



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **935208**  
**Land Registration District** **South Auckland**  
**Date Issued** 10 November 2020

**Prior References**  
814452

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|                          |                                                                    |
|--------------------------|--------------------------------------------------------------------|
| <b>Estate</b>            | Fee Simple                                                         |
| <b>Area</b>              | 2.0315 hectares more or less                                       |
| <b>Legal Description</b> | Lot 6 Deposited Plan 519074 and Lot 8, 11<br>Deposited Plan 547595 |

**Registered Owners**  
WACP Limited

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**Interests**

Subject to Section 59 Land Act 1948 (affects Lots 8,11 DP 547595)

Appurtenant to Lots 8 and 11 DP 547595 is a right to convey water, electricity, telecommunications and computer media created by Easement Instrument 10814466.3 - 1.9.2017 at 4:53 pm

Some of the easements created by Easement Instrument 10814466.3 are subject to Section 243 (a) Resource Management Act 1991 (see DP 511694)

Subject to a right to drain water over Lot 8 DP 547595 marked F on DP 547595 created by Easement Instrument 10814466.3 - 1.9.2017 at 4:53 pm

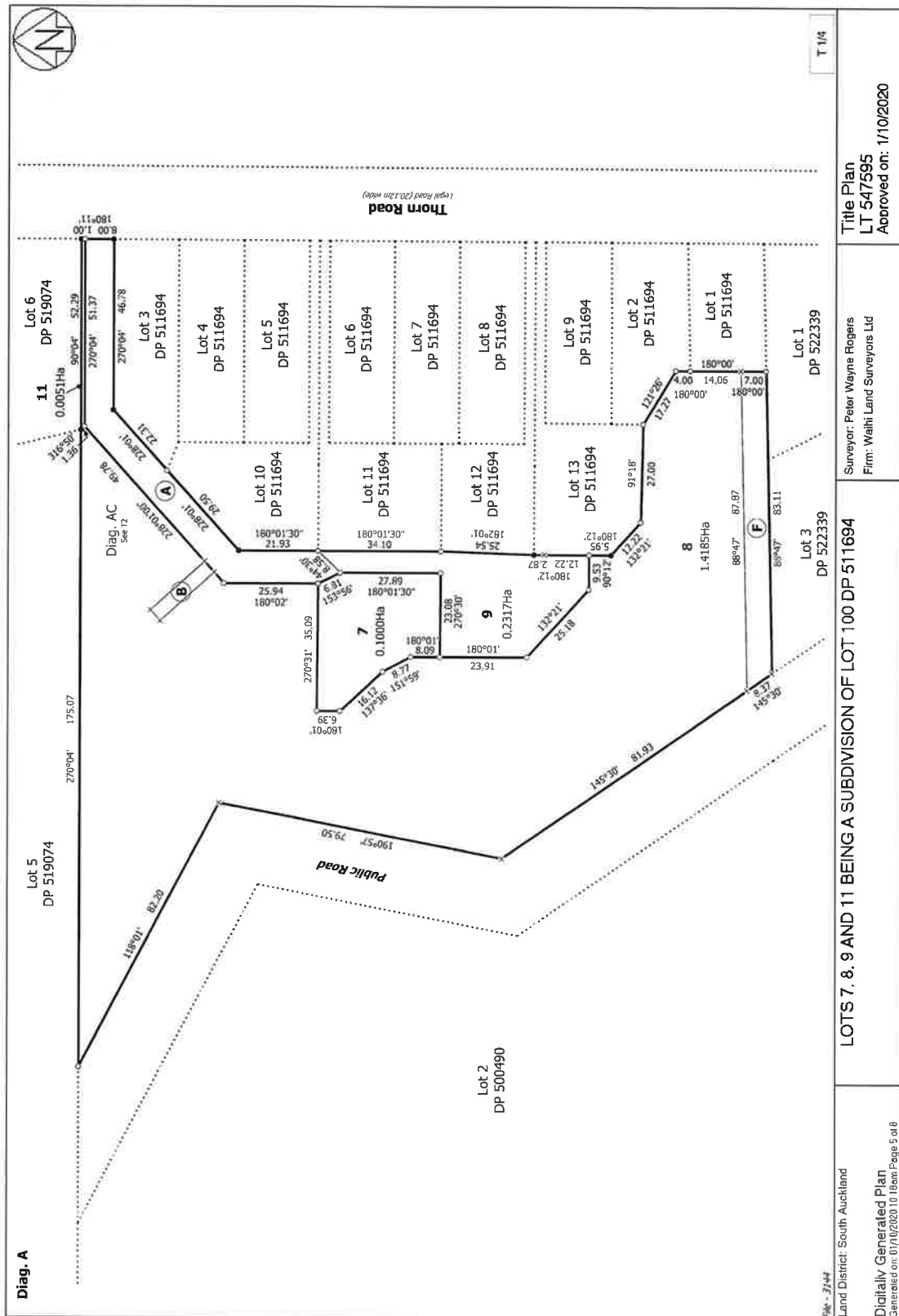
Land Covenant in Easement Instrument 10814466.5 - 1.9.2017 at 4:53 pm (affects Lots 8 and 11 DP 547595)

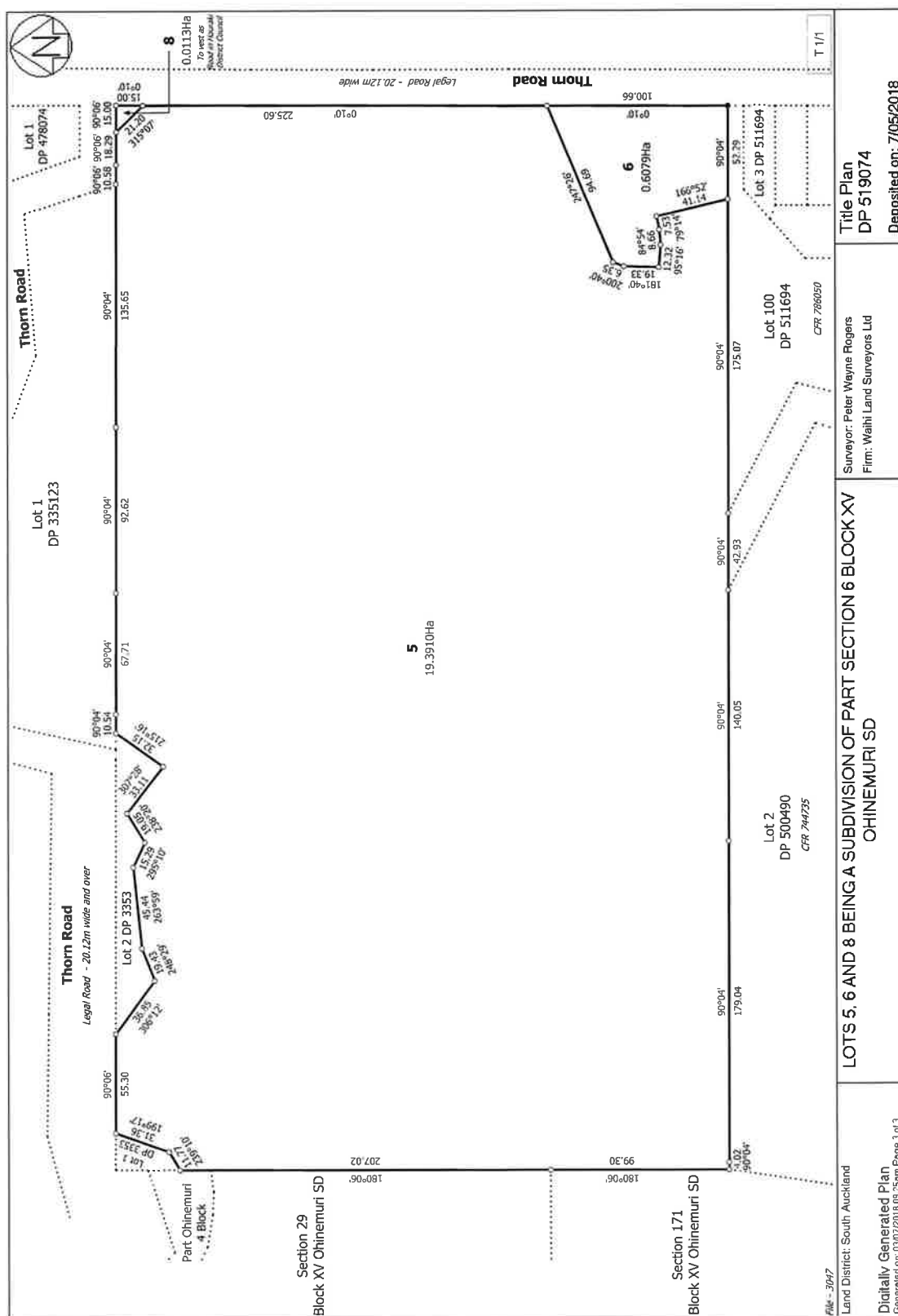
Subject to Section 241(2) Resource Management Act 1991 (affects DP 547595)

Subject to a right to drain water over Lot 8 DP 547595 marked B on DP 547595 created by Easement Instrument 11905314.4 - 10.11.2020 at 4:32 pm

Appurtenant to Lot 8 DP 547595 is a right of way, and a right to convey electricity, telecommunications and water created by Easement Instrument 11905314.4 - 10.11.2020 at 4:32 pm

The easements created by Easement Instrument 11905314.4 are subject to Section 243 (a) Resource Management Act 1991  
12166755.2 Mortgage to Bank of New Zealand - 16.7.2021 at 12:28 pm







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**Identifier** SA66A/360  
**Land Registration District** South Auckland  
**Date Issued** 09 October 1998

**Prior References**

SA65D/358 SA745/26

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**Estate** Fee Simple  
**Area** 5.5549 hectares more or less  
**Legal Description** Lot 3 Deposited Plan South Auckland  
33318

**Registered Owners**

Michael James McHardy, Janice Lynn McHardy and McHardy Trustees Limited

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**Interests**

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under part of the land herein formerly contained in CT SA745/26

Subject to Section 315 Land Act 1924 (affects part formerly contained in CT SA745/26)

Subject to Section 8 Mining Act 1971 (affects part formerly contained in CT SA65D/358)

Subject to Section 168A Coal Mines Act 1925 (affects part formerly contained in CT SA65D/358)

B556530.1 Gazette Notice declaring State Highway No 2 fronting the within land to be a limited access road - 19.7.1999 at 3.29 pm

B627805.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 27.9.2000 at 2.08 pm

10445567.1 Mortgage to ANZ Bank New Zealand Limited - 3.6.2016 at 12:33 pm





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R. W. Muir  
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**Identifier** SA1B/930  
**Land Registration District** South Auckland  
**Date Issued** 20 August 1962

**Prior References**  
SAPR248/83

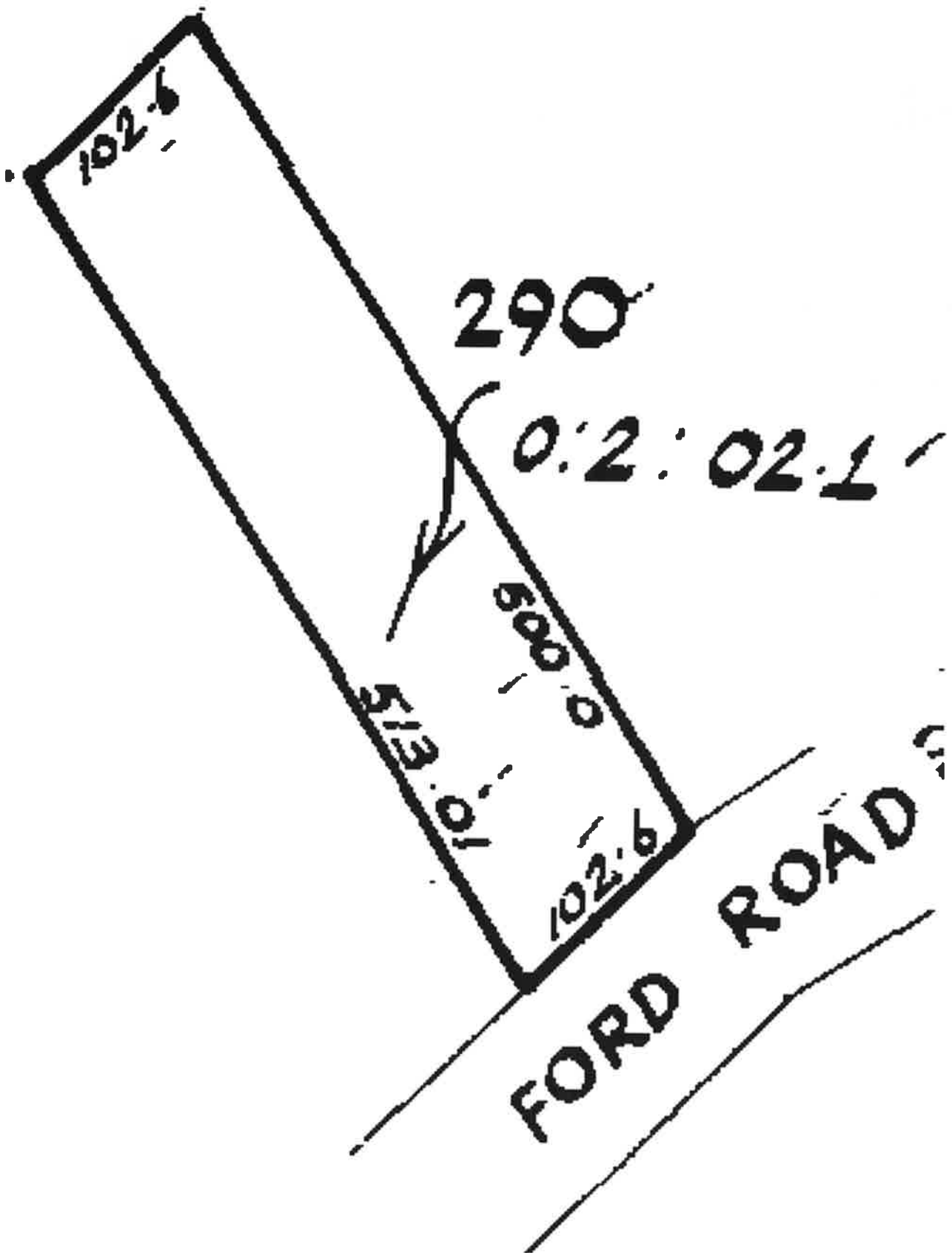
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**Estate** Fee Simple  
**Area** 2077 square metres more or less  
**Legal Description** Section 290 Block XVI Ohinemuri Survey  
District

**Registered Owners**  
Ian Alexander Keys and Elizabeth Jean Lewis Keys

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**Interests**  
Subject to Section 59 Land Act 1948  
9952841.3 Mortgage to Westpac New Zealand Limited - 23.1.2015 at 12:37 pm





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R.W. Muir  
Registrar-General  
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**Identifier** **814021**  
**Land Registration District** **South Auckland**  
**Date Issued** 08 November 2018

**Prior References**

SA31A/732 SA66A/359

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|                          |                                                                              |
|--------------------------|------------------------------------------------------------------------------|
| <b>Estate</b>            | Fee Simple                                                                   |
| <b>Area</b>              | 11.1374 hectares more or less                                                |
| <b>Legal Description</b> | Lot 2 Deposited Plan 518967 and Lot 4<br>Deposited Plan South Auckland 33318 |

**Registered Owners**

Michael James McHardy, Janice Lynn McHardy and McHardy Trustees Limited

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**Interests**

Subject to Section 315 Land Act 1924 (affects Lot 4 DPS 33318 and part Lot 2 DP 518967 formerly Section 100 and part Section 50 Block XVI Ohinemuri Survey District and Section 84, 192 Block XVI Ohinemuri Survey District )

Subject to Section 8 Mining Act 1971 (affects part Lot 2 DP 518967 formerly Section 343 Block XVI Ohinemuri Survey District)

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under part of the land herein being Lot 4 DPS 33318 and part Lot 2 DP 518967 formerly Section 100 and part Section 50 Block XVI Ohinemuri Survey District and Section 84, 192 Block XVI Ohinemuri Survey District

Subject to Section 168A Coal Mines Act 1925 (affects part Lot 2 DP 518967 formerly Section 343 Block XVI Ohinemuri Survey District)

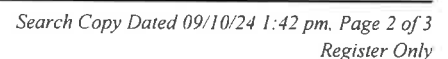
B556536.1 Gazette Notice declaring State Highway No 2 fronting the within land to be a Limited Access Road - 19.7.1999 at 3.29 pm (affects Lot 2 DP 518967)

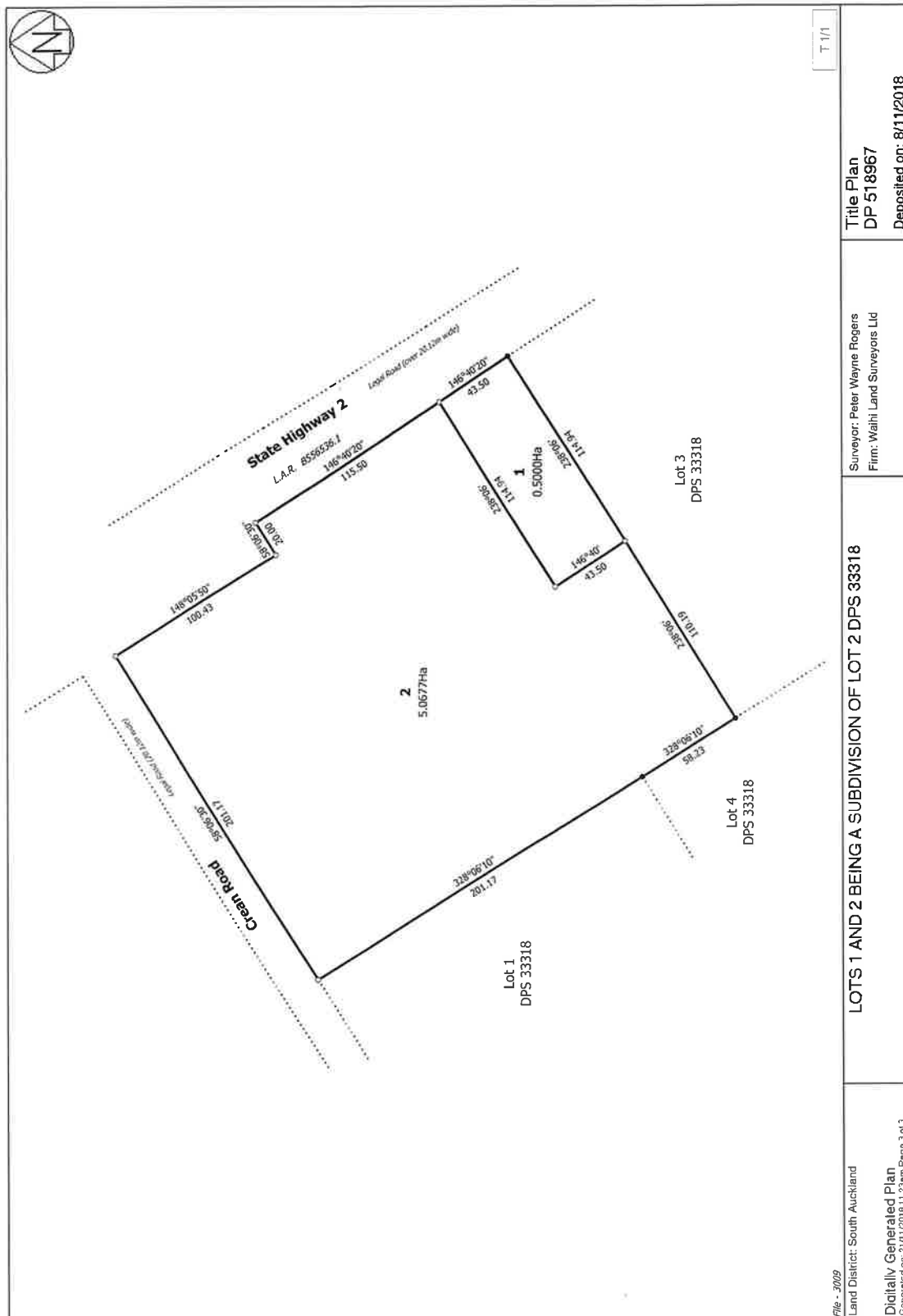
B627805.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 27.9.2000 at 2.08 pm (affects Lot 2 DP 518967)

Appurtenant to Lot 2 DP 518967 is a right to transmit electricity and rights to convey water created by Easement Instrument 9733515.1 - 26.5.2014 at 2:24 pm

10445567.1 Mortgage to ANZ Bank New Zealand Limited - 3.6.2016 at 12:33 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 518967)







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**Identifier** **664027**  
**Land Registration District** **South Auckland**  
**Date Issued** 28 November 2014

**Prior References**  
SA54B/733

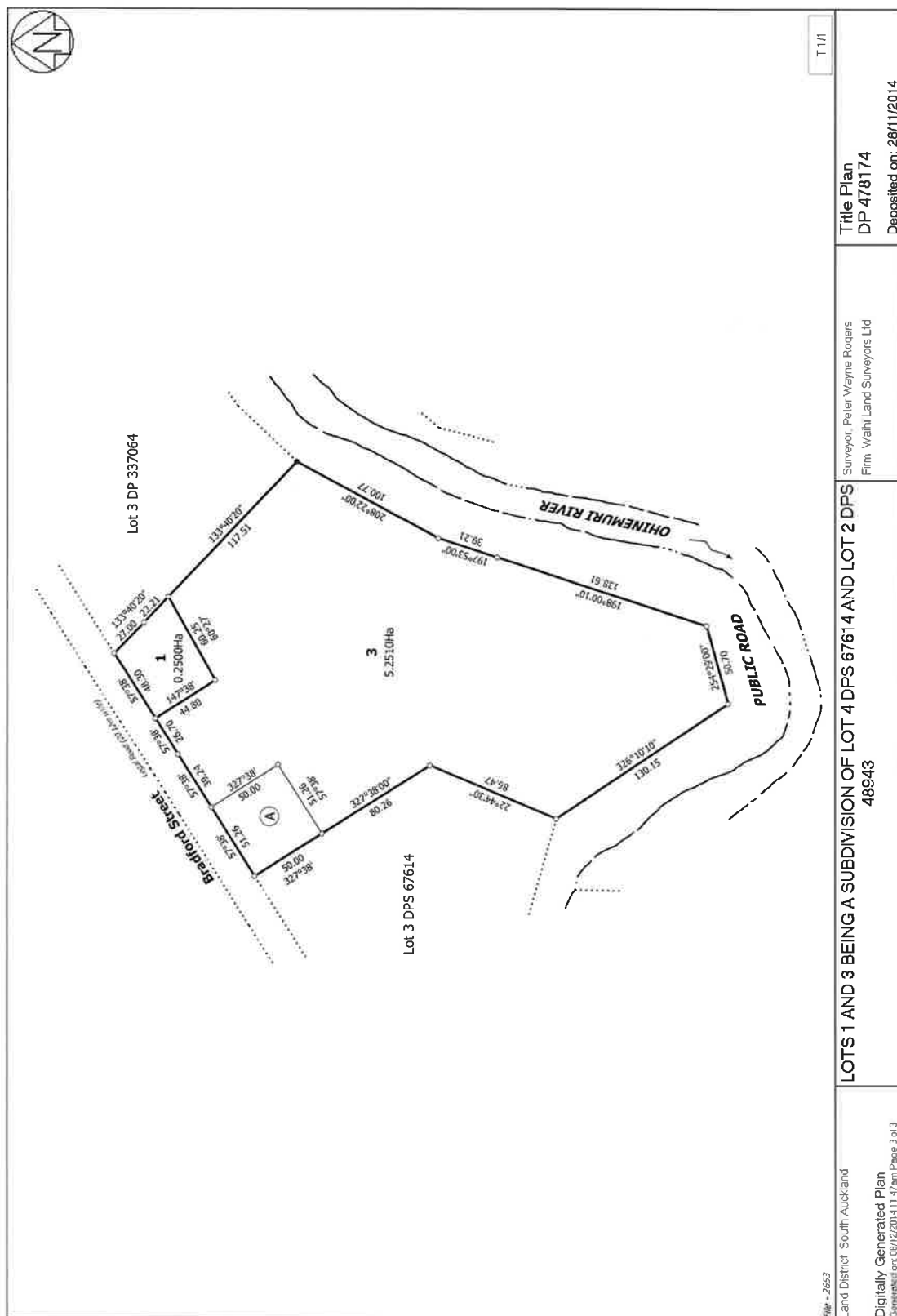
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**Estate** Fee Simple  
**Area** 2500 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 478174  
**Registered Owners**  
Petrus Antonius Overdevest and Catherine Joy Overdevest

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**Interests**

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land (affects part formerly part Section 102 Blk XV Ohinemuri SD)  
Subject to Section 315 Land Act 1924 (affects part formerly part Section 102 Blk XV Ohinemuri SD)





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**Identifier** **664028**  
**Land Registration District** **South Auckland**  
**Date Issued** 28 November 2014

**Prior References**  
SA54B/733

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**Estate** Fee Simple  
**Area** 5.2510 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 478174  
**Registered Owners**  
River Bend Ranch Limited

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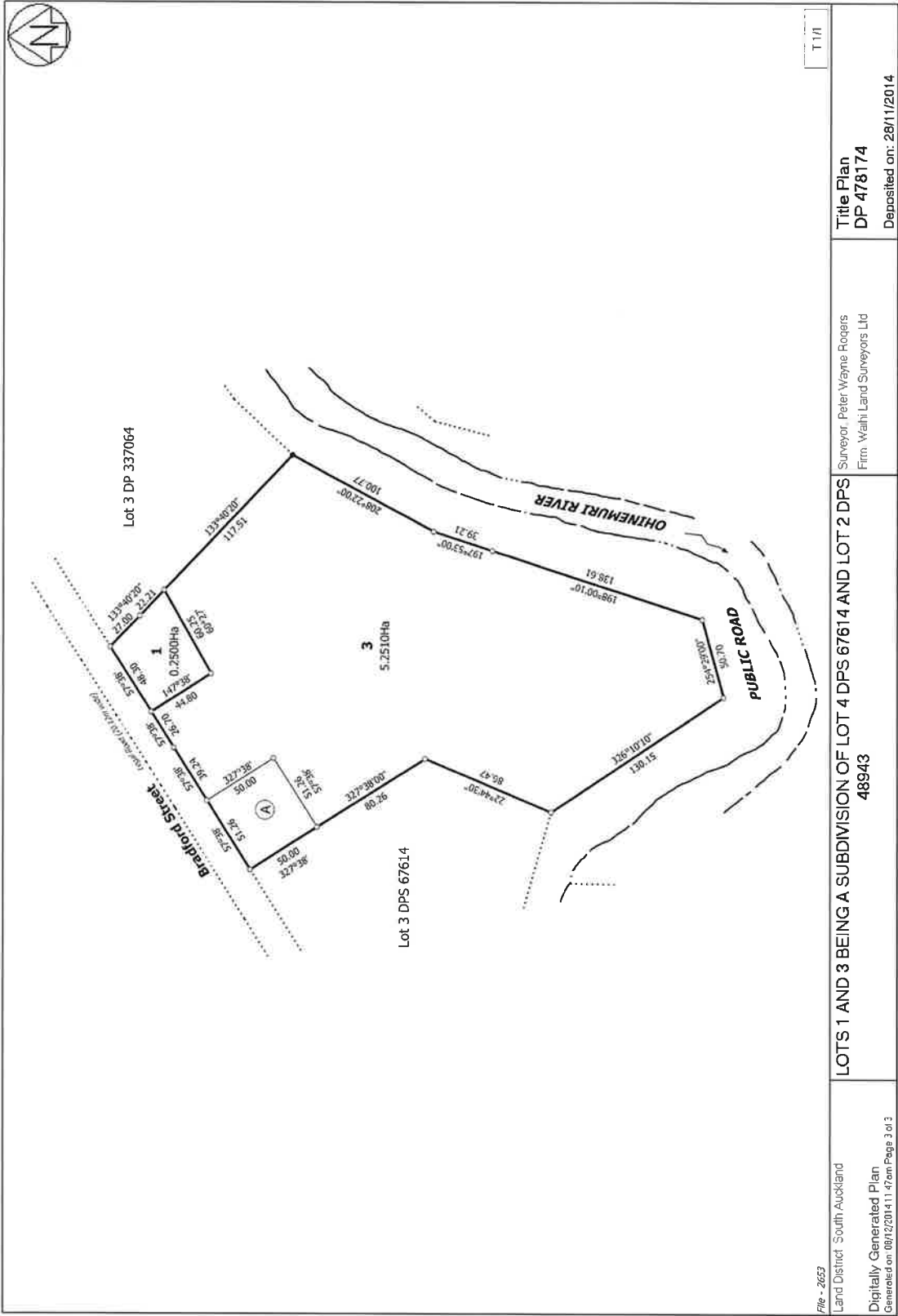
**Interests**

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land (affects part formerly Sections 58, 77 and part Sections 85 and 102 Blk XV Ohinemuri SD)

Subject to Section 315 Land Act 1924 (affects part formerly Sections 58, 77 and part Sections 85 and 102 Blk XV Ohinemuri SD)

9689242.3 Mortgage to ASB Bank Limited - 11.4.2014 at 12:57 pm

9911040.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.11.2014 at 2:02 pm





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**Identifier** 1035197  
**Land Registration District** South Auckland  
**Date Issued** 21 February 2023

**Prior References**  
SA54B/732

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**Estate** Fee Simple  
**Area** 4112 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 571193  
**Registered Owners**  
Samuel Nicholas Pynenburg and Gemma Leigh Allan

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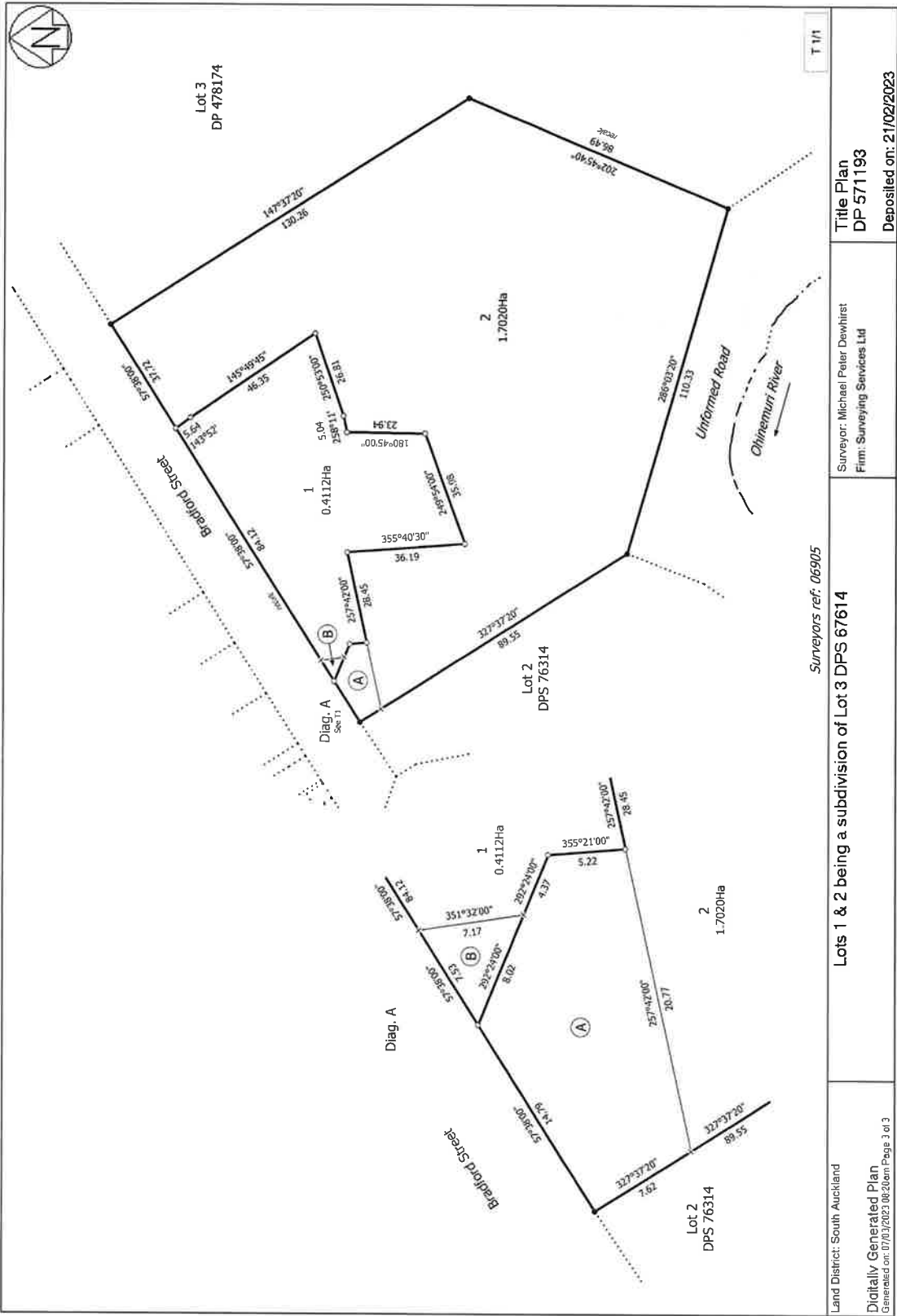
**Interests**

Subject to Section 315 Land Act 1924

Subject to a right (in gross) to drain sewage over part marked B on DP 571193 in favour of Hauraki District Council created by Easement Instrument 12672685.3 - 21.2.2023 at 1:44 pm

The easements created by Easement Instrument 12672685.3 are subject to Section 243 (a) Resource Management Act 1991  
Appurtenant to is a right of way and a right to convey electricity created by Easement Instrument 12672685.4 - 21.2.2023 at 1:44 pm

The easements created by Easement Instrument 12672685.4 are subject to Section 243 (a) Resource Management Act 1991  
12684849.2 Mortgage to Kiwibank Limited - 21.3.2023 at 2:41 pm





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**Identifier** 1035198  
**Land Registration District** South Auckland  
**Date Issued** 21 February 2023

**Prior References**  
SA54B/732

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**Estate** Fee Simple  
**Area** 1.7020 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 571193  
**Registered Owners**  
Andrew Lawrence Bailey and Vicki Maree Bailey

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**Interests**

Subject to Section 315 Land Act 1924

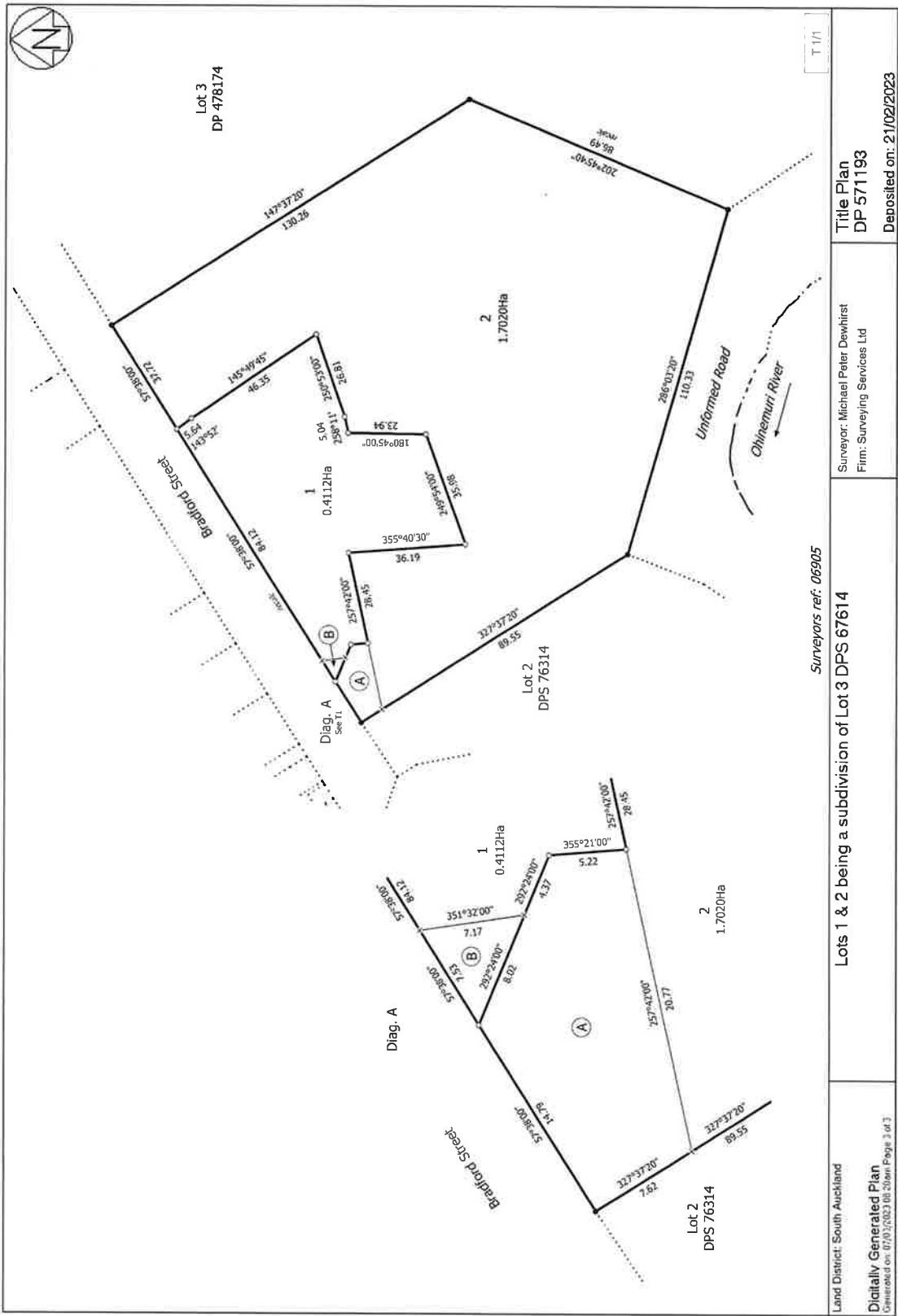
12672685.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.2.2023 at 1:44 pm

Subject to a right of way and a right to convey electricity over part marked A on DP 571193 created by Easement  
Instrument 12672685.4 - 21.2.2023 at 1:44 pm

The easements created by Easement Instrument 12672685.4 are subject to Section 243 (a) Resource Management Act 1991

12685228.2 Mortgage to ASB Bank Limited - 21.3.2023 at 4:13 pm

12699389.1 Mortgage to Terrence Russell Bailey and Cheshire Nominees Limited - 27.3.2023 at 9:49 am





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**Identifier** **151698**  
**Land Registration District** **South Auckland**  
**Date Issued** 17 November 2004

**Prior References**

SA41A/984

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**Estate** Fee Simple  
**Area** 3558 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 337064

**Registered Owners**

Sandra Margaret Taylor, Craig John Taylor, Paul Richard Taylor and Simpson Browne Trustee Company 2008 Limited

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**Interests**

Subject to Section 315 Land Act 1924 (affects part formerly Section 103 Block XV Ohinemuri Survey District)

Subject to a right to convey sewage over the part marked A on DP 337064 created by Easement Instrument 6218861.4 - 17.11.2004 at 9:00 am

The easements created by Easement Instrument 6218861.4 are subject to Section 243 (a) Resource Management Act 1991

Search Copy Dated 09/10/24 1:28 pm, Page 2 of 2  
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**Identifier** **151699**  
**Land Registration District** **South Auckland**  
**Date Issued** 17 November 2004

**Prior References**  
SA41A/984

---

**Estate** Fee Simple  
**Area** 4015 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 337064

**Registered Owners**

Trevor David Ramsey as to a 1/2 share  
Robin Kay Ramsey as to a 1/2 share

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**Interests**

Subject to Section 315 Land Act 1924 (affects parts formerly Sections 103 and 104 Block XV Ohinemuri Survey District)  
6218861.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.11.2004 at 9:00 am  
Appurtenant hereto is a right to convey sewage created by Easement Instrument 6218861.4 - 17.11.2004 at 9:00 am  
The easements created by Easement Instrument 6218861.4 are subject to Section 243 (a) Resource Management Act 1991

**Appendix**

I hereby certify that this plan was approved by the Auckland District Council pursuant to the Resource Management Act 1991 on the 27th day of May 2004 subject to the granting of the easement set out in the Memorandum Annexed hereto.

*David*  
Chief Executive / Auckland District Council

**Memorandum of Easement**

| Particular | Sec. 1    | Sec. 2              | Sec. 3              |
|------------|-----------|---------------------|---------------------|
| Area       | 1.9656 ha | 4015 m <sup>2</sup> | 3558 m <sup>2</sup> |
| Lot        | 1         | 2                   | 3                   |
| CT         | 1514/94   | 1514/94             | 1514/94             |

**LT 337064 (Title Plan)**  
Date: 17/11/2004

**New C.T. Allocated**

| Lot | C.T. Reference |
|-----|----------------|
| 1   | 1514/94        |
| 2   | 1514/94        |
| 3   | 1514/94        |

**Survey**

**Class II Survey**

**Total Area** 2.7229 ha

**Completed in** 17/11/2004

**Signature** *David* **Date** 17/11/2004

**Field Book** *David* **Date** 17/11/2004

**Published Plans** *David* **Date** 17/11/2004

**Examined** *David* **Date** 17/11/2004

**Approved as to Survey by Land Information NZ on** 17/11/2004

**Deposited by Land Information NZ on** 17/11/2004

**Registered (15 to 24)** **DP 337064**

**LAND DISTRICT** South Auckland

**Lot 1, 2 & 3 Being Subdivision of Lot 1 DP 47168**

**Surveyed by** *G.D.D. Handley* **Date** May 2004

**Scale** 1:750

**ALL WORK SUBJECT TO SURVEY, LAND INFORMATION NZ RELEASE**



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**Identifier** 151700  
**Land Registration District** South Auckland  
**Date Issued** 17 November 2004

**Prior References**  
SA41A/984

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**Estate** Fee Simple  
**Area** 1.9656 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 337064  
**Registered Owners**  
Phillip Ross Courtney

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**Interests**

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land (affects parts formerly part Sections 85, 102 and 105 Block XV Ohinemuri Survey District)  
Subject to Section 315 Land Act 1924 (affects parts formerly Sections 103 and 104 and part Sections 85, 102 and 105 Block XV Ohinemuri Survey District)

