 79B - 857 (All)

1. Stuart, James Finkler of Orem
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 28 of the Survey Act 1965 hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plans and surveys are correct and have been made in accordance with the Survey Regulations 1977 and any regulations made in substitution thereof.

Dated at Chennai this 13 day of August 2018
 of 2018 Signature _____

Field Book **Forest Book**

[illegible]

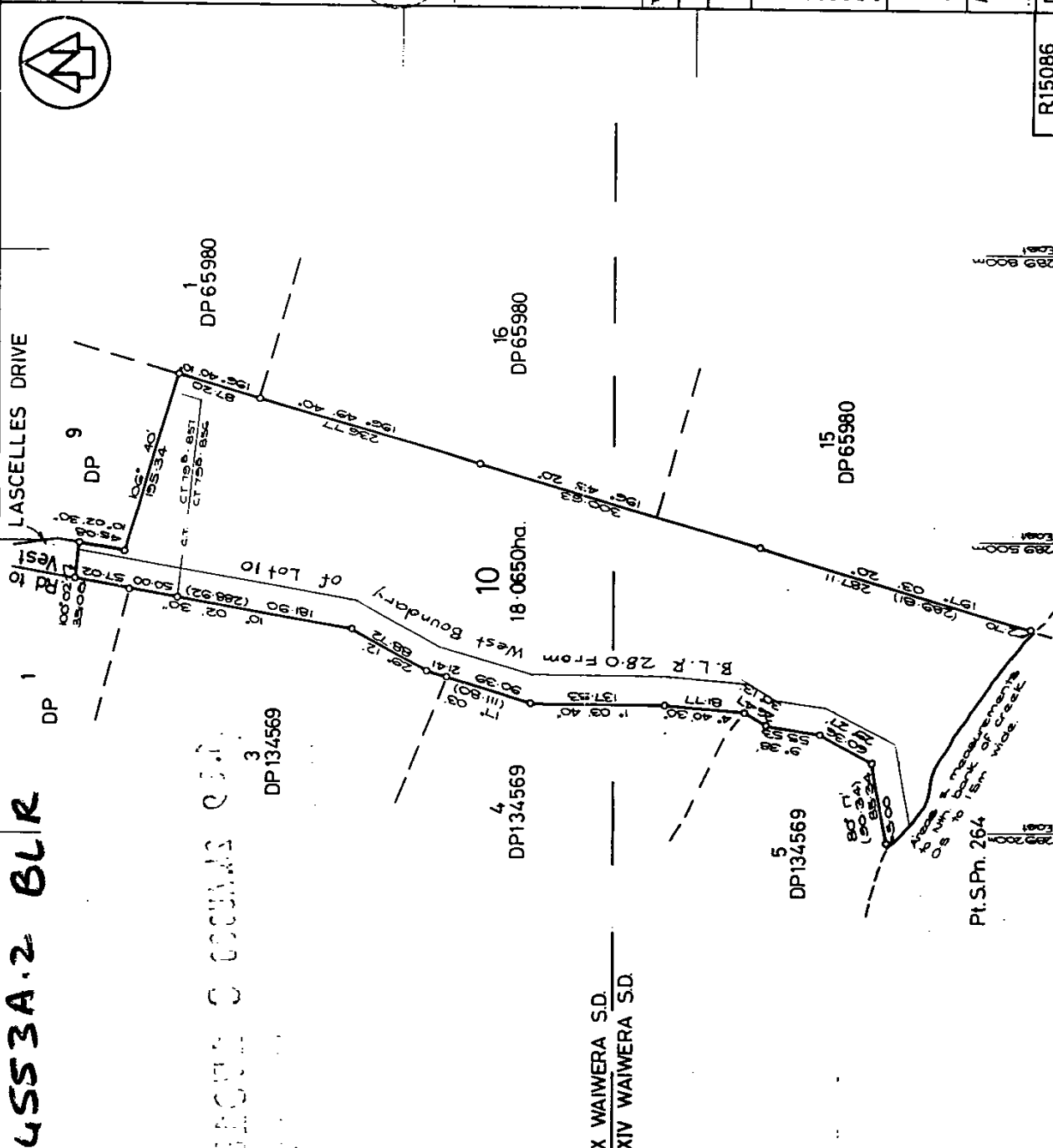
Approved as to Survey	
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...../.....

Deposited this day of 19

District Land Registrar

2251	1572
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TERRITORIAL AUTHORITY Rodney District
Surveyed by Balam S. Associates Ltd.
Scale 1:3000 Date March 1990

ing Subdivision of
7 DP134569

Auckland.....	Lot 10 Beech There are no Lots Lots 6 & 7
v. Waiwera.....	
TO MAP No.....	

A REGULATION, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

THE 1997-1998 CONSUMER PROTECTION REPORT

C 359055

12.04 04.SEP90 C 184553 A.2

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY AUCKLAND
ASST LAND REGISTRAR
gae/aog



View Instrument Details

Instrument No	13135726.1
Status	Registered
Lodged By	Bidwill, Guy Robert Carne
Date & Time Lodged	04 Feb 2025 13:20
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1190234	North Auckland

Annexure Schedule	Contains 5 Pages
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Signature

Signed by Guy Robert Carne Bidwill as Territorial Authority Representative on 24/02/2025 02:48 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 605825

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB60422811 to the subdivision of Lots 1 and 2 DP 591392, comprised in Records of Title 1133525 and 1133526, as shown on DP 605825, 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.

A. Fire Fighting At the time a building consent application is submitted for development on Lot 1, it must be demonstrated that sufficient water volume, pressure and flow will be provided in accordance with NZFS Fire Fighting Water Supplies CoP SNZ PAS 4509:2008 and that this water supply is accessible for firefighting purposes. Should the water supply be provided by way of tank storage, this storage must be located a safe distance away from any habitable dwelling in accordance with the above CoP. If an alternative fire- fighting water supply is to be provided the written approval of that system from Fire and Emergency New Zealand must be provided with the building consent application.

B. Future Building – Geotechnical Any buildings located within Lot 1 must be subject to the requirements of the geotechnical report entitled: Geotechnical investigation report, prepared by Aurecon, ref: 523578 rev. C, dated 24 July 2023, and any subsequent reports. The foundations for any buildings to be located within Lot 1 are subject to specific design and further site-specific subsoil investigation prior to building consent stage. Copies of the said plan and report(s) will be held at the offices of the Council.

C. Stormwater All stormwater from impervious driveways, roof, and water tank overflow on Lot 1 must be collected and disposed of in accordance with the requirements of the stormwater report included in the Engineering infrastructure report by McKenzie & Co., rev. D, dated 21 July 2023, and any subsequent reports approved in writing by the Consents Engineer. Copies of the said document are held at the offices of the Council.

Advice Note: The application for a Building Consent will be required to demonstrate compliance with the requirements of the New Zealand Building Code Clause E1 Surface Water.

D. Telecommunication Future owners of Lot 1 are advised that a physical telecommunication 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

Private Bag 92300, Auckland 1142
Ph 09 301 0101 www.aucklandcouncil.govt.nz



installation of equipment to the utility providers and Council requirements and any growth or other applicable charges.

Dated this 5th day of September 2024.

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.

References: CCT90115620 & SUB60422811.

Form 46

ANNEXURE SCHEDULE - CONSENT FORM

(Regulation 6 Land Transfer Regulations 2018)

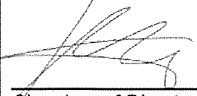
Person giving consent*Surname must be underlined***Capacity and Interest of Person giving consent***eg. Mortgagee under Mortgage no.)***Yue Teng Limited****Registered owner of land comprised in title 1190234****Consent***Delete words in [] if inconsistent with the consent**State full details of the matter for which consent is required*The **Person giving consent hereby consents** to:

- The registration of the consent notice annexed to this consent form as Appendix 1 at Land Information New Zealand over record of title 1190234.

Dated this 20th day of February 2025

Attestation

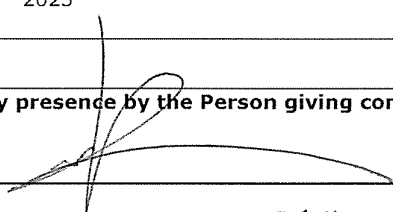
Yue Teng Limited by its attorneys

*Signature of Director*

Duoyu Bei

*Name of Director***Signed in my presence by the Person giving consent**

Signature of Witness


SEAN PARK.*Witness to complete in BLOCK letters (unless legibly printed):***Witness name** SEAN PARK.**Occupation** MANAGER**Address** AUCKLAND.

Form 46

ANNEXURE SCHEDULE - CONSENT FORM

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent

Surname must be underlined

Capacity and Interest of Person giving consent

eg. Mortgagee under Mortgage no.)

Spark New Zealand Trading Limited	Caveator (<i>instrument number 12919304.1</i>)
-----------------------------------	--

Consent

Delete words in [] if inconsistent with the consent

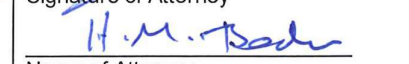
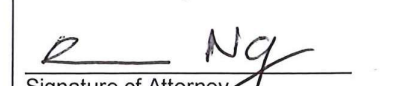
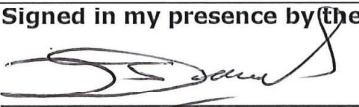
State full details of the matter for which consent is required

The **Person giving consent hereby consents** to:

- The registration of the consent notice annexed to this consent form as Appendix 1 at Land Information New Zealand over record of title 1190234;
- The registration of the OCTN instrument annexed to this consent form as Appendix 2 at Land Information New Zealand;
- The deposit of the accompanying LT Plan 607404 annexed to this consent form as Appendix 3 at Land Information New Zealand;
- The registration of the right to convey telecommunications easement over areas C and D on DP 607404 (being part of Lot 3 and 4 on DP 607404) in favour of Lot 1 on DP 605825 in the form annexed to this consent form as Appendix 4 at Land Information New Zealand; and
- The registration of the right to convey telecommunications easement over area F and E on DP 607404 (being part of Lot 3 and 4 on DP 607404) in favour of Lot 1 on DP 605825 in the form annexed to this consent form as Appendix 5 at Land Information New Zealand.
- The registration of the consent notice annexed to this consent form as Appendix 6 at Land Information New Zealand over record of title 1197473;

Dated this 23 day of December 2024

Attestation

Spark New Zealand Trading Limited by its attorneys  Signature of Attorney  Name of Attorney  Signature of Attorney Brendon Tony Ng Name of Attorney Solicitor Auckland	Signed in my presence by the Person giving consent  Signature of Witness Witness to complete in BLOCK letters (unless legibly printed): Witness name Sasha Daniels Occupation Lawyer Address Auckland
--	---

Form 46

ANNEXURE SCHEDULE - CONSENT FORM

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent*Surname must be underlined***Capacity and Interest of Person giving consent***eg. Mortgagee under Mortgage no.)*

Kiwibank Limited	Mortgagee under mortgage number 11385532.2
-------------------------	---

Consent*Delete words in [] if inconsistent with the consent**State full details of the matter for which consent is required*The **Person giving consent hereby consents** to:

- The registration of the consent notice annexed to this consent form as Appendix 1 at Land Information New Zealand over record of title 1190234;
- The registration of the OCTN instrument annexed to this consent form as Appendix 2 at Land Information New Zealand;
- The deposit of the accompanying LT Plan 607404 annexed to this consent form as Appendix 3 at Land Information New Zealand;
- The registration of the right to convey telecommunications easement over areas C and D on DP 607404 (being part of Lot 3 and 4 on DP 607404) in favour of Lot 1 on DP 605825 in the form annexed to this consent form as Appendix 4 at Land Information New Zealand; and
- The registration of the right to convey telecommunications easement over area F and E on DP 607404 (being part of Lot 3 and 4 on DP 607404) in favour of Lot 1 on DP 605825 in the form annexed to this consent form as Appendix 5 at Land Information New Zealand.
- The registration of the consent notice annexed to this consent form as Appendix 6 at Land Information New Zealand over record of title 1197473;

The Mortgagee's consent is conditional on the Mortgagee's mortgage under instrument number 11385532.2 remaining registered (or automatically coming down) on any and all records of title created or subdivided by the OCTN instrument and LT Plan 607404.

Dated this 31 day of January 2025

Attestation

Kiwibank Limited by its authorised signatory



Signature of Authorised Signatory

Lauren Corfield

Name of Authorised Signatory

Signed in my presence by the Person giving consent


Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed):

Witness name Jonny Archer

Occupation Banker

Address Wellington



View Instrument Details

Instrument No	13135726.5
Status	Registered
Lodged By	Bidwill, Guy Robert Carne
Date & Time Lodged	04 Feb 2025 13:20
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1197473	North Auckland

Annexure Schedule	Contains 2 Pages
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Signature

Signed by Guy Robert Carne Bidwill as Territorial Authority Representative on 04/02/2025 12:57 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 607404

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB60425790 to the subdivision of Lot 2 DP 605825 and Lot 15 DP 65979, comprised in Records of Title NA22B/159 and 1190235, as shown on DP 607404, subject to conditions, including the requirement of the owners of Lots 3 and 4 to comply with the following conditions on a continuing basis at no cost to the Council.

A. Firefighting water supply – Lot 3 At the time a building consent application is submitted for development on Lot 3, it must be demonstrated that sufficient water volume, pressure and flow will be provided in accordance with NZFS Fire Fighting Water Supplies CoP SNZ PAS 4509:2008 and that this water supply is accessible for firefighting purposes. Should the water supply be provided by way of tank storage, this storage must be located a safe distance away from any habitable dwelling in accordance with the above CoP. If an alternative fire-fighting water supply is to be provided the written approval of that system from Fire and Emergency New Zealand must be provided with the building consent application.

B. Building restrictions – geotechnical Any buildings located within Lot 3 must be subject to the requirements of the geotechnical report entitled: Geotechnical investigation report, prepared by Aurecon, ref: 523578 rev. C, dated 24 July 2023, and any subsequent reports. The foundations for any buildings to be located within Lot 3 are subject to specific design and further site-specific subsoil investigation prior to building consent stage. Copies of the said plan and report(s) will be held at the offices of the Council.

C. Building restrictions - stormwater control All stormwater from impervious driveways, roof, and water tank overflow on Lot 3 must be collected and disposed of in accordance with the requirements of the stormwater report included in the Engineering infrastructure report by McKenzie & Co., rev. B, dated 30 October 2023, and any subsequent reports approved in writing by the Consents Engineer. Copies of the said document are held at the offices of the Council.

Advice Note: The application for a Building Consent will be required to demonstrate compliance with



the requirements of the New Zealand Building Code Clause E1 Surface Water.

D. Provision of telecommunication services Future owners of Lot 3 are advised that a physical telecommunication connection has not been provided to Lot 3 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 11th day of October 2024.

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.

References: CCT90119018 & SUB60425790