



Appendix B

Records of Title



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




R.W. Muir
Registrar-General
of Land

Identifier **605743**
Land Registration District **South Auckland**
Date Issued 04 January 2013

Prior References

9281362.4 SA16D/174

Estate Fee Simple
Area 1.7884 hectares more or less
Legal Description Section 12 Survey Office Plan 458365

Registered Owners

Bell Road Limited Partnership

Interests

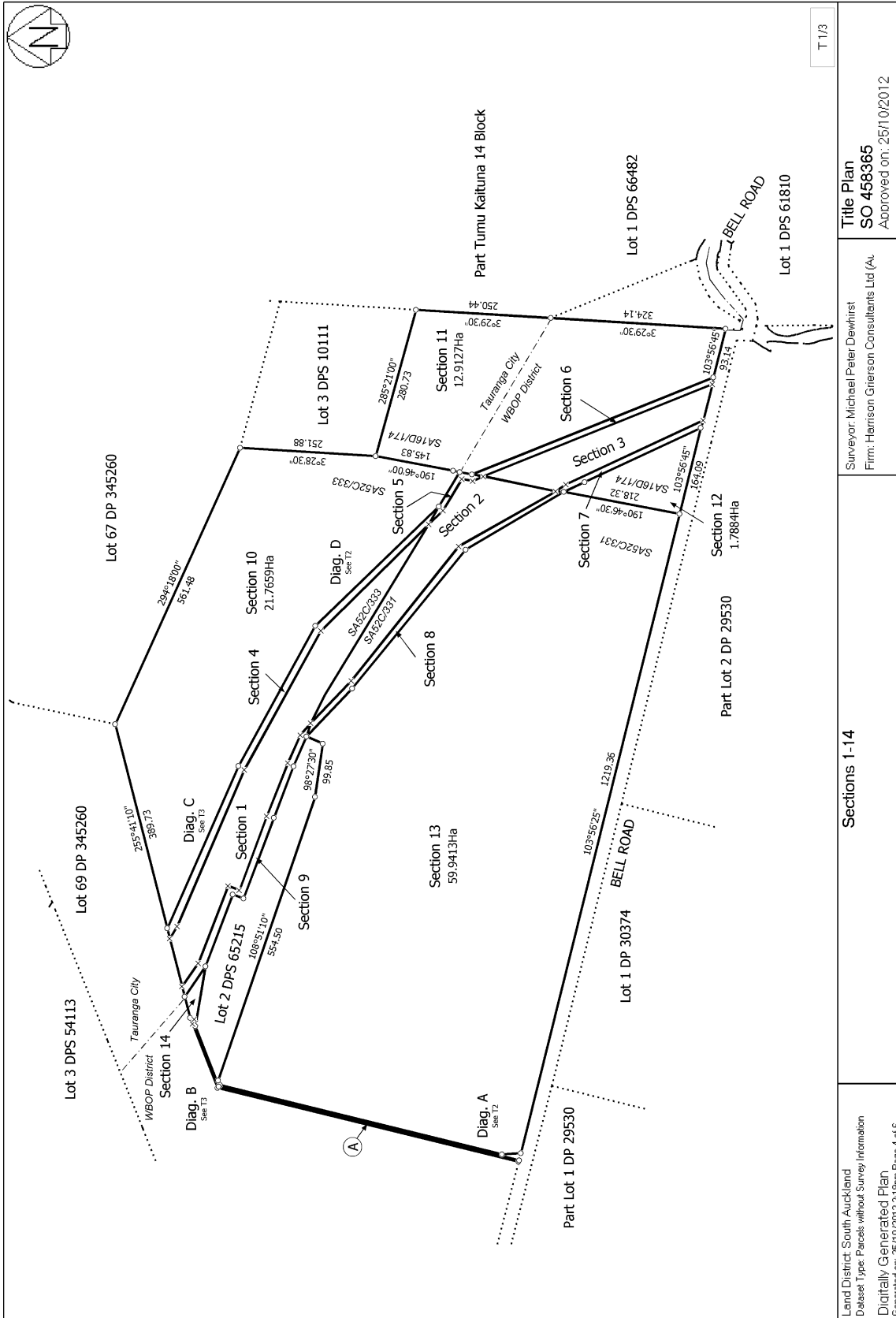
Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

9368985.3 Encumbrance to New Zealand Transport Agency - 14.5.2013 at 3:02 pm

11542099.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Tauranga City Council - 3.9.2019 at 5:56 pm

12363254.1 Mortgage to Bank of New Zealand - 28.2.2022 at 1:36 pm

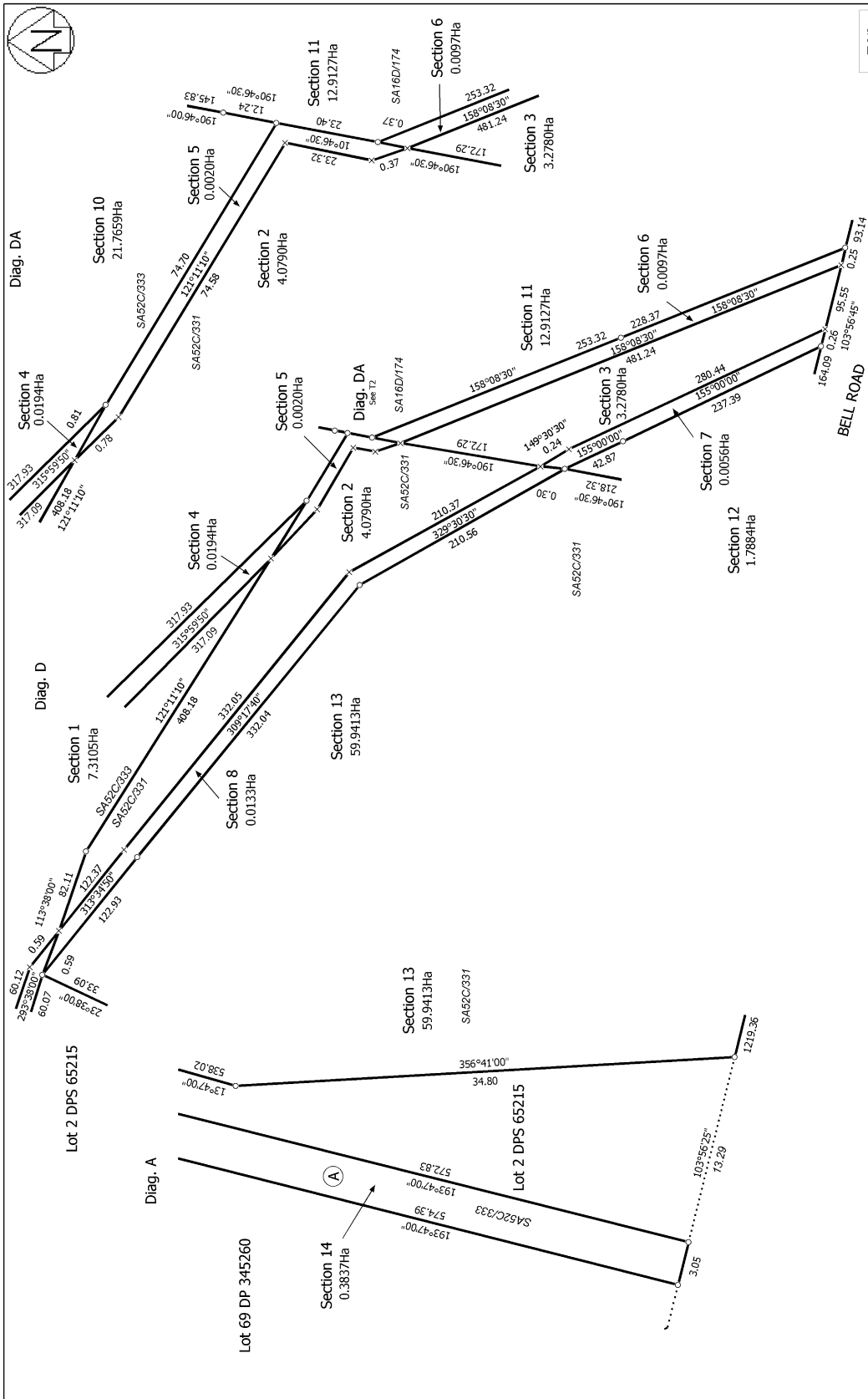


Land District: South Auckland
 Dataset Type: Parcels without Survey Information
 Digitally Generated Plan
 Generated on: 25/10/2012 2:15pm Page 4 of 6

Sections 1-14

Surveyor: Michael Peter Dewhurst
 Firm: Harrison Grierson Consultants Ltd (A/C)

Title Plan
 SO 458365
 Approved on: 25/10/2012



T 2/3	Title Plan SO 458365 Approved on: 25/10/2012	Surveyor: Michael Peter Dewhirst Firm: Harrison Grierson Consultants Ltd (A)	Sections 1-14
Land District: South Auckland Dataset Type: Parcels without Survey Information Digitally Generated Plan Generated on: 25/10/2012 2:15pm Page 5 of 6			



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




R.W. Muir
Registrar-General
of Land

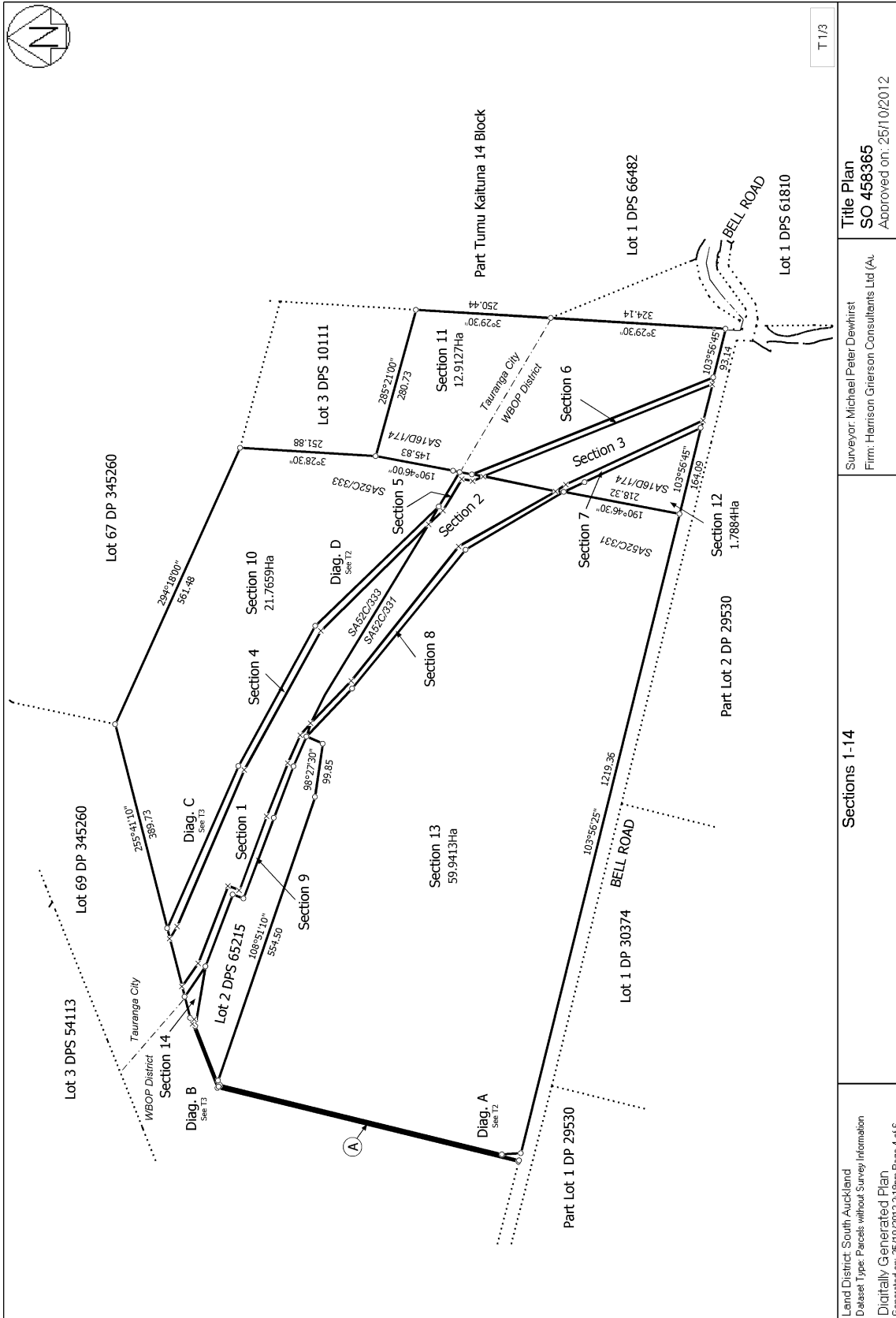
Identifier **606872**
Land Registration District **South Auckland**
Date Issued 04 January 2013

Prior References
SA52C/331

Estate Fee Simple
Area 59.9413 hectares more or less
Legal Description Section 13 Survey Office Plan 458365
Registered Owners
Bell Road Limited Partnership

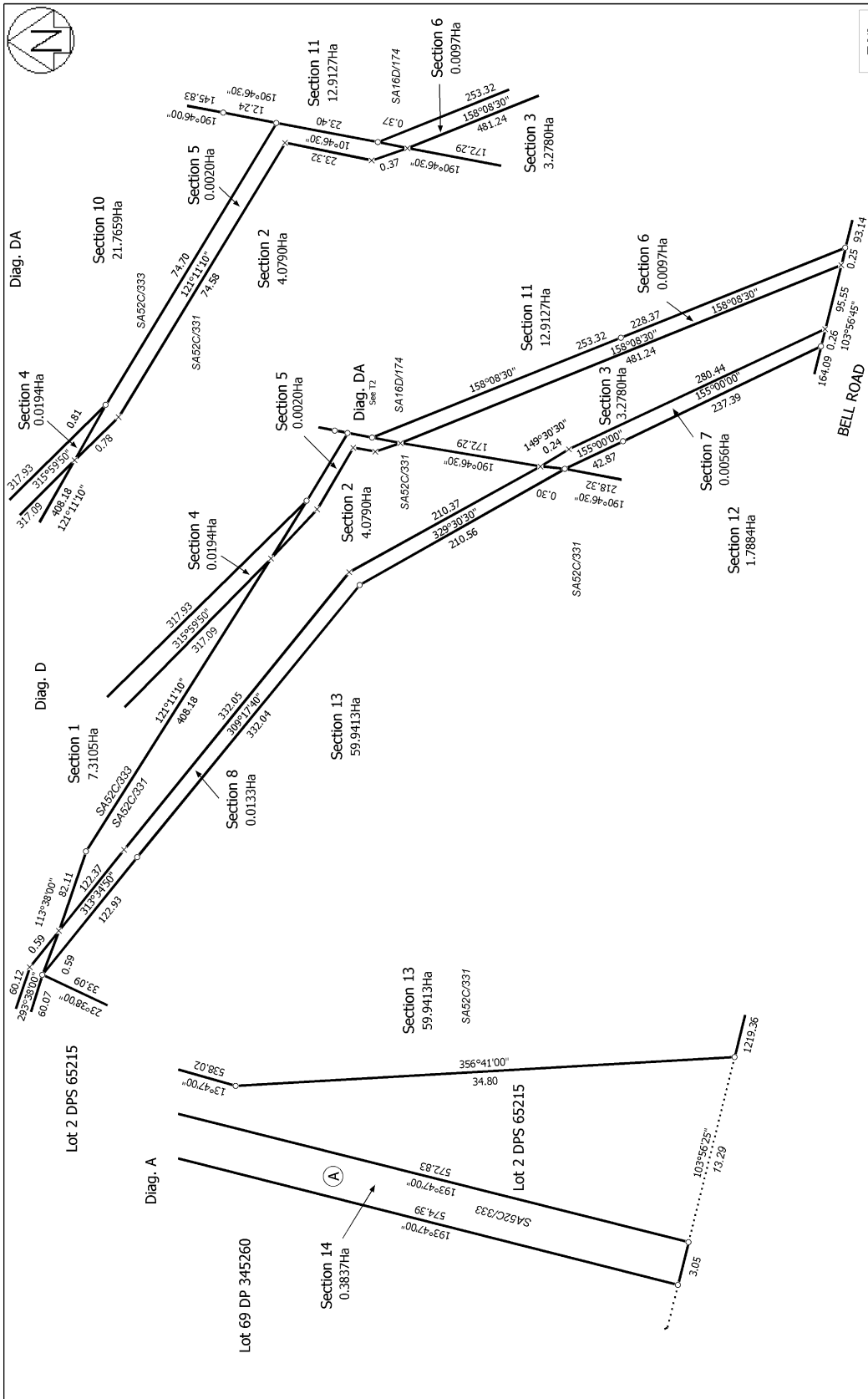
Interests

Appurtenant hereto are rights of way created by Transfer S343941 - 5.5.1966 at 11:50 am
Subject to Part IVA Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
Fencing Covenant in Transfer 9368985.2 - 14.5.2013 at 3:02 pm
9368985.3 Encumbrance to New Zealand Transport Agency - 14.5.2013 at 3:02 pm
11542099.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Tauranga City Council - 3.9.2019
at 5:56 pm
12363254.1 Mortgage to Bank of New Zealand - 28.2.2022 at 1:36 pm



T 1/3

<p>Land District: South Auckland Dataset Type: Parcels without Survey Information Digitally Generated Plan Generated on: 25/10/2012 2:15pm Page 4 of 6</p>	<p>Sections 1-14</p>	<p>Surveyor: Michael Peter Dewhurst Firm: Harrison Grierson Consultants Ltd (A/C)</p>	<p>Title Plan SO 458365 Approved on: 25/10/2012</p>
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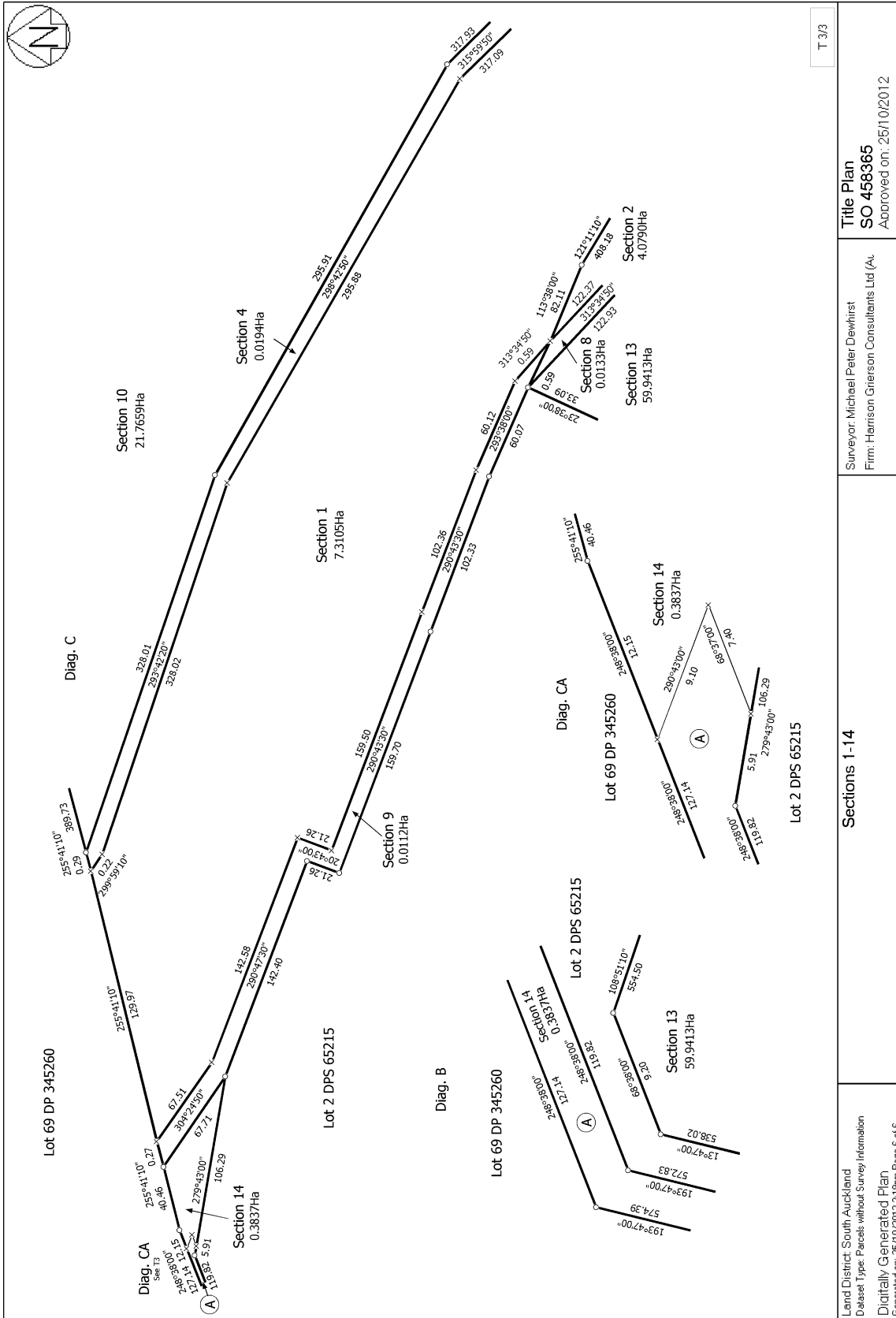
T 2/3

Title Plan
SO 458365
Approved on: 25/10/2012

Surveyor: Michael Peter Dewhirst
Firm: Harrison Grierson Consultants Ltd (A)

Sections 1-14

Land District: South Auckland
Dataset Type: Parcels without Survey Information
Digitally Generated Plan
Generated on: 25/10/2012 2:15pm Page 5 of 6



T 3/3

Title Plan
SO 458365
 Approved on: 25/10/2012

Surveyor: Michael Peter Dewhurst
 Firm: Harrison Grierson Consultants Ltd (A)

Sections 1-14

Land District: South Auckland
 Dataset Type: Parcels without Survey Information
 Digitally Generated Plan
 Generated on: 25/10/2012 2:15pm Page 6 of 6



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




R.W. Muir
Registrar-General
of Land

Identifier **624307**
Land Registration District **South Auckland**
Date Issued 27 June 2013

Prior References
SA45B/855 SA55D/201

Estate Fee Simple
Area 21.4595 hectares more or less
Legal Description Lot 1 Deposited Plan South Auckland
69524 and Section 26 Survey Office Plan
427562

Registered Owners
Bell Road Limited Partnership

Interests

Appurtenant to Lot 1 on DPS 69524 is a right of way, right to convey water and telephone and electricity rights created by Transfer H955786.5

The easements created by Transfer H955786.5 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right of way and rights to convey water, telephone and electricity over part section 26 marked A on DP 466162 specified in Easement Certificate H930821.2 - 7.2.1990 at 9.00 am

The easements specified in Easement Certificate H930821.2 are subject to Section 309 (1) (a) Local Government Act 1974 B259999.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.3.1995 at 9.02 am (affects Lot 1 DPS 69524)

Subject to a right of way and rights to convey water and electricity over part Section 26 marked A on SO 460288 created by Easement Instrument 9432756.1 - 27.6.2013 at 3:26 pm



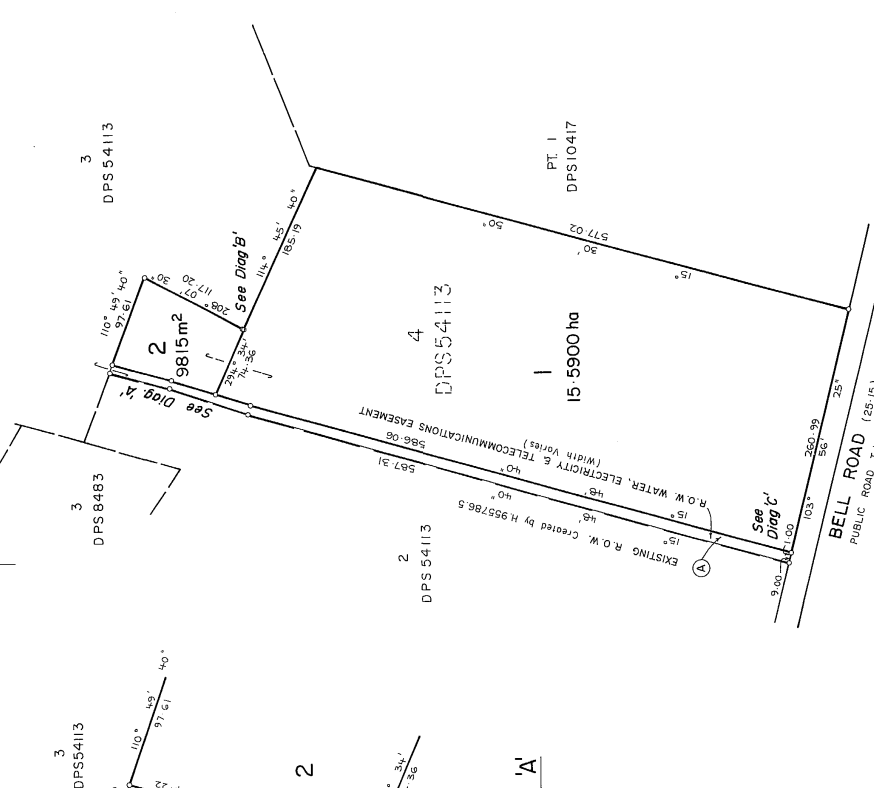
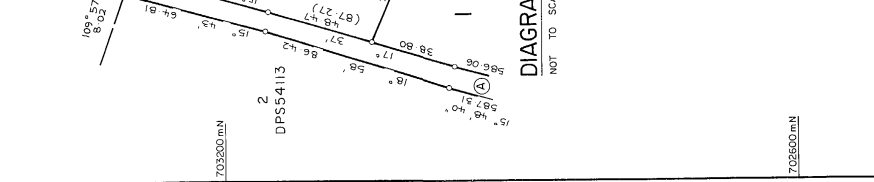
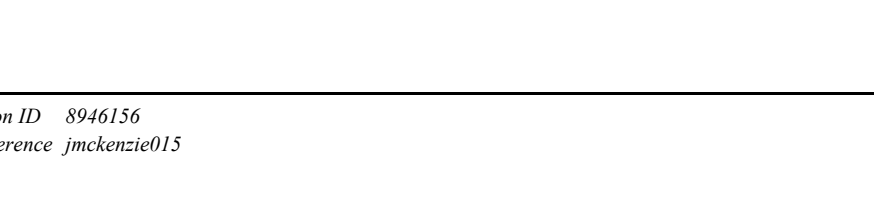
Subject to Section 11 Crown Minerals Act 1991

Subject to Part IVA Conservation Act 1987

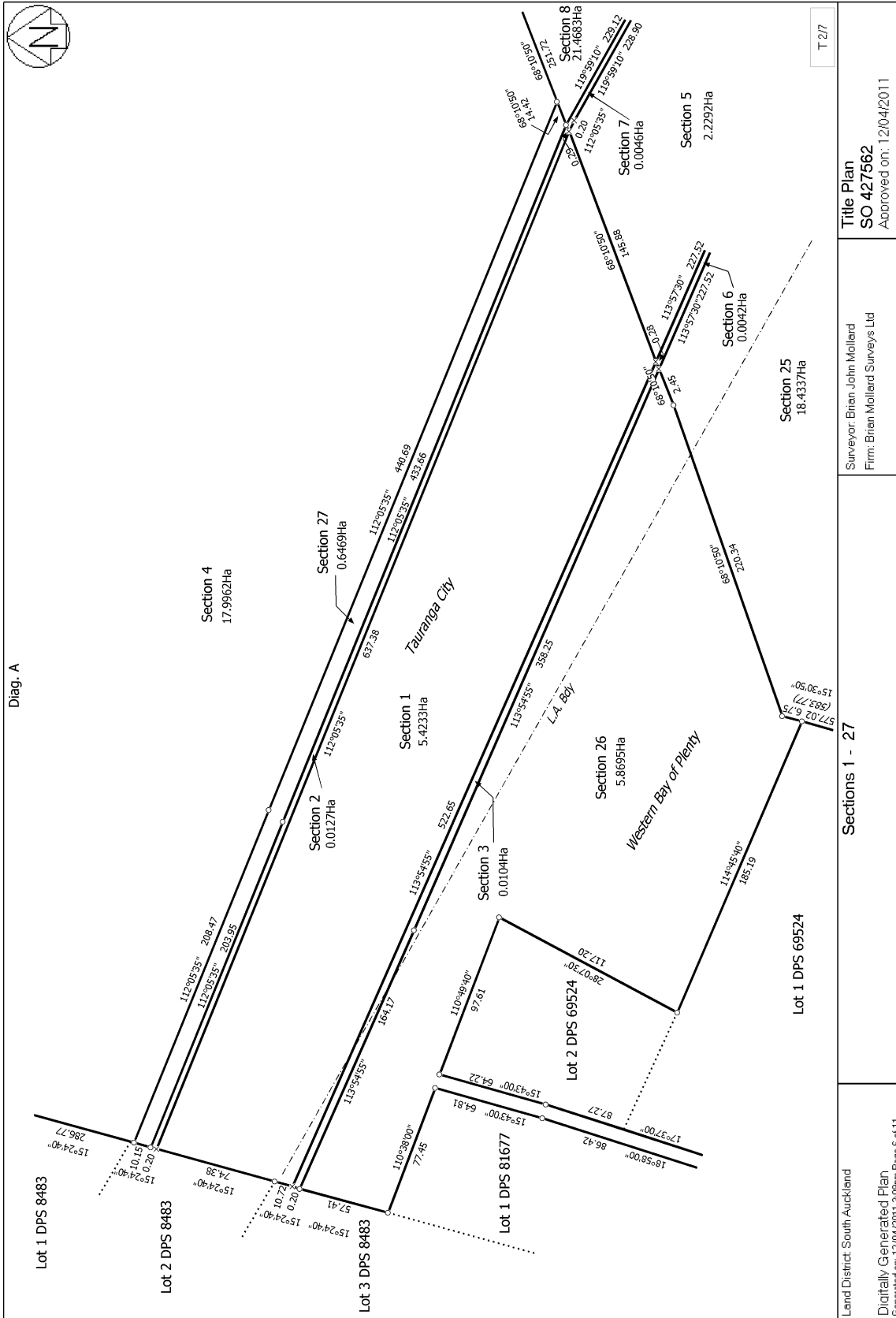
Subject to Section 120(9) Public Works Act 1981

Appurtenant hereto is a right of way and a right to convey water and electricity created by Easement Instrument 9985727.1 - 18.3.2015 at 9:30 am

12540277.1 Mortgage to Bank of New Zealand - 6.9.2022 at 1:12 pm

<p>Approvals</p> <p>Approved pursuant to Section 223 of the Resource Management Act 1991 on the <u>31st</u> day of <u>November</u> 1994.</p> <p>The Common Seal of the Western Bay of Plenty District Council is affixed hereto in the presence of:</p> <div style="text-align: center;">  <p><u>B. Baulkrow</u> Chief Executive Officer</p> </div> <p style="text-align: right;">Sub. 6647</p>	<p>Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Western Bay of Plenty District Council and that a consent notice has been issued, in respect of those conditions that have not been complied with.</p> <p>Dated this <u>31st</u> day of <u>November</u> 1994.</p> <p style="text-align: right;"><u>B. Baulkrow</u> Authorised Officer</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Schedule of Proposed Easements</th> </tr> <tr> <th>Purpose</th> <th>Serv. Ten.</th> <th>Dom. Ten.</th> </tr> </thead> <tbody> <tr> <td>R.O.W. Right to Convey Water, Electricity and Telecommunications</td> <td>Lot 3 DPS54113</td> <td>Lot 2 hereon Lot 2 hereon</td> </tr> </tbody> </table>	Schedule of Proposed Easements			Purpose	Serv. Ten.	Dom. Ten.	R.O.W. Right to Convey Water, Electricity and Telecommunications	Lot 3 DPS54113	Lot 2 hereon Lot 2 hereon	<p>C.T. Allocation</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Lot</th> <th>C.T. Reference</th> </tr> <tr> <td>1</td> <td>550/200</td> </tr> <tr> <td>2</td> <td>202</td> </tr> </table> <p>Total Area: 16,571.5 ha</p> <p>Comprised in C.T. 459/896 (All)</p>	Lot	C.T. Reference	1	550/200	2	202	<p>I, JOHN RHETT LEWIS, Registered Surveyor and holder of an annual practicing certificate for the Survey Act 1981 hereby certify that this plan has been made from surveys conducted by me or by a registered surveyor under my supervision and that the same have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.</p> <p>Dated at TE PUKE this <u>19th</u> day of <u>October</u> 1994.</p> <p style="text-align: right;"><u>J. Rhett Lewis</u> Signature Thames Road 686, N.G. Reference Plans DPS54113 Examined by <u>S. GIBSON</u> Correct</p>	<p>Approved as to Survey by <u>J. Rhett Lewis</u> Chief Surveyor</p> <p>Approved by <u>J. Rhett Lewis</u> day of <u>March</u> 1994</p> <p style="text-align: right;">DPS 69524</p>
Schedule of Proposed Easements																				
Purpose	Serv. Ten.	Dom. Ten.																		
R.O.W. Right to Convey Water, Electricity and Telecommunications	Lot 3 DPS54113	Lot 2 hereon Lot 2 hereon																		
Lot	C.T. Reference																			
1	550/200																			
2	202																			
																				
<p>DIAGRAM 'A' NOT TO SCALE</p> 																				
<p>DIAGRAM 'B' NOT TO SCALE</p> 																				
<p>DIAGRAM 'C' NOT TO SCALE</p> 																				
<p>298000mE</p> <p>298000mE</p> <p>298000mE</p>																				
<p>TERRITORIAL AUTHORITY WESTERN BAY OF PLENTY DISTRICT Surveyed by <u>MARTIN, McCULLAY, MORTON LTD.</u></p> <p>Scale: 1:3000 Date: <u>OCT</u> 1994.</p>																				
<p>LAND DISTRICT SOUTH AUCKLAND SURVEY BLK. & DIST. IV TE TUMU NZMS 261 SH1 U/14 RECORD MAP No 7.3</p>																				
<p>W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, WELLINGTON</p>																				





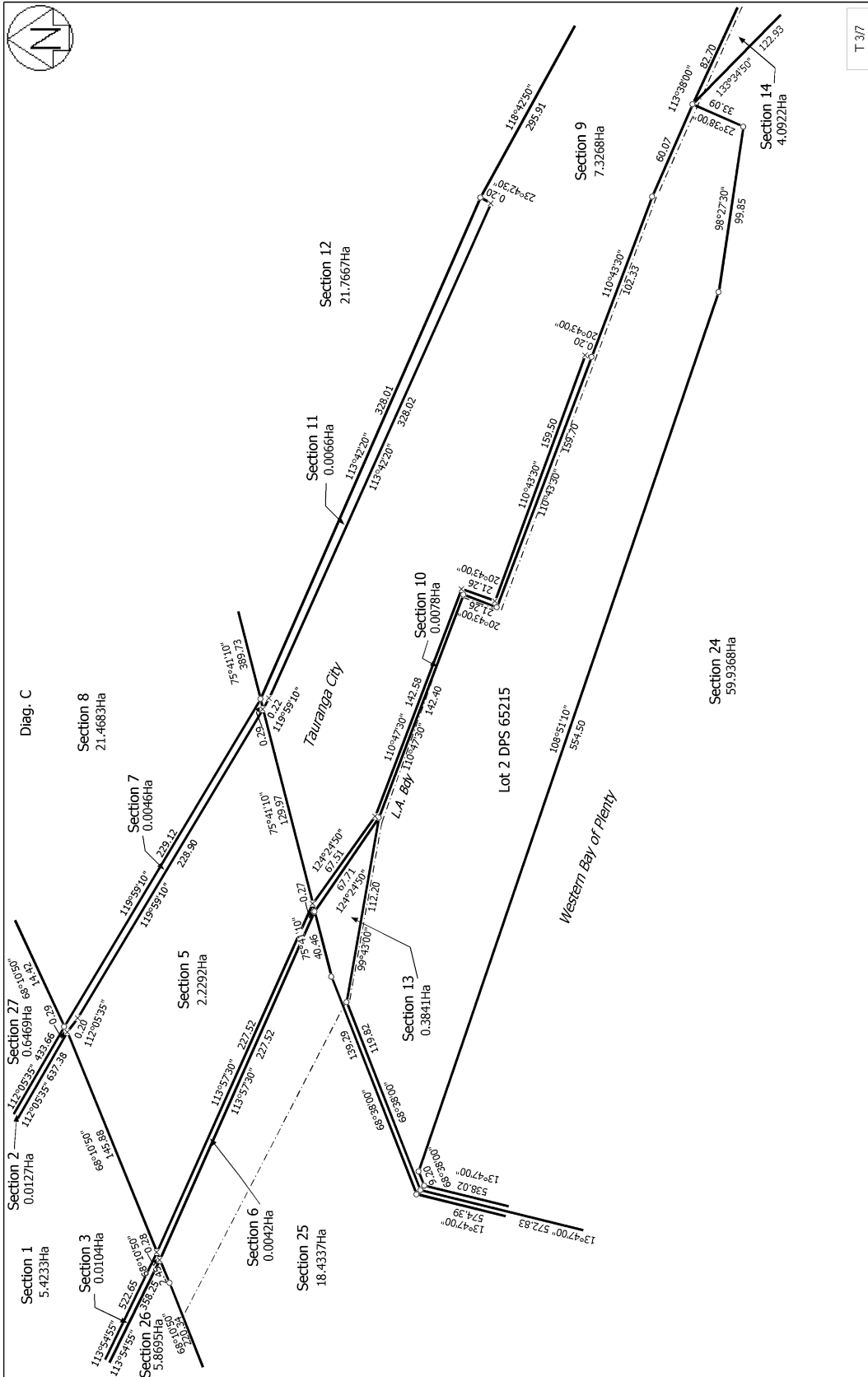
Diag. A

Title Plan
SO 427562
 Approved on: 12/04/2011

Surveyor: Brian John Mollard
 Firm: Brian Mollard Surveys Ltd

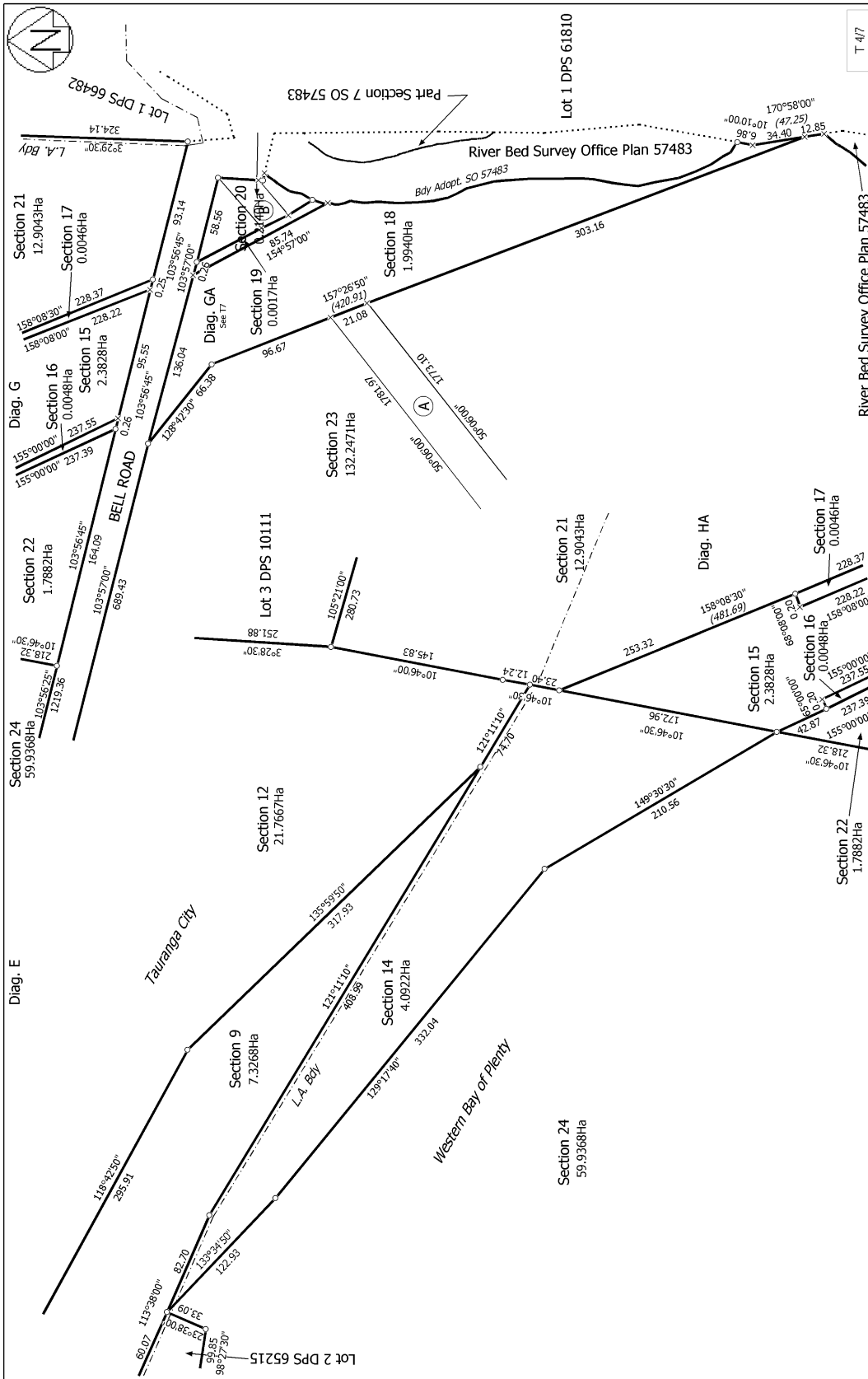
Sections 1 - 27

Land District: South Auckland
 Digitally Generated Plan
 Generated on: 12/04/2011 3:05pm Page 6 of 11

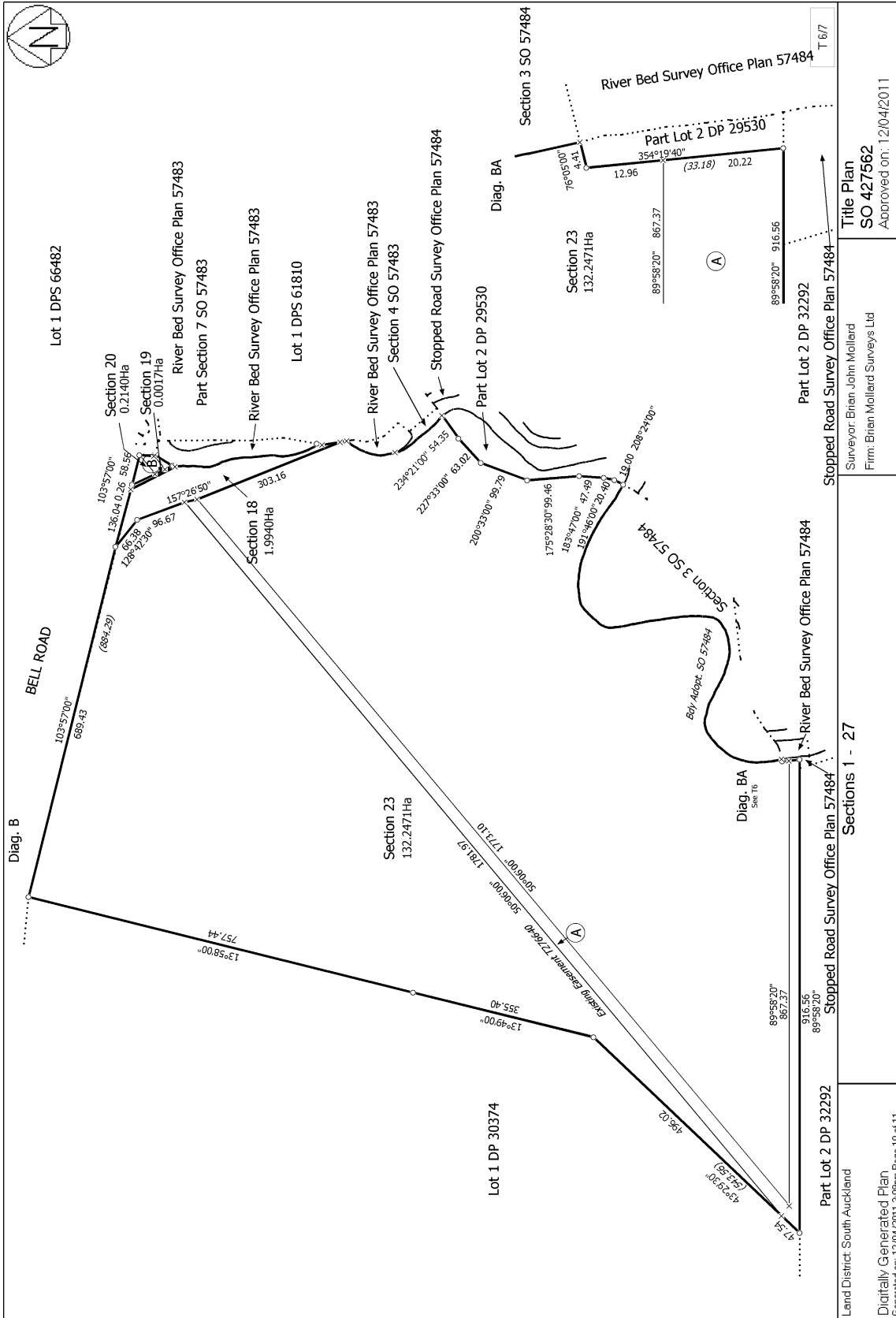


T 3/7

Land District: South Auckland Digitally Generated Plan Generated on: 12/04/2011 3:05pm Page 7 of 11	Sections 1 - 27	Surveyor: Brian John Mollard Firm: Brian Mollard Surveys Ltd	Title Plan SO 427562 Approved on: 12/04/2011
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T 4/7	River Bed Survey Office Plan 57483	Title Plan SO 427562 Approved on: 12/04/2011
Surveyor: Brian John Mollard Firm: Brian Mollard Surveys Ltd		
Sections 1 - 27		
Land District: South Auckland Digitally Generated Plan Generated on: 12/04/2011 3:05pm Page 8 of 11		



Part Lot 2 DP 32292
 Stopped Road Survey Office Plan 57484
 Title Plan
 SO 427562
 Approved on: 12/04/2011

Part Lot 2 DP 29530
 Stopped Road Survey Office Plan 57484
 Surveyor: Brian John Mollard
 Firm: Brian Mollard Surveys Ltd

Part Lot 2 DP 29530
 Stopped Road Survey Office Plan 57484
 Surveyor: Brian John Mollard
 Firm: Brian Mollard Surveys Ltd

Part Lot 2 DP 32292
 Stopped Road Survey Office Plan 57484
 Sections 1 - 27

Land District: South Auckland
 Digitally Generated Plan
 Generated on: 12/04/2011 3:05pm Page 10 of 11



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




R.W. Muir
Registrar-General
of Land

Identifier **687138**
Land Registration District **South Auckland**
Date Issued 24 April 2015

Prior References
SA52C/332

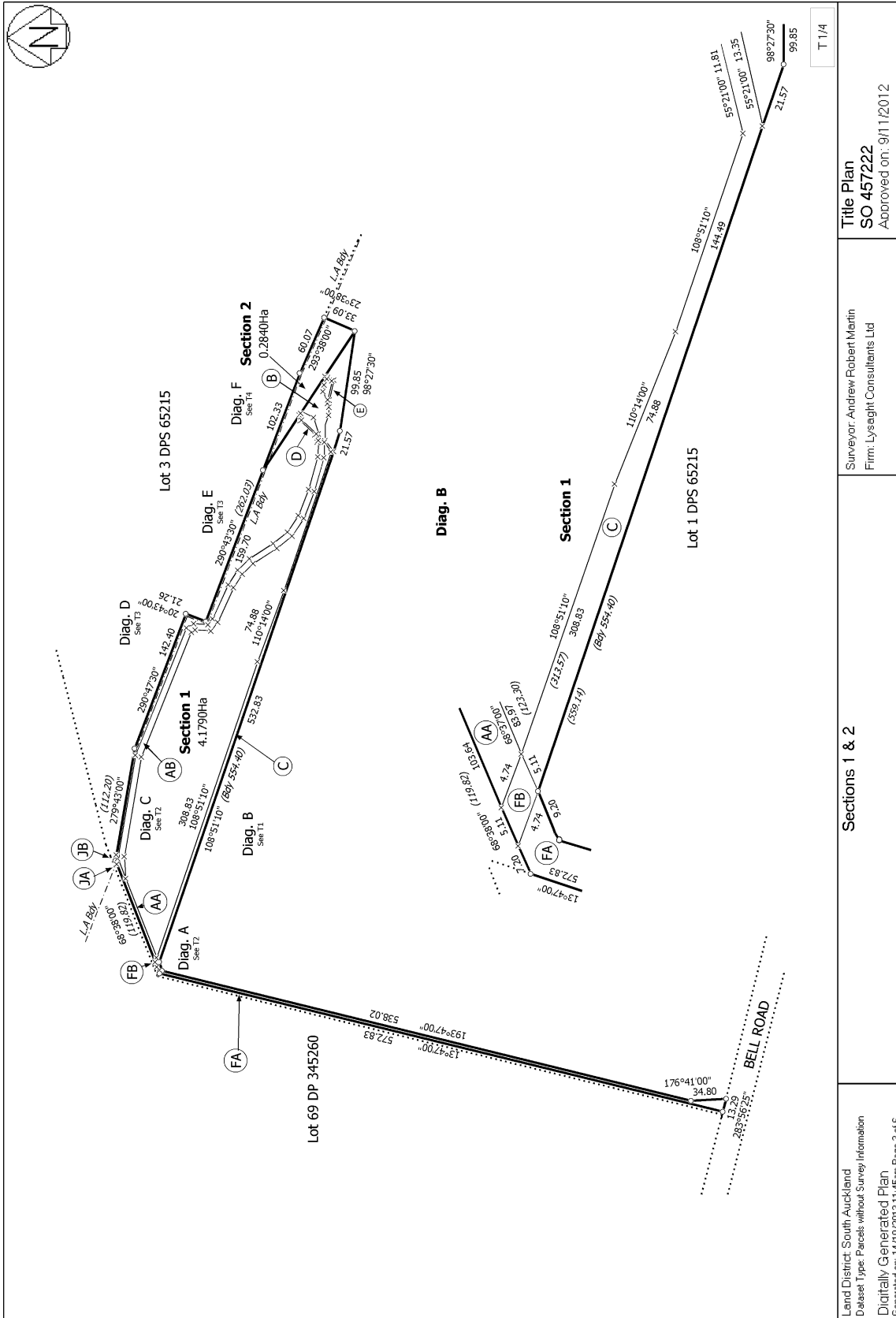
Estate Fee Simple
Area 4.1790 hectares more or less
Legal Description Section 1 Survey Office Plan 457222

Registered Owners

[REDACTED]

Interests

Subject to a right of way over parts marked C and F on DPS 65215 created by Transfer S343941 - 5.5.1966 at 11:50 am
Appurtenant hereto is a right of way created by Transfer S343941 - 5.5.1966 at 11:50 am
Subject to rights of way over parts marked FA, FB, AA, JA & JB on SO 457222 specified in Easement Certificate S353913 - 24.8.1966 at 1:54 pm
Appurtenant hereto are rights of way specified in Easement Certificate S353913 - 24.8.1966 at 1:54 pm
5979976.2 Partial surrender of the right of way specified in Easement Certificate S353913 - 26.4.2004 at 9:00 am
6348078.6 Partial Surrender of the rights of way specified in Easement Certificate S353913 - 16.3.2005 at 9:00 am
Subject to a right of way over parts marked AA, AB, B, FA & FB, a right to convey water over parts marked B, FA, FB, C, D & E and a right to convey electricity, telecommunications & computer media over parts marked B, FA & FB, all on SO 457222 created by Easement Instrument 9966278.2 - 24.4.2015 at 4:27 pm



<p>Land District South Auckland Dataset Type: Parcels without Survey Information Digitally Generated Plan Generated on: 14/10/2013 11:45am Page 3 of 6</p>	<p>Sections 1 & 2</p>	<p>Surveyor: Andrew Robert Martin Firm: Lysaght Consultants Ltd</p>	<p>Title Plan SO 457222 Approved on: 9/11/2012</p>
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **893643**
Land Registration District **South Auckland**
Date Issued 04 March 2020

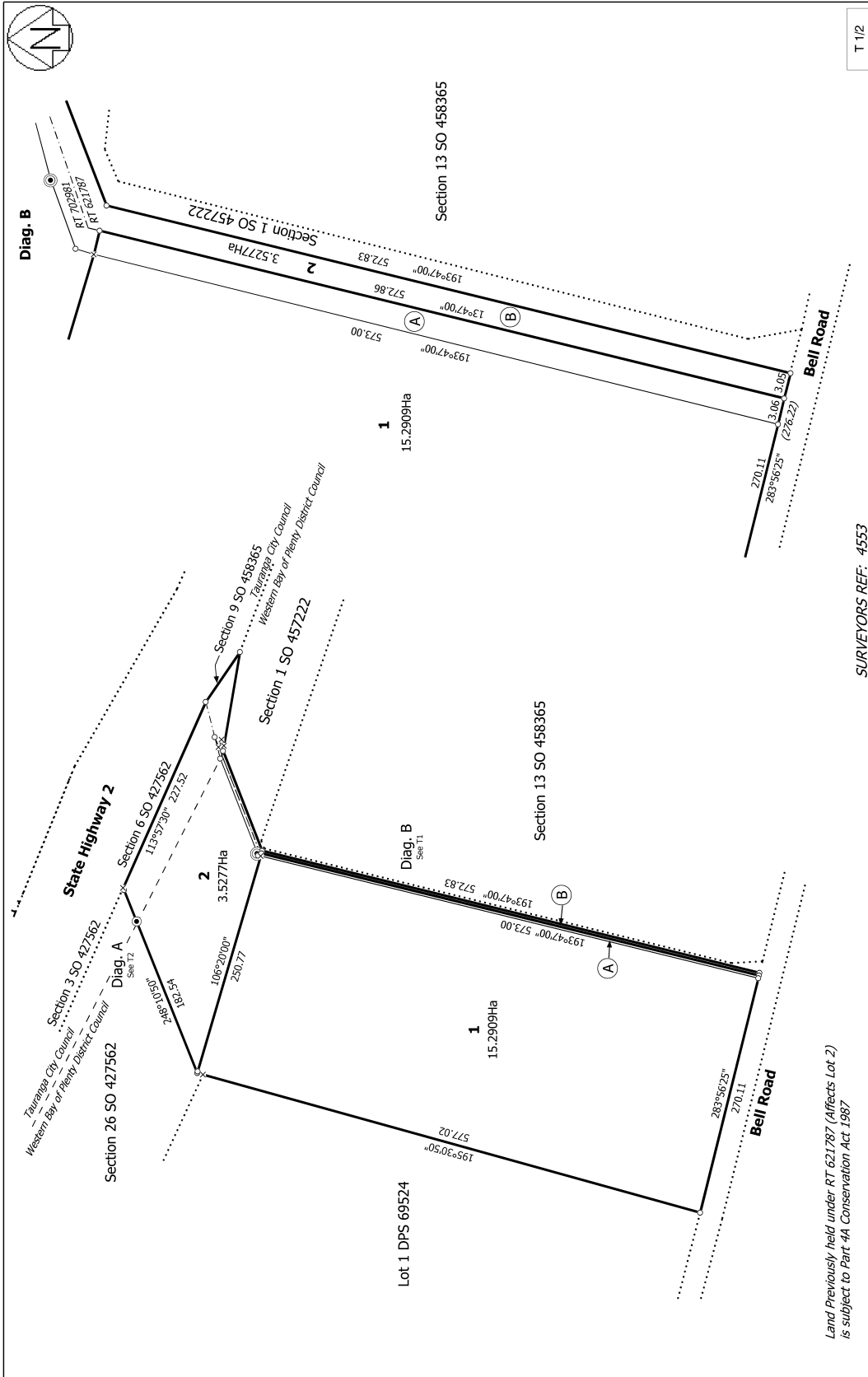
Prior References
702981

Estate Fee Simple
Area 15.2909 hectares more or less
Legal Description Lot 1 Deposited Plan 537375

Registered Owners
Bell Road Limited Partnership

Interests

Subject to a right of way over part marked A on DP 537375 created by Transfer S343941 - 5.5.1966 at 11.50 am
Appurtenant hereto are rights of way specified in Easement Certificate S353913 - 24.8.1966 at 1.54 pm
Subject to a right of way over part marked A on DP 537375 specified in Easement Certificate S353913 - 24.8.1966 at 1.54 pm
Fencing Covenant in Gazette Notice 6268016.1 - 24.12.2004 at 9:00 am
6348078.6 Partial Surrender of the right of way specified in Easement Certificate S353913 - 16.3.2005 at 9:00 am
6348078.7 Partial Surrender of the right of way specified in Easement Certificate S353913 - 16.3.2005 at 9:00 am
Appurtenant hereto is a right of way and the rights to convey water and electricity created by Easement Instrument 9432756.1 - 27.6.2013 at 3:26 pm
Appurtenant hereto are rights of way, and rights to convey water and electricity created by Easement Instrument 9985727.1 - 18.3.2015 at 9:30 am
Subject to a right of way, right to convey electricity, telecommunications, water and gas, a right to drain stormwater over part marked A on DP 537375 created by Easement Instrument 11593989.3 - 4.3.2020 at 4:11 pm
Appurtenant hereto is a right of way, right to convey electricity, telecommunications, water and gas and a right to drain stormwater created by Easement Instrument 11593989.3 - 4.3.2020 at 4:11 pm
The easements created by Easement Instrument 11593989.3 are subject to Section 243 (a) Resource Management Act 1991
12540277.1 Mortgage to Bank of New Zealand - 6.9.2022 at 1:12 pm



Land Previously held under RT 621787 (Affects Lot 2)
 is subject to Part 4A Conservation Act 1987

Land District: South Auckland

Digitally Generated Plan
 Generated on: 04/11/2019 2:02pm | Page 3 of 4

Section 1 and 2 BEING A SUBDIVISION OF SECTION 14 SO 458365 and SECTION 25 SO 427562

SURVEYORS REF: 4553

Surveyor: Matthew Joseph Michels
 Firm: Surveying Services Ltd

Title Plan
 LT 537375
 Approved on: 4/11/2019

T 1/2



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




R.W. Muir
Registrar-General
of Land

Identifier **893644**
Land Registration District **South Auckland**
Date Issued 04 March 2020

Prior References

621787 702981

Estate Fee Simple
Area 3.5277 hectares more or less
Legal Description Lot 2 Deposited Plan 537375

Registered Owners

[REDACTED]

Interests

Subject to a right of way over part marked B on DP 537375 created by Transfer S343941 - 5.5.1966 at 11.50 am
Appurtenant hereto are rights of way specified in Easement Certificate S353913 - 24.8.1966 at 1.54 pm
Subject to a right of way over part marked B and C on DP 537375 specified in Easement Certificate S353913 - 24.8.1966 at 1.54 pm
5879589.7 Surrender of the right of way over markings B, E, H and I on DPS 65215 appurtenant to Lot 3 DP 322381 specified in Easement Certificate S353913 - 29.1.2004 at 9:00 am
Fencing Covenant in Gazette Notice 6268016.1 - 24.12.2004 at 9:00 am (part formerly Section 25 SO 427562)
6348078.6 Partial Surrender of the right of way specified in Easement Certificate S353913 - 16.3.2005 at 9:00 am
6348078.7 Partial Surrender of the right of way specified in Easement Certificate S353913 - 16.3.2005 at 9:00 am
6348078.7 Surrender of the right of way over markings B, E, H and I on DPS 65215 appurtenant to Lots 61-63 DP 345260 specified in Easement Certificate S353913 - 16.3.2005 at 9:00 am
Appurtenant to part formerly Section 25 SO 427562 is a right of way and the rights to convey water and electricity created by Easement Instrument 9432756.1 - 27.6.2013 at 3:26 pm
Subject to Part IVA Conservation Act 1987 (affects part formerly Section 25 SO 427562)
Subject to Section 11 Crown Minerals Act 1991 (affects part formerly Section 25 SO 427562)
Appurtenant to part formerly Section 25 SO 427562 are rights of way, and rights to convey water and electricity created by Easement Instrument 9985727.1 - 18.3.2015 at 9:30 am
10707826.2 Mortgage to ANZ Bank New Zealand Limited - 28.2.2017 at 1:55 pm
Subject to a right of way, a right to convey electricity, telecommunications, water and gas and a right to drain stormwater over part marked B and C on DP 537375 created by Easement Instrument 11593989.3 - 4.3.2020 at 4:11 pm
Appurtenant hereto is a right of way, right to convey electricity, telecommunications, water and gas, a right to drain stormwater created by Easement Instrument 11593989.3 - 4.3.2020 at 4:11 pm
The easements created by Easement Instrument 11593989.3 are subject to Section 243 (a) Resource Management Act 1991
11593989.4 Encumbrance to New Zealand Transport Agency - 4.3.2020 at 4:11 pm

11593989.5 Mortgage Priority Instrument making Encumbrance 11593989.4 first priority and Mortgage 10707826.2
second priority - 4.3.2020 at 4:11 pm



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




R.W. Muir
Registrar-General
of Land

Identifier **960661**
Land Registration District **South Auckland**
Date Issued 03 March 2021

Prior References
SA1479/59

Estate Fee Simple
Area 2.0626 hectares more or less
Legal Description Lot 1 Deposited Plan 553506

Registered Owners

[REDACTED]

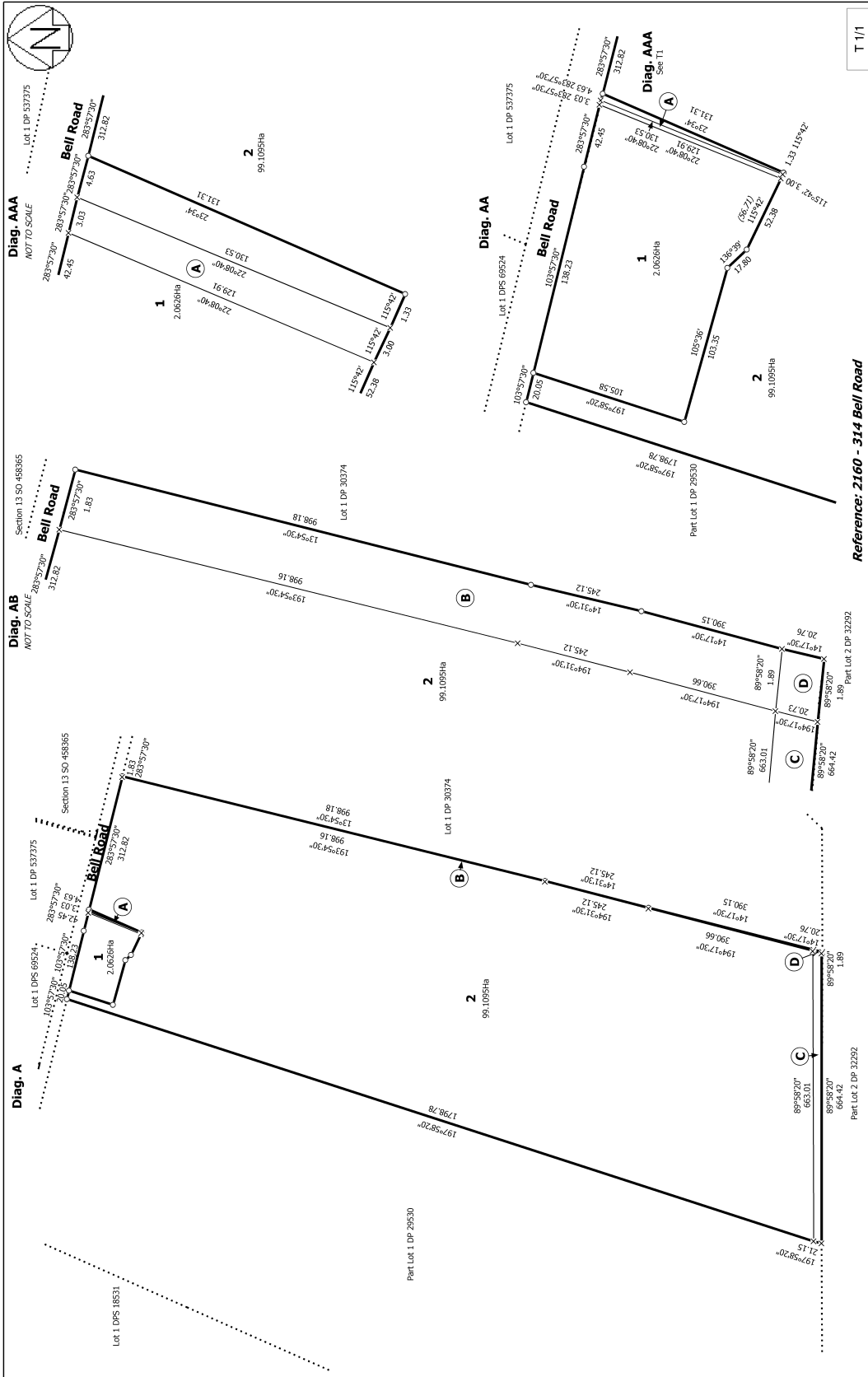
Interests

6009105.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 18.5.2004 at 9:00 am

Subject to a right to convey electricity over part marked A on DP 553506 created by Easement Instrument 11867289.2 - 3.3.2021 at 9:25 am

The easements created by Easement Instrument 11867289.2 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Covenant Instrument 11867289.3 - 3.3.2021 at 9:25 am

12340084.3 Mortgage to Bank of New Zealand - 10.2.2022 at 11:33 am



T / 1

Reference: 2160 - 314 Bell Road

Lots 1 and 2 being a Subdivision of Part Lot 1 DP 29530

Land District South Auckland

Surveyor: Kyne Christopher Ritson
Firm: Te Puke Surveying Limited

Title Plan
DP 553506

Digitally Generated Plan
Generated on: 01/04/2021 08:59am Page 3 of 3

Deposited on: 3/03/2021



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




R.W. Muir
Registrar-General
of Land

Identifier 960662
Land Registration District South Auckland
Date Issued 03 March 2021

Prior References
SA1479/59

Estate Fee Simple
Area 99.1095 hectares more or less
Legal Description Lot 2 Deposited Plan 553506

Registered Owners



Interests

Subject to drainage rights and other rights (in gross) over parts marked C & D on DP 553506 in favour of Her Majesty the Queen created by Transfer 276640 - 29.5.1936 at 11:21 am

Subject to a drainage right over parts marked B & D on DP 553506 created by Transfer 337641 - 4.9.1941 at 12:00 am

6009105.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 18.5.2004 at 9:00 am

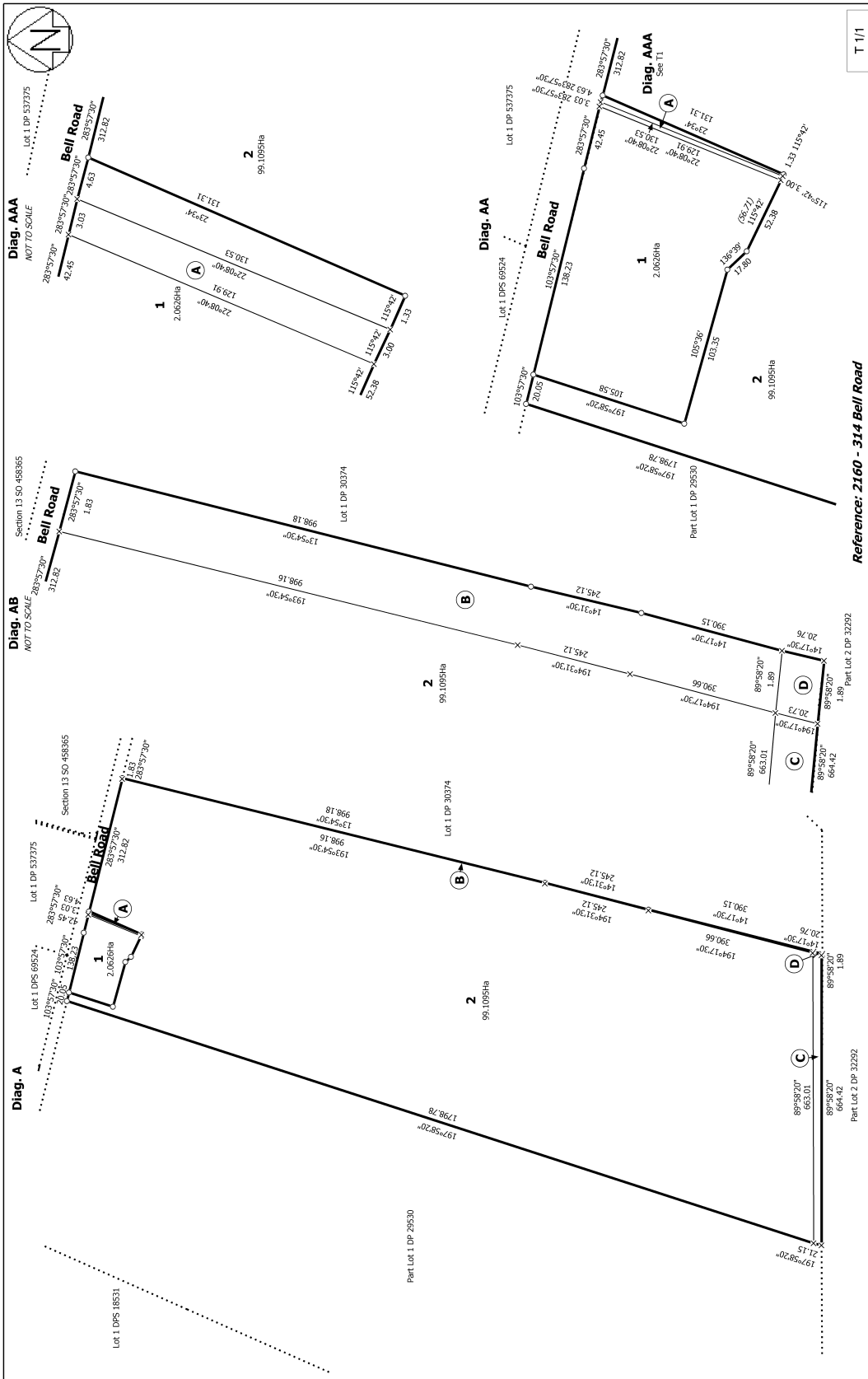
11702233.2 Mortgage to First Mortgage Custodians Limited - 3.3.2020 at 11:14 am

Appurtenant hereto is a right to convey electricity created by Easement Instrument 11867289.2 - 3.3.2021 at 9:25 am

The easements created by Easement Instrument 11867289.2 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 11867289.3 - 3.3.2021 at 9:25 am

13277014.1 Variation of Mortgage 11702233.2 - 28.4.2025 at 1:02 pm



T / 1

Reference: 2160 - 314 Bell Road

Title Plan
 DP 553506
 Deposited on: 3/03/2021

Surveyor: Kyne Christopher Ritson
 Firm: Te Puke Surveying Limited

Lots 1 and 2 being a Subdivision of Part Lot 1 DP 29530

Land District: South Auckland
Digitally Generated Plan
 Generated on: 01/04/2021 08:59am Page 3 of 3



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




R.W. Muir
Registrar-General
of Land

Identifier SA7A/206
Land Registration District South Auckland
Date Issued 23 February 1967

Prior References
SA748/23

Estate Fee Simple
Area 113.7622 hectares more or less
Legal Description Part Lot 1 Deposited Plan 29530

Registered Owners

[REDACTED]

Interests

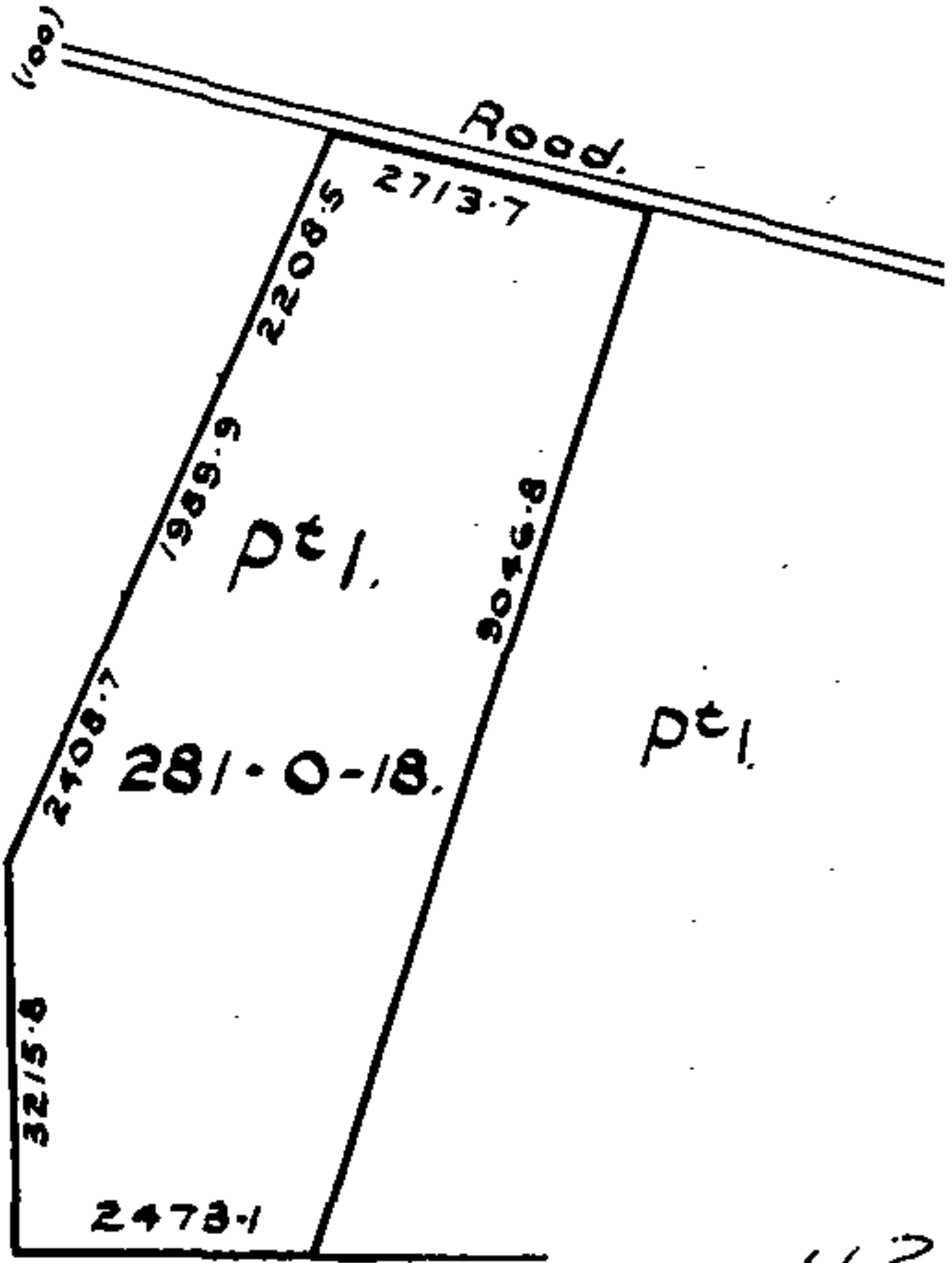
Subject to drainage and other rights (in gross) over part coloured blue on DP 29530 in favour of Her Majesty the Queen created by Transfer 276640

B677794.3 Mortgage to The National Bank of New Zealand Limited - 13.9.2001 at 1:54 pm

5147882.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 1.2.2002 at 11:38 am

9127505.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation (including flooding, overland flow, storm surge, tidal effects and ponding) as natural hazards - - 17.7.2012 at 11:38 am

10442605.1 Variation of Mortgage B677794.3 - 26.5.2016 at 3:51 pm





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

Identifier SA55D/202
Land Registration District South Auckland
Date Issued 07 March 1995

Prior References
SA45B/856

Estate Fee Simple
Area 9815 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland
69524

Registered Owners

Interests

Appurtenant hereto is a right of way and a right to convey water and to telephone and electricity rights created by Transfer H955786.5

The easements created by Transfer H955786.5 are subject to Section 309 (1) (a) Local Government Act 1974
10184245.2 Mortgage to ANZ Bank New Zealand Limited - 11.9.2015 at 4:29 pm



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




R.W. Muir
Registrar-General
of Land

Identifier SA64B/395
Land Registration District South Auckland
Date Issued 22 July 1998

Prior References
SA45B/854

Estate Fee Simple
Area 2.6940 hectares more or less
Legal Description Lot 1 Deposited Plan South Auckland
81677

Registered Owners

Interests

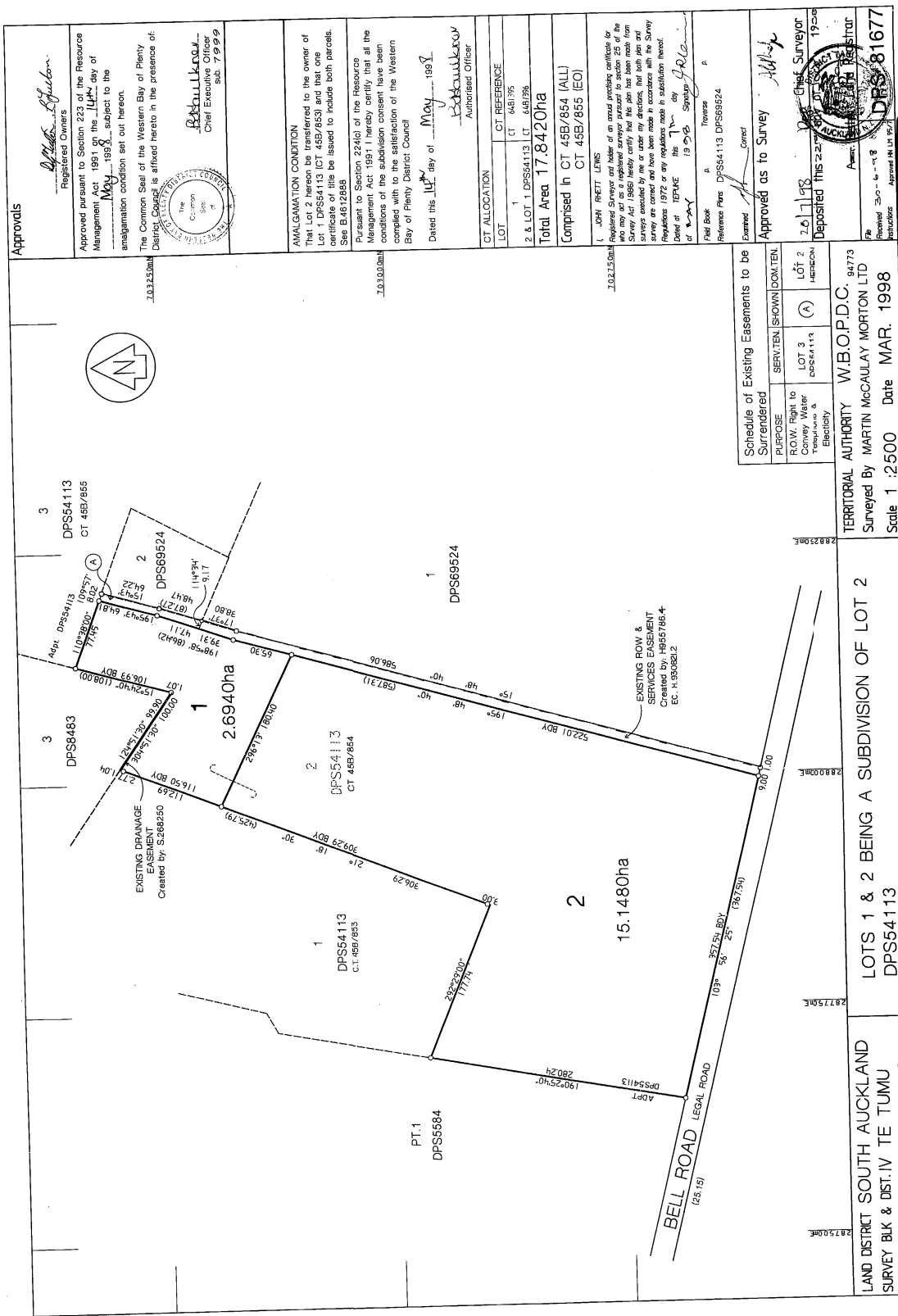
The within land has no frontage to a legal road

Appurtenant hereto is a drainage right created by Transfer S268250

Subject to a drainage right over part marked E on DPS 54113 created by Transfer S268250

Appurtenant hereto is a right of way and a right to convey water, and telephone and electricity rights specified in Easement Certificate H930821.2

The easements specified in Easement Certificate H930821.2 are subject to Section 309 (1) (a) Local Government Act 1974
12175833.2 Mortgage to ASB Bank Limited - 20.7.2021 at 4:11 pm



Approvals

Registered Owners
[Signature]

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of May, 1998, subject to the amalgamation condition set out hereon.

The Common Seal of the Western Bay of Plenty District Council is affixed hereto in the presence of:
[Signature]
Chief Executive Officer
Sub. 7999

AMALGAMATION CONDITION

That Lot 2 hereon be transferred to the owner of Lot 1, DPS54113, CT 45B/855 and that one certificate of title be issued to include both parcels. See B4612889.

Pursuant to Section 224(6) of the Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Western Bay of Plenty District Council.

Dated this 14th day of May, 1998.
[Signature]
Authorised Officer

CT ALLOCATION

LOT	CT REFERENCE
1	648/395
2 & LOT 1	DPS54113, CT 45B/855

Total Area 17.8420ha
Comprised in CT 45B/854 (ALL)
CT 45B/855 (EO)

I, JOHN BRETT LEWIS

Registered Surveyor and holder of an unrevoked certificate for the purposes of the Resource Management Act 1991, do hereby certify that the plan has been made from surveys conducted by me or under my direction, that both plan and regulations 1972 or any regulations made in substitution thereof, dated at Waikeke this 14th day of May, 1998, signed by [Signature] of Waikeke.

Reference Plans: DPS54113, DPS69524

Examined *[Signature]*
Approved as to Survey *[Signature]*

Deposited this 22nd day of May, 1998
26/11/98
Chief Surveyor
DPS 81677

Schedule of Existing Easements to be Surrendered

PURPOSE	SERVEN (SHOWN)	DOM/TEN
R.O.W. Right to Convey Water, Gas, Electricity	LOT 2, CT 45B/855	(A)

TERRITORIAL AUTHORITY: W.B.O.P.D.C. 94773
Surveyed By: MARTIN MCCULLAY MORTON LTD
Scale 1:2500 Date MAR. 1998

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2
DPS54113

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK & DST. IV TE TUMU
NZMS U14 RECORD MAP 7.3

28 JUL 1998





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




R.W. Muir
Registrar-General
of Land

Identifier SA64B/396
Land Registration District South Auckland
Date Issued 22 July 1998

Prior References
45B/853-854

Estate Fee Simple
Area 24.3230 hectares more or less
Legal Description Lot 2 Deposited Plan South Auckland
81677 and Lot 1 Deposited Plan South
Auckland 54113

Registered Owners
Bell Road Limited Partnership

Interests

Subject to Section 241(2) Resource Management Act 1991(affects DPS 81677)

Appurtenant hereto is a drainage right created by Transfer S268250

Subject to a drainage right over part marked D on DPS 54113 created by Transfer S268250 (affects Lot 1 DPS 54113)

Appurtenant hereto is a right of way and right to convey water and telephone & electricity rights specified in Easement Certificate H930821.2 (affects Lot 2 DPS 81677)

The easements specified in Easement Certificate H930821.2 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right of way and a right to convey water and telephone & electricity rights created by Transfer H955786.3 (affects Lot 1 DPS 54113)

The easements created by Transfer H955786.3 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right of way and a right to convey water and electricity created by Easement Instrument 9985727.1 - 18.3.2015 at 9:30 am

12540277.1 Mortgage to Bank of New Zealand - 6.9.2022 at 1:12 pm

