

## Mangawhai Hills Development Area

### Records of Title and properties within plan change area

- No address	Lot 1 DP 578282 / 1069633 (Freehold)
196 Tara Road	Lot 2 DP 578282 / 1069634 (Freehold)
- No address	Allotment 254 Parish of Mangawhai / NA713/347
160 Tara Road	Lot 2 Deposited Plan 172698 / NA106A/39 (Freehold)
104A Tara Road	Lot 3 Deposited Plan 206997, Lot 5 Deposited Plan 206997
104B Tara Road	Lot 4 Deposited Plan 206997, Lot 5 Deposited Plan 206997
104C Tara Road	Lot 2 Deposited Plan 206997, Lot 5 Deposited Plan 206997
104D Tara Road	Lot 1 Deposited Plan 206997, Lot 5 Deposited Plan 206997
70 Tara Road	Lot 6 Deposited Plan 125004
72 Tara Road	Lot 5 Deposited Plan 135346
84 Tara Road	Lot 4 Deposited Plan 135346
86 Tara Road	Lot 3 Deposited Plan 135346
88 Tara Road	Lot 2 Deposited Plan 135346
90 Tara Road	Lot 1 Deposited Plan 135346
34 Tara Road	Lot 5 DP 125004
106 Moir Street	Lot 2 Deposited Plan 139478, Lot 5 Deposited Plan 139478, Lot 6 Deposited Plan 139478, Lot 7 Deposited Plan 139478
106B Moir Street	Lot 3 Deposited Plan 139478, Lot 5 Deposited Plan 139478, Lot 6 Deposited Plan 139478, Lot 7 Deposited Plan 139478
110 Moir Street	Lot 2 Deposited Plan 125004
112 Moir Street	Lot 1 Deposited Plan 521452
114 Moir Street	Lot 1 Deposited Plan 490650
30 Ulrich Drive	Lot 1 DP 15117
- No address	Lot 4 DP 139478
- No address	Section 247 Parish of Mangawhai / NA81A/781 (Freehold)
- No address	NA82D/517 (Freehold)
- No address	Lot 2 Deposited Plan 521452 / 825050 (Freehold)



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **709017**  
**Land Registration District** **North Auckland**  
**Date Issued** 17 May 2016

**Prior References**  
NA72D/972

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**Estate** Fee Simple  
**Area** 4590 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 490650

**Registered Owners**  
Deborah Carol Page-Wood and Gary James Page-Wood

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**Interests**

10427432.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.5.2016 at 3:14 pm  
12457667.3 Mortgage to ASB Bank Limited - 8.6.2022 at 12:16 pm





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **825049**  
**Land Registration District** **North Auckland**  
**Date Issued** 20 November 2018

**Prior References**

709018

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**Estate** Fee Simple  
**Area** 2.0235 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 521452

**Registered Owners**

Keith Douglas Jackson and Moira Annette Jackson

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**Interests**

11103814.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.11.2018 at 9:44 am  
Subject to a right of way over part marked A on DP 521452 and a right to convey electricity, telecommunications and computer media over part marked A on DP 521452 and C on DP 530215 created by Easement Instrument 11103814.3 - 20.11.2018 at 9:44 am

Some of the easements created by Easement Instrument 11103814.3 are subject to Section 243 (a) Resource Management Act 1991 (See DP 521452)

11103814.4 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 20.11.2018 at 9:44 am

12267148.2 Mortgage to Heartland Bank Limited - 27.10.2021 at 4:03 pm





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **825050**  
**Land Registration District** **North Auckland**  
**Date Issued** 20 November 2018

**Prior References**

709018

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**Estate** Fee Simple  
**Area** 4055 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 521452

**Registered Owners**

Ezra Billy Kowhai McKenzie and Shannon Rachelle Williams

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**Interests**

11103814.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.11.2018 at 9:44 am  
Appurtenant hereto is a right of way and a right to convey electricity telecommunications and computer media created by Easement Instrument 11103814.3 - 20.11.2018 at 9:44 am  
Some of the easements created by Easement Instrument 11103814.3 are subject to Section 243 (a) Resource Management Act 1991 (See DP 521452)  
11574371.2 Mortgage to Kiwibank Limited - 25.10.2019 at 1:46 pm





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **1069633**  
**Land Registration District** **North Auckland**  
**Date Issued** 21 July 2022

**Prior References**

NA106A/38

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**Estate** Fee Simple  
**Area** 67.8150 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 578282

**Registered Owners**

Keith Spencer Frecklington and My Trustees 2015 Limited

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**Interests**

Saving and excepting from the said allotment 253 Parish of Mangawai all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

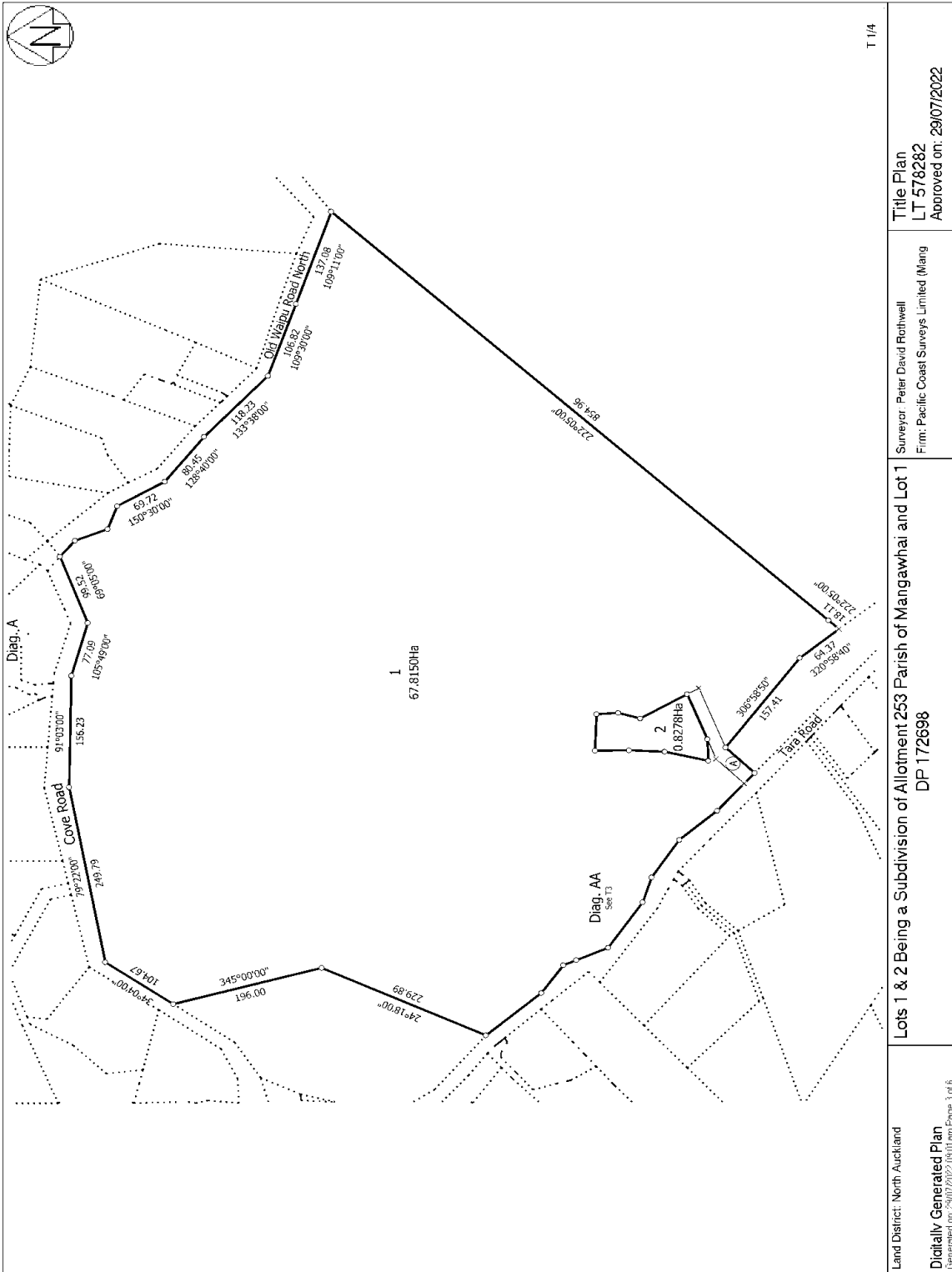
Appurtenant hereto is a water and electricity right created by Transfer A514752 - 26.11.1970 at 9:30 am  
12483449.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.7.2022 at 2:08 pm

Subject to a right of way and a right to convey electricity and telecommunications over part marked A on DP 578282 created by Easement Instrument 12483449.4 - 21.7.2022 at 2:08 pm

The easements created by Easement Instrument 12483449.4 are subject to Section 243 (a) Resource Management Act 1991

12622610.1 CAVEAT BY MANGAWHAI HILLS LIMITED - 29.11.2022 at 5:59 pm





Land District: North Auckland  
Digitally Generated Plan  
Generated on: 29/07/2022 10:01 am Page 3 of 6

Lots 1 & 2 Being a Subdivision of Allotment 253 Parish of Mangawhai and Lot 1  
DP 172698

Surveyor: Peter David Rothwell  
Firm: Pacific Coast Surveys Limited (Mang

Title Plan  
LT 578282  
Approved on: 29/07/2022



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **1069634**  
**Land Registration District** **North Auckland**  
**Date Issued** 21 July 2022

**Prior References**

NA106A/38

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**Estate** Fee Simple  
**Area** 8278 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 578282

**Registered Owners**

Keith Spencer Frecklington and My Trustees 2015 Limited

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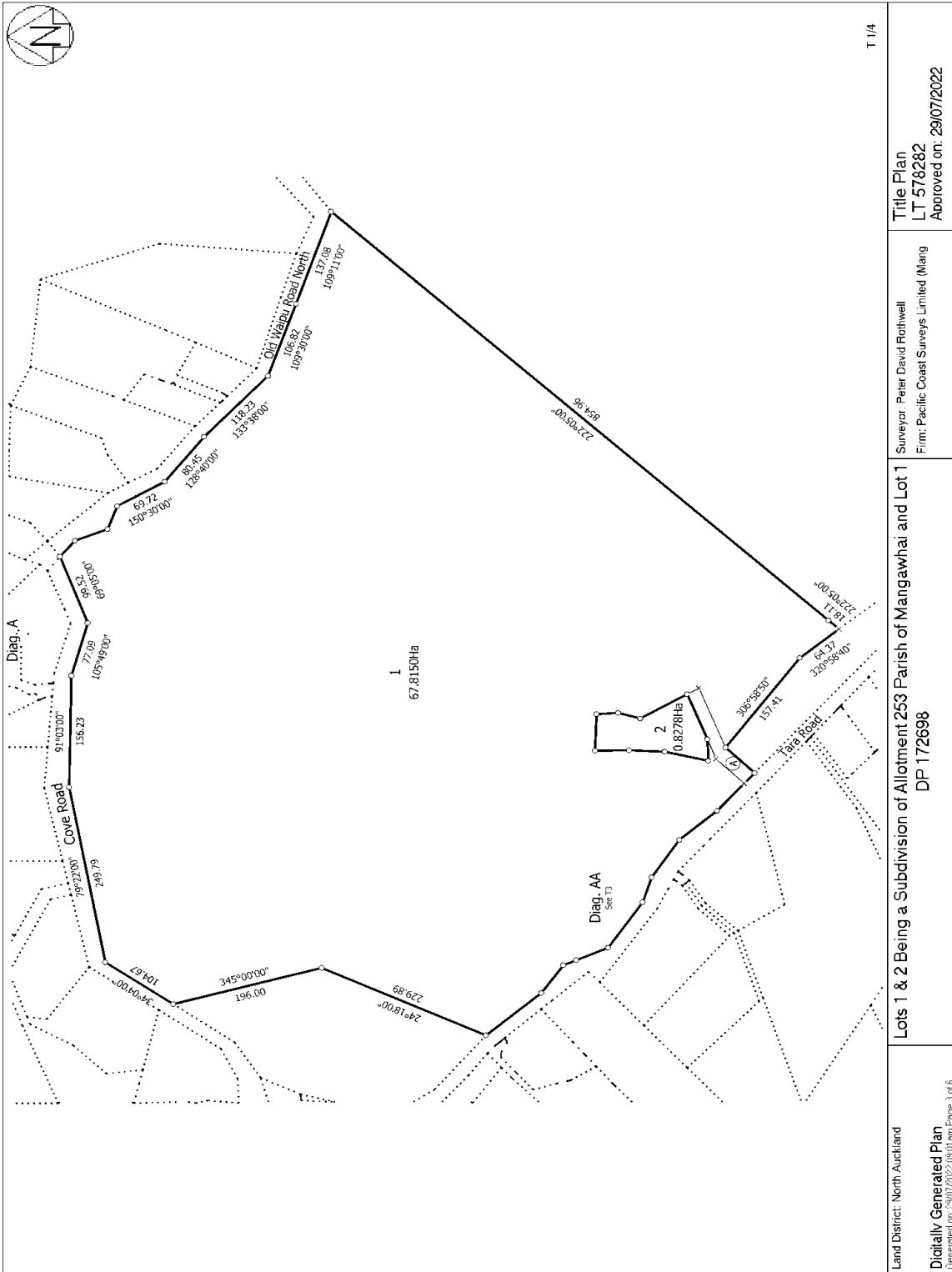
**Interests**

Saving and excepting from the said allotment 253 Parish of Mangawai all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

Appurtenant hereto is a water and electricity right created by Transfer A514752 - 26.11.1970 at 9:30 am  
12483449.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.7.2022 at 2:08 pm

Appurtenant hereto is a right of way and a right to convey electricity and telecommunications created by  
Easement Instrument 12483449.4 - 21.7.2022 at 2:08 pm

The easements created by Easement Instrument 12483449.4 are subject to Section 243 (a) Resource Management Act 1991





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

**Identifier** NA35A/213  
**Land Registration District** North Auckland  
**Date Issued** 24 June 1976

**Prior References**

NA427/67

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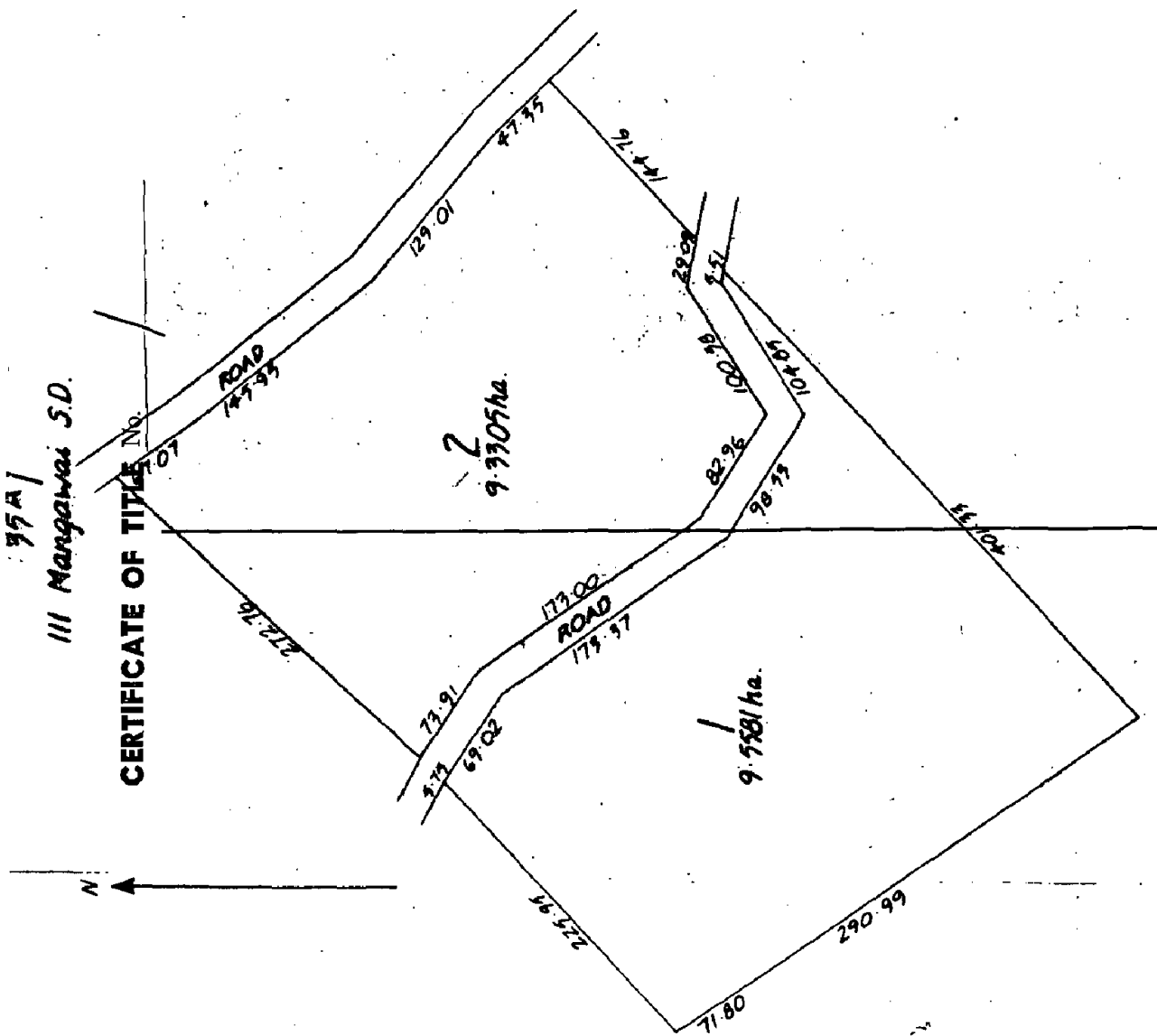
**Estate** Fee Simple  
**Area** 9.5581 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 15117

**Registered Owners**

Mangawhai Church Trust

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**Interests**





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

**Identifier** **NA72D/973**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 September 1988

**Prior References**  
NA577/174

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**Estate** Fee Simple  
**Area** 1.0750 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 125004

**Registered Owners**  
Paula Maureen Renner

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**Interests**

11233162.1 Mortgage to ANZ Bank New Zealand Limited - 20.9.2018 at 4:24 pm





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

**Identifier** **NA72D/975**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 September 1988

**Prior References**

NA562/280

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**Estate** Fee Simple  
**Area** 1.1388 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 125004

**Registered Owners**

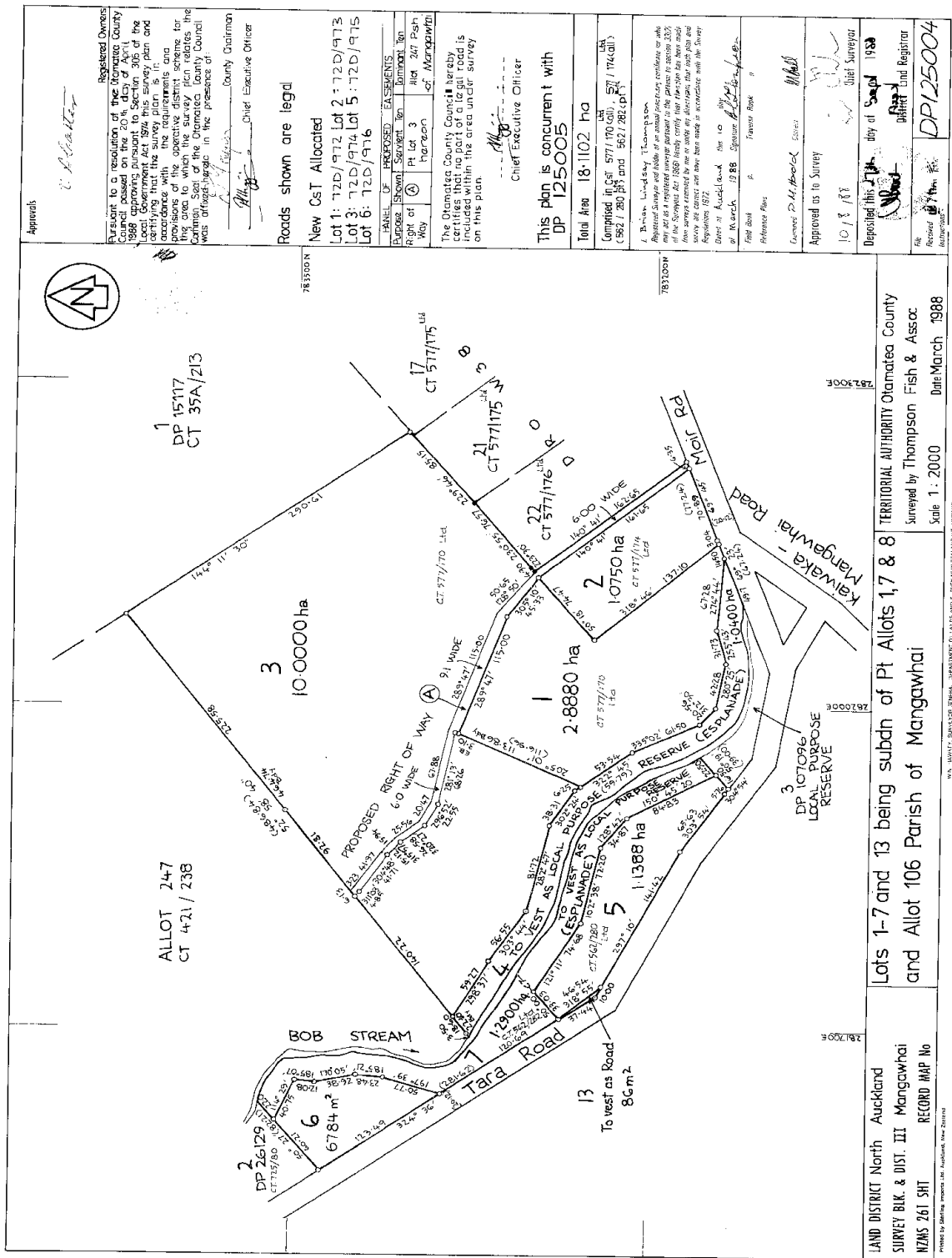
Nathan Mark Purcell and Francesca von Wurzbach-Purcell

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**Interests**

11208466.2 Mortgage to Kiwibank Limited - 29.8.2018 at 6:17 pm







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

**Identifier** **NA72D/976**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 September 1988

**Prior References**  
NA562/282

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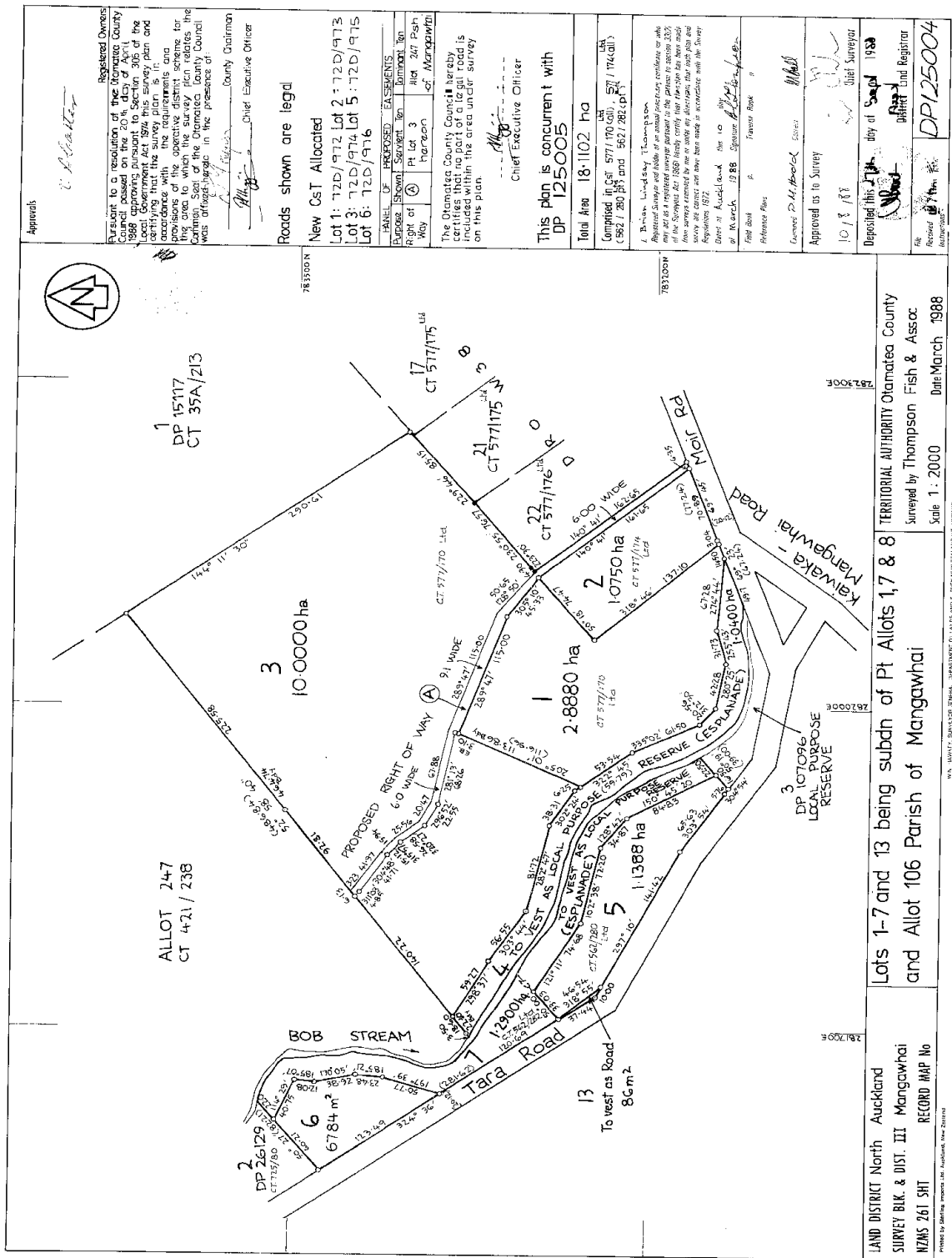
**Estate** Fee Simple  
**Area** 6784 square metres more or less  
**Legal Description** Lot 6 Deposited Plan 125004

**Registered Owners**  
Kerry Alan Markwick and Patricia Ann Markwick as to a 1/2 share  
John Michael Gorst and Natalie Ann Gorst as to a 1/2 share

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**Interests**

9045531.2 Mortgage to ASB Bank Limited - 26.4.2012 at 4:46 pm





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

**Identifier** **NA81A/781**  
**Land Registration District** **North Auckland**  
**Date Issued** 10 October 1991

**Prior References**

NA421/238                      NA72D/974

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**Estate**                      Fee Simple  
**Area**                        24.5037 hectares more or less  
**Legal Description**      Section 247 Parish of Mangawhai

**Registered Owners**

Berggren Trustee Co. Limited

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**Estate**                      Fee Simple - 1/5 share  
**Area**                        1290 square metres more or less  
**Legal Description**      Lot 5 Deposited Plan 139478

**Registered Owners**

Berggren Trustee Co. Limited

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**Estate**                      Fee Simple - 1/4 share  
**Area**                        1605 square metres more or less  
**Legal Description**      Lot 6 Deposited Plan 139478

**Registered Owners**

Berggren Trustee Co. Limited

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**Estate**                      Fee Simple - 1/3 share  
**Area**                        525 square metres more or less  
**Legal Description**      Lot 7 Deposited Plan 139478

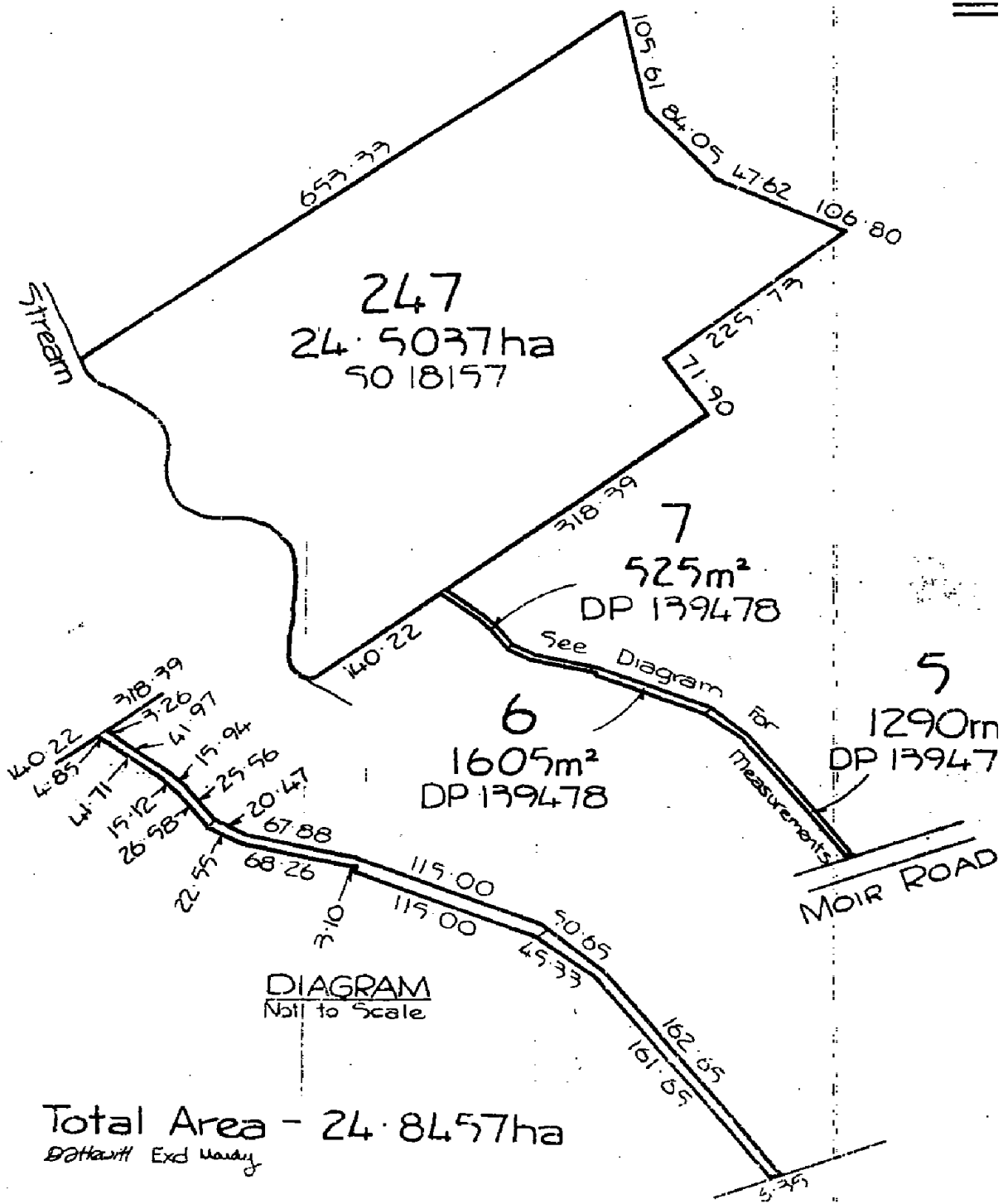
**Registered Owners**

Berggren Trustee Co. Limited

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**Interests**

Subject to an electric power supply right over part marked C on Plan 154781 specified in Easement Certificate C573434.5 - 2.3.1994 at 2.22 pm (affects Lot 5 DP 139478)





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

**Identifier** **NA82D/517**  
**Land Registration District** **North Auckland**  
**Date Issued** 10 October 1991

**Prior References**

NA72D/974

**Estate** Fee Simple  
**Area** 1.2696 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 139478

**Registered Owners**

Patrick Michael Cullinan and John Muru Walters

**Estate** Fee Simple - 1/5 share  
**Area** 1290 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 139478

**Registered Owners**

Patrick Michael Cullinan and John Muru Walters

**Estate** Fee Simple - 1/4 share  
**Area** 1605 square metres more or less  
**Legal Description** Lot 6 Deposited Plan 139478

**Registered Owners**

Patrick Michael Cullinan and John Muru Walters

**Estate** Fee Simple - 1/3 share  
**Area** 525 square metres more or less  
**Legal Description** Lot 7 Deposited Plan 139478

**Registered Owners**

Patrick Michael Cullinan and John Muru Walters

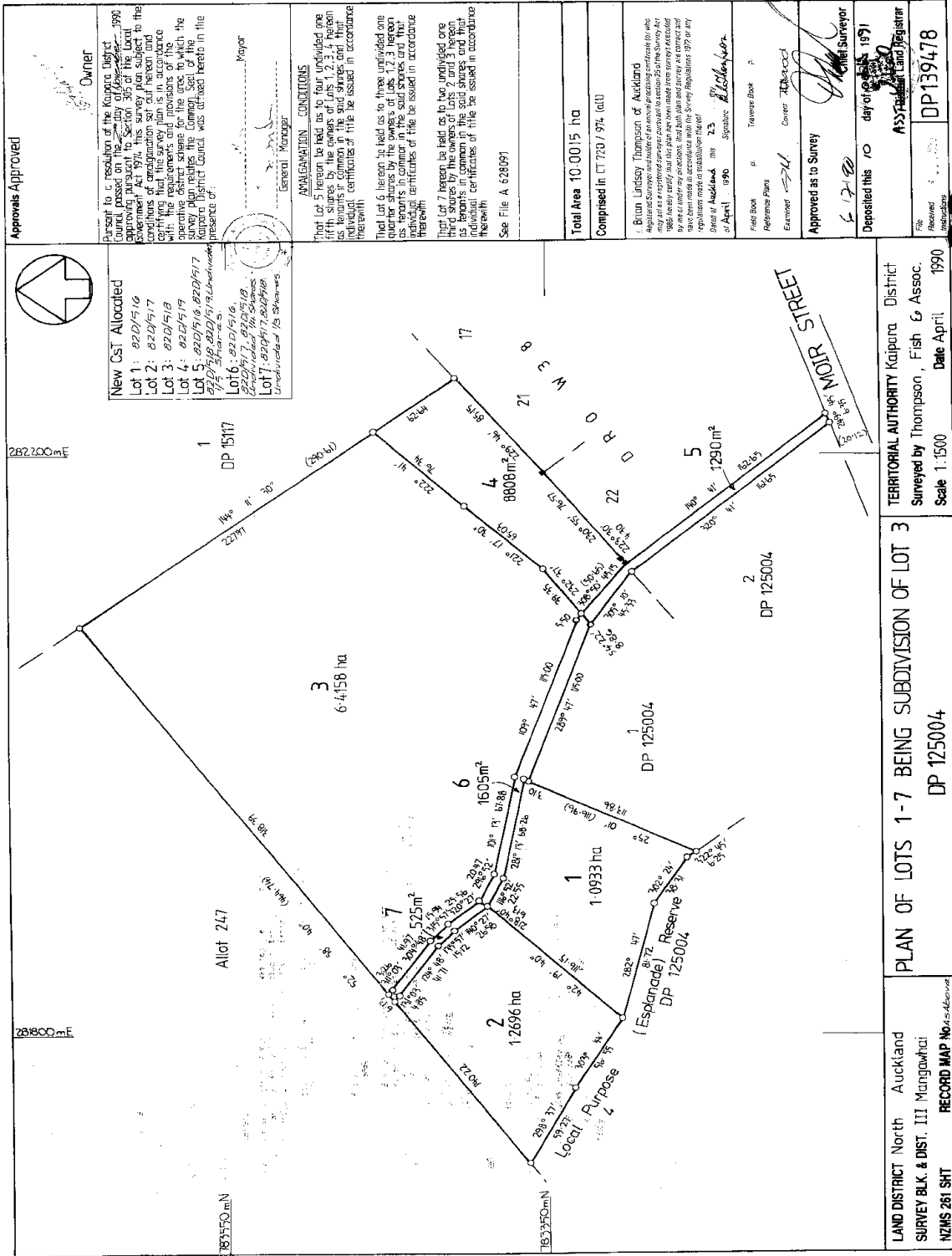
**Interests**

Subject to Section 308 (4) Local Government Act 1974

C312381.3 Resolution pursuant to Section 321(3)(c) Local Government Act 1974

Subject to an electric power supply right over part marked C on Plan 154781 specified in Easement Certificate C573434.5 - 2.3.1994 at 2.22 pm (affects Lot 5)

11097786.1 Mortgage to Secure Funding Limited - 2.5.2018 at 3:26 pm

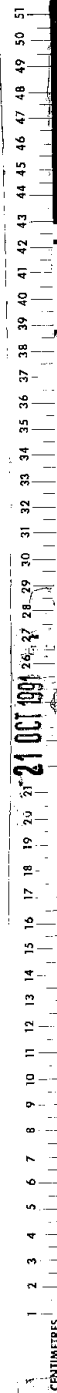


<p><b>Approvals Approved</b></p> <p>Owner: <i>[Signature]</i></p> <p>Pursuant to a resolution of the Kaipara District Council passed on the 21st day of November 1990 approving pursuant to Section 305 of the Local Government Act 1974, this survey plan subject to the provisions of that Act, and subject to the conditions that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area, to which the survey plan relates, the land shown on the plan is hereby approved for subdivision in the presence of:</p> <p>General Manager: <i>[Signature]</i> Mayor: <i>[Signature]</i></p> <p><b>AVAILABILITY CONDITIONS</b></p> <p>That Lot 5 hereon be held as to four undivided one fifth shares by the owners of Lots 1, 2, 3, 4, hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.</p> <p>That Lot 6 hereon be held as to three undivided one quarter shares by the owners of Lots 2, 3, 4, hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.</p> <p>That Lot 7 hereon be held as to the undivided one third shares by the owners of Lots 2 and 3 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.</p> <p>See File A 628091</p>	
<p>Total Area 10.0015 ha</p> <p>Comprised in CT 783 / 974 (old)</p>	
<p>Byron Lindsay Thompson of Auckland</p> <p>Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 15 of the Survey Act 1980, hereby certifies that this survey plan and the survey has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.</p> <p>Dated at Auckland this 23<sup>rd</sup> day of April 1990</p> <p>Signature: <i>[Signature]</i></p>	
Field Book	Reference Plans
Executed by: <i>[Signature]</i>	Executed by: <i>[Signature]</i>
Approved as to Survey	Chief Surveyor
Deposited this 20 <sup>th</sup> day of April 1991	AS/Registrar Land Register
DP139478	

LAND DISTRICT North Auckland  
 SURVEY BLK. & DIST. III Mangawhai  
 RECORD MAP No. 14-46-00-00  
 NZMS 261 SHT

PLAN OF LOTS 1-7 BEING SUBDIVISION OF LOT 3  
 Surveyed by Thompson, Fish & Assoc.  
 Scale 1:1500 Date April 1990

TERRITORIAL AUTHORITY Kaipara District  
 Surveyed by Thompson, Fish & Assoc.  
 Scale 1:1500 Date April 1990





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA82D/518  
**Land Registration District** North Auckland  
**Date Issued** 10 October 1991

**Prior References**

NA72D/974

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**Estate** Fee Simple  
**Area** 6.4158 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 139478

**Registered Owners**

Peter Mark Farnham

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**Estate** Fee Simple - 1/5 share  
**Area** 1290 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 139478

**Registered Owners**

Peter Mark Farnham

---

**Estate** Fee Simple - 1/4 share  
**Area** 1605 square metres more or less  
**Legal Description** Lot 6 Deposited Plan 139478

**Registered Owners**

Peter Mark Farnham

---

**Estate** Fee Simple - 1/3 share  
**Area** 525 square metres more or less  
**Legal Description** Lot 7 Deposited Plan 139478

**Registered Owners**

Peter Mark Farnham

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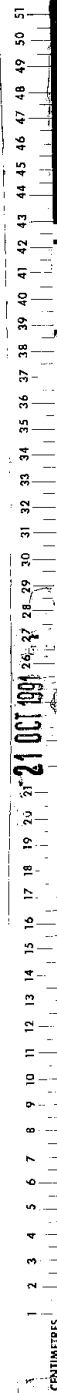
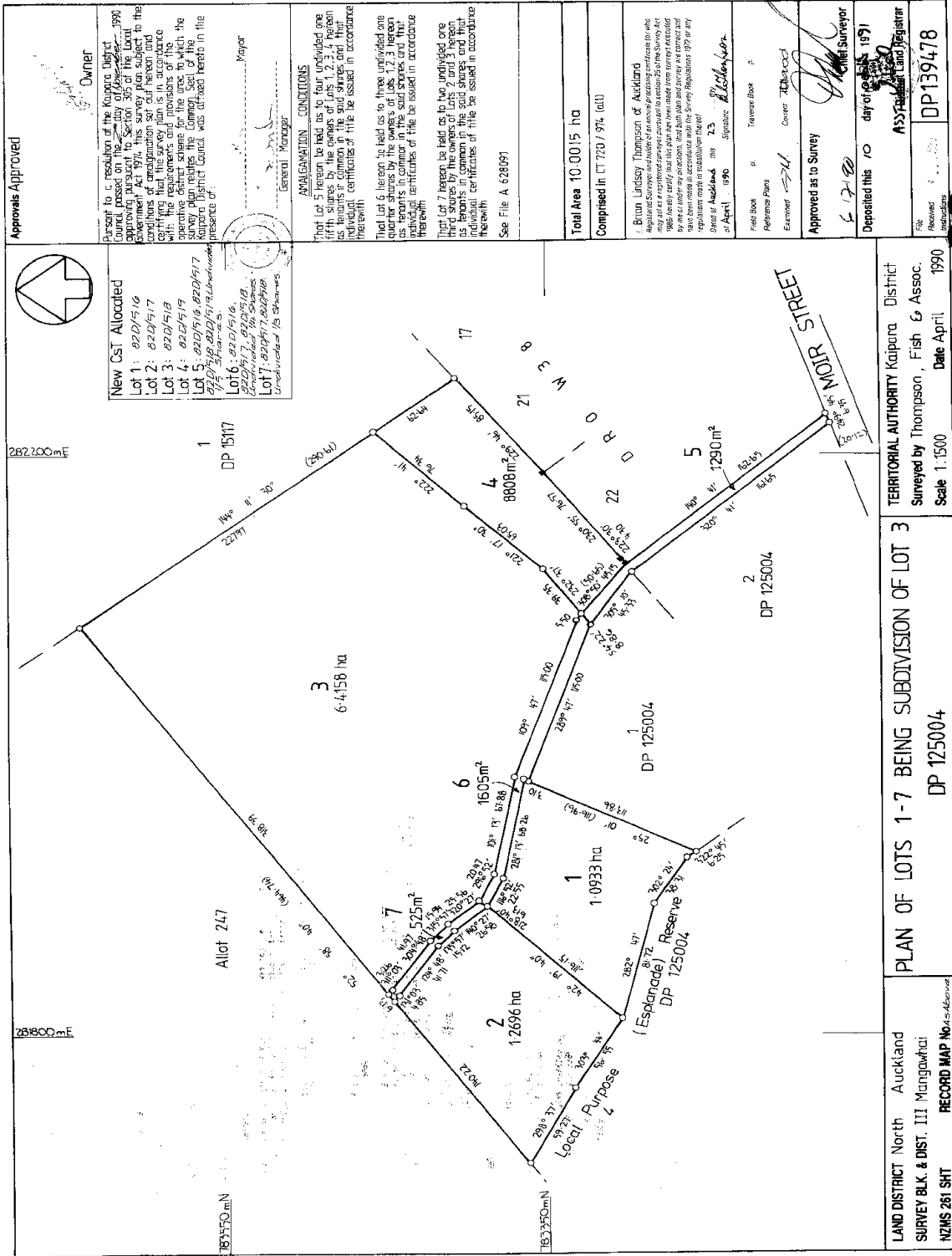
**Interests**

Subject to Section 308 (4) and (5) Local Government Act 1974

C312381.3 Resolution pursuant to Section 321(3)(c) Local Government Act 1974

Subject to an electric power supply right over part marked C on Plan 154781 specified in Easement Certificate C573434.5 - 2.3.1994 at 2.22 pm (affects Lot 5)







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



*R. W. Muir*  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA82D/519**  
**Land Registration District** **North Auckland**  
**Date Issued** 10 October 1991

**Prior References**

NA72D/974

---

**Estate** Fee Simple  
**Area** 8808 square metres more or less  
**Legal Description** Lot 4 Deposited Plan 139478

**Registered Owners**

Dylan James Denny

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**Estate** Fee Simple - 1/5 share  
**Area** 1290 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 139478

**Registered Owners**

Dylan James Denny

---

**Interests**

Subject to Section 308 (4) and (5) Local Government Act 1974

C312381.3 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 - 10.10.1991

Subject to an electric power supply right over part marked C on Plan 154781 specified in Easement Certificate C573434.5 - 2.3.1994 at 2.22 pm

11671462.2 Mortgage to Westpac New Zealand Limited - 27.2.2020 at 3:32 pm





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

**Identifier** NA85A/401  
**Land Registration District** North Auckland  
**Date Issued** 26 September 1991

**Prior References**  
NA79D/519

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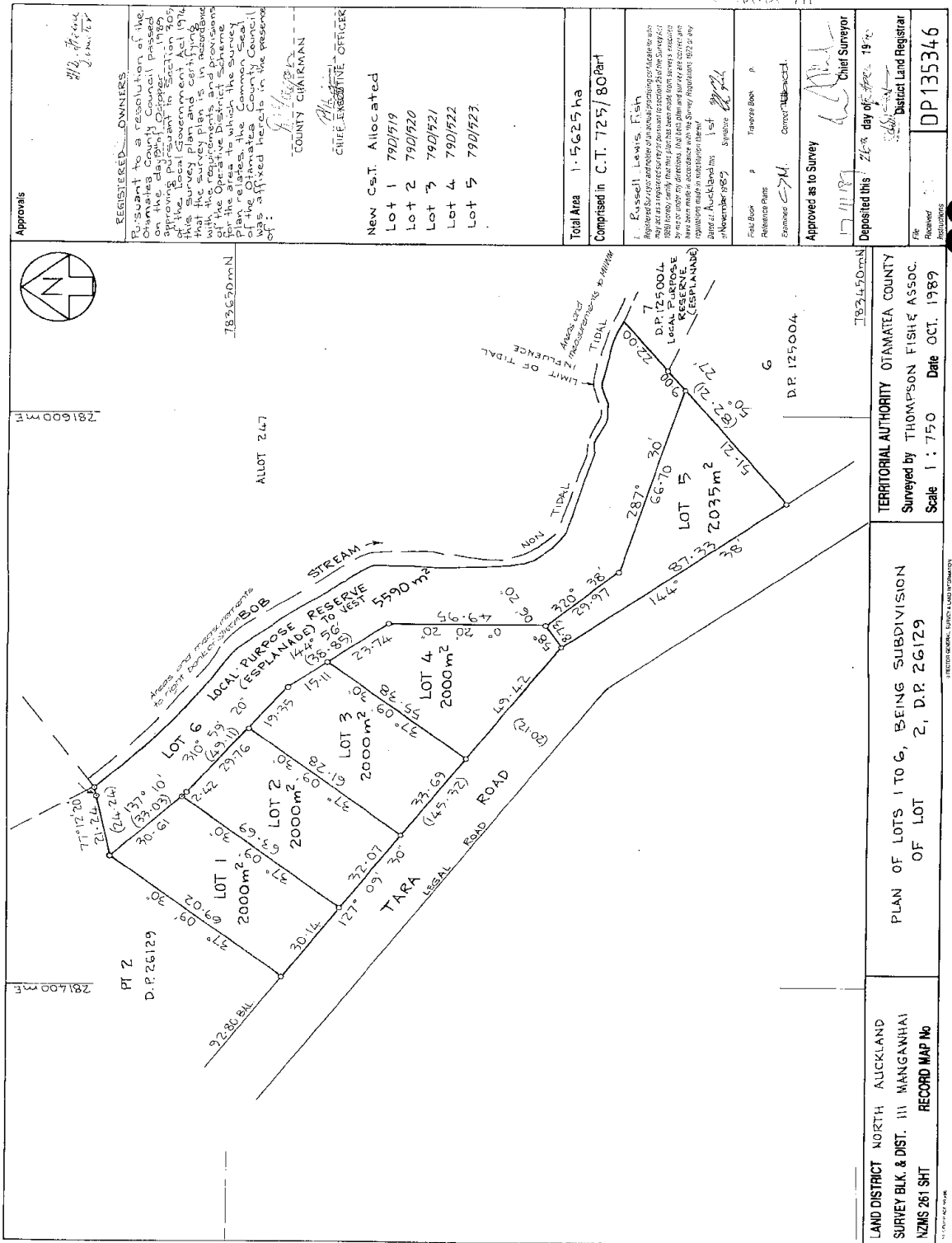
**Estate** Fee Simple  
**Area** 2000 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 135346

**Registered Owners**  
Craig Allington Owen and Rebecca Faith Owen

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**Interests**

Appurtenant hereto are water and electricity rights created by Transfer A514752  
10947197.3 Mortgage to ASB Bank Limited - 8.12.2017 at 10:49 am



Approvals

REGISTERED OWNERS

Pursuant to a resolution of the Otamatea County Council passed on the 26th day of October 1989 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan and certifying that the lots are in accordance with the requirements and conditions of the Operative District Scheme for the area to which the Survey of the Otamatea County Council was affixed hereto in the presence of:

*[Signature]*  
COUNTY CHAIRMAN

*[Signature]*  
CHIEF EXECUTIVE OFFICER

New Cst. Allocated

Lot 1 790/919

Lot 2 790/920

Lot 3 790/921

Lot 4 790/922

Lot 5 790/923

Total Area 1.5625 ha

Comprised in C.T. 725/80 Part

Russell Lewis, Fish

Registered Surveyor of an unincorporated body with 1989 (1988) (1987) (1986) (1985) (1984) (1983) (1982) (1981) (1980) (1979) (1978) (1977) (1976) (1975) (1974) (1973) (1972) (1971) (1970) (1969) (1968) (1967) (1966) (1965) (1964) (1963) (1962) (1961) (1960) (1959) (1958) (1957) (1956) (1955) (1954) (1953) (1952) (1951) (1950) (1949) (1948) (1947) (1946) (1945) (1944) (1943) (1942) (1941) (1940) (1939) (1938) (1937) (1936) (1935) (1934) (1933) (1932) (1931) (1930) (1929) (1928) (1927) (1926) (1925) (1924) (1923) (1922) (1921) (1920) (1919) (1918) (1917) (1916) (1915) (1914) (1913) (1912) (1911) (1910) (1909) (1908) (1907) (1906) (1905) (1904) (1903) (1902) (1901) (1900) (1899) (1898) (1897) (1896) (1895) (1894) (1893) (1892) (1891) (1890) (1889) (1888) (1887) (1886) (1885) (1884) (1883) (1882) (1881) (1880) (1879) (1878) (1877) (1876) (1875) (1874) (1873) (1872) (1871) (1870) (1869) (1868) (1867) (1866) (1865) (1864) (1863) (1862) (1861) (1860) (1859) (1858) (1857) (1856) (1855) (1854) 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Scale 1 : 750 Date OCT. 1989

TERRITORIAL AUTHORITY OTAMATEA COUNTY

Surveyed by THOMPSON FISH & ASSOC.

PLAN OF LOTS 1 TO 6, BEING SUBDIVISION OF LOT 2, D.P. 26129

LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST. III MANGAHAI NZMS 261 SHT RECORD MAP No

Approved as to Survey

Deposited this 26th day of Oct. 1989

Chief Surveyor

File No. DP135346

REGISTERED OWNERS

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



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA85A/402  
**Land Registration District** North Auckland  
**Date Issued** 26 September 1991

**Prior References**  
NA79D/520

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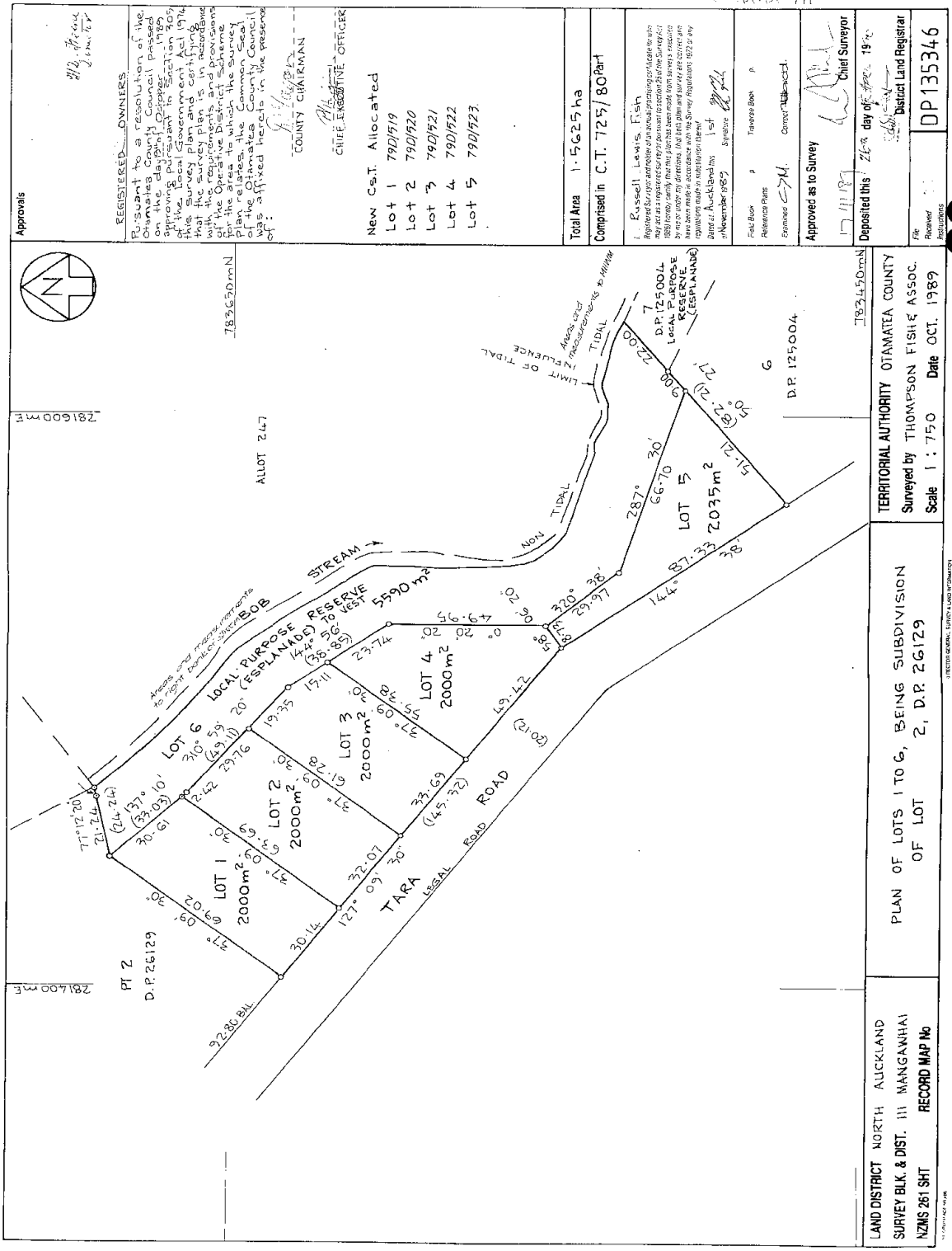
**Estate** Fee Simple  
**Area** 2000 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 135346

**Registered Owners**  
Helen Mary Clearwater and Garry Maurice Clearwater

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**Interests**

Appurtenant hereto are water and electricity rights created by Transfer A514752



Approvals

REGISTERED OWNERS

Pursuant to a resolution of the Otamatea County Council passed on the 26th day of October 1989 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan and certifying that the lots are in accordance with the requirements and conditions of the Operative District Scheme for the area to which the Survey of the Otamatea County Council was affixed hereto in the preserve of:

*[Signature]*  
COUNTY CHAIRMAN

*[Signature]*  
CHIEF EXECUTIVE OFFICER

New Cst. Allocated

Lot 1 790/919

Lot 2 790/920

Lot 3 790/921

Lot 4 790/922

Lot 5 790/923

Total Area 1.5625 ha

Comprised in C.T. 725/80 Part

Russell Lewis, Fish

Registered Surveyor of the North Island of New Zealand with 1989/1990 License No. 1000. The Survey of the Otamatea County Council was carried out in accordance with the Survey Regulations 1977 as amended and the Survey Regulations 1987 as amended.

Scale of Auckland 1:5000

Surveyor *[Signature]*

Reference Plans

Examination *[Signature]*

Approved as to Survey

Deposited this 26th day of Oct. 1989

*[Signature]* Chief Surveyor

File No. DP 135346

Record No. DP 135346

LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. III MANGAHAI

NZMS 261 SHT

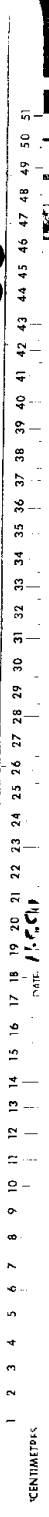
RECORD MAP No

PLAN OF LOTS 1 TO 6, BEING SUBDIVISION OF LOT 2, D.P. 26129

TERRITORIAL AUTHORITY OTAMATEA COUNTY

Surveyed by THOMPSON FISH & ASSOC.

Scale 1:750 Date OCT. 1989





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA85A/403  
**Land Registration District** North Auckland  
**Date Issued** 26 September 1991

**Prior References**  
NA79D/521

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**Estate** Fee Simple  
**Area** 2000 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 135346

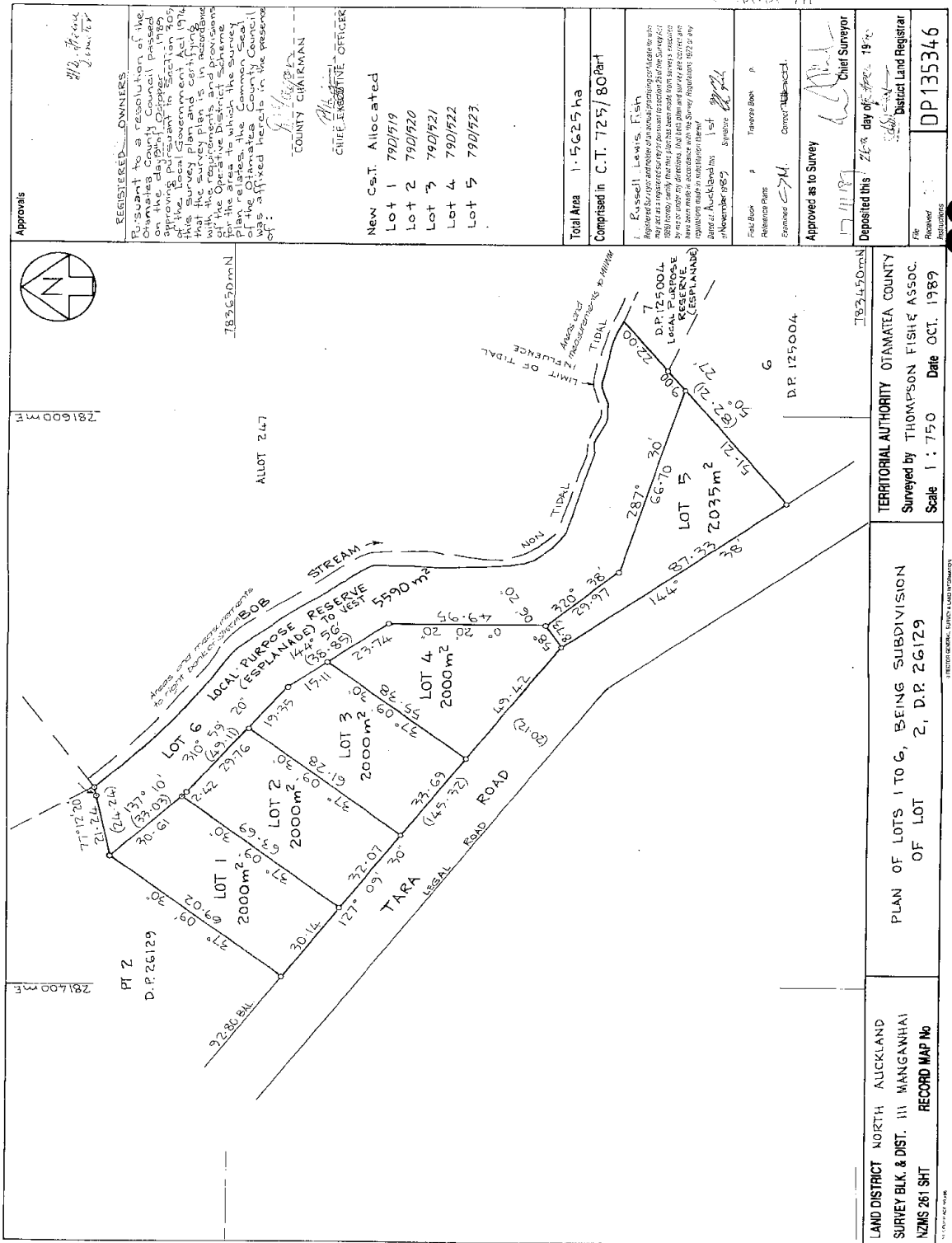
**Registered Owners**  
Kenneth James Innes

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**Interests**

Appurtenant hereto are water and electricity rights created by Transfer A514752





Approvals

REGISTERED OWNERS

Pursuant to a resolution of the Otamatea County Council passed on the 26th day of October 1989 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan and certifying that the lots are in accordance with the requirements and conditions of the Operative District Scheme for the area to which the Survey of the Otamatea County Council was affixed hereto in the presence of:

*[Signature]*  
COUNTY CHAIRMAN

*[Signature]*  
CHIEF EXECUTIVE OFFICER

New Cst. Allocated

Lot 1 790/919

Lot 2 790/920

Lot 3 790/921

Lot 4 790/922

Lot 5 790/923

Total Area 1.5625 ha

Comprised in C.T. 725/80 Part

Russell Lewis, Fish

Registered Surveyor of an unincorporated body with 1989 (1988) (1987) (1986) (1985) (1984) (1983) (1982) (1981) (1980) (1979) (1978) (1977) (1976) (1975) (1974) (1973) (1972) (1971) (1970) (1969) (1968) (1967) (1966) (1965) (1964) (1963) (1962) (1961) (1960) (1959) (1958) (1957) (1956) (1955) (1954) (1953) (1952) (1951) (1950) (1949) (1948) (1947) (1946) (1945) (1944) (1943) (1942) (1941) (1940) (1939) (1938) (1937) (1936) (1935) (1934) (1933) (1932) (1931) (1930) (1929) (1928) (1927) (1926) (1925) (1924) (1923) (1922) (1921) (1920) (1919) (1918) (1917) (1916) (1915) (1914) (1913) (1912) (1911) (1910) (1909) (1908) (1907) (1906) (1905) (1904) (1903) (1902) (1901) (1900) (1899) (1898) (1897) (1896) (1895) (1894) (1893) (1892) (1891) (1890) (1889) (1888) (1887) (1886) (1885) (1884) (1883) (1882) (1881) (1880) (1879) (1878) (1877) (1876) (1875) (1874) (1873) (1872) (1871) (1870) (1869) (1868) (1867) (1866) (1865) (1864) (1863) (1862) (1861) (1860) (1859) (1858) (1857) (1856) (1855) (1854) 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Scale 1:750 Date OCT. 1989

TERRITORIAL AUTHORITY OTAMATEA COUNTY

Surveyed by THOMPSON FISH & ASSOC.

PLAN OF LOTS 1 TO 6, BEING SUBDIVISION OF LOT 2, D.P. 26129

LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST. III MANGAKHAI NZMS 261 SHT RECORD MAP No

Approved as to Survey

Deposited this 26th day of Oct. 1989

Chief Surveyor

DP135346

REGISTERED OWNERS

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



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA85A/404**  
**Land Registration District** **North Auckland**  
**Date Issued** 26 September 1991

**Prior References**  
NA79D/522

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**Estate** Fee Simple  
**Area** 2000 square metres more or less  
**Legal Description** Lot 4 Deposited Plan 135346

**Registered Owners**  
Samuel Morgan Scott-Kelly and Juno Ramana Morgan

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**Interests**

Appurtenant hereto are water and electricity rights created by Transfer A514752  
12349409.3 Mortgage to ASB Bank Limited - 11.2.2022 at 12:06 pm





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA85A/405  
**Land Registration District** North Auckland  
**Date Issued** 26 September 1991

**Prior References**  
NA79D/523

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**Estate** Fee Simple  
**Area** 2035 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 135346

**Registered Owners**  
Terence James Small

---

**Interests**

Appurtenant hereto are water and electricity rights created by Transfer A514752





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA106A/39**  
**Land Registration District** **North Auckland**  
**Date Issued** 19 November 1998

**Prior References**

NA85A/406

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**Estate** Fee Simple  
**Area** 5.6972 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 172698

**Registered Owners**

Keith Spencer Frecklington and My Trustees 2015 Limited

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**Interests**

Appurtenant hereto is a water and electricity right created by Transfer A514752

Subject to a right of way and an electricity right over part marked A on DP 172698 specified in Easement Certificate D325996.2 - produced 3.11.1998 at 9.00 am and entered 19.11.1998 at 11.09 am

Subject to a telecommunications right over part marked A on DP 177133 specified in Easement Certificate D325996.3 - produced 3.11.1998 at 9.00 am and entered 19.11.1998 at 11.09 am

12622610.1 CAVEAT BY MANGAWHAI HILLS LIMITED - 29.11.2022 at 5:59 pm

**APPROVED** KENNELAND PROPERTIES LIMITED

REGISTERED OWNERS  
*(Signature)*  
*(Signature)*

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of December 1995 subject to the amalgamation condition set out herein.

The Common Seal of the Kaipara District Council is affixed hereto in the presence of:

*(Signature)* MAYOR  
*(Signature)* GENERAL MANAGER

**PROPOSED EASEMENTS**

POSSESSOR SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT

RIGHT OF WAY | LOT 2 | 75% PORTION OF MANGAHAHI (CT173347)

ELECTRICITY | LOT 2

AMALGAMATION CONDITIONS

That one Certificate of Title be issued for Lot 1 herein and Allotment 2553 Parish of Mangaohai (CT1720195) See A. 629533

New C.S.T. issued:

Lot 1. 106A/38  
 Lot 2. 106A/39  
 Lot 3. 106A/40

Total Area 2.2327 ha.

Comprised in C.T. 85A/406, ALL

Reference Plans: P. 10666, B. 10666, C. 10666, D. 10666, E. 10666, F. 10666, G. 10666, H. 10666, I. 10666, J. 10666, K. 10666, L. 10666, M. 10666, N. 10666, O. 10666, P. 10666, Q. 10666, R. 10666, S. 10666, T. 10666, U. 10666, V. 10666, W. 10666, X. 10666, Y. 10666, Z. 10666, AA. 10666, AB. 10666, AC. 10666, AD. 10666, AE. 10666, AF. 10666, AG. 10666, AH. 10666, AI. 10666, AJ. 10666, AK. 10666, AL. 10666, AM. 10666, AN. 10666, AO. 10666, AP. 10666, AQ. 10666, AR. 10666, AS. 10666, AT. 10666, AU. 10666, AV. 10666, AW. 10666, AX. 10666, AY. 10666, AZ. 10666, BA. 10666, BB. 10666, BC. 10666, BD. 10666, BE. 10666, BF. 10666, BG. 10666, BH. 10666, BI. 10666, BJ. 10666, BK. 10666, BL. 10666, BM. 10666, BN. 10666, BO. 10666, BP. 10666, BQ. 10666, BR. 10666, BS. 10666, BT. 10666, BU. 10666, BV. 10666, BW. 10666, BX. 10666, BY. 10666, BZ. 10666, CA. 10666, CB. 10666, CC. 10666, CD. 10666, CE. 10666, CF. 10666, CG. 10666, CH. 10666, CI. 10666, CJ. 10666, CK. 10666, CL. 10666, CM. 10666, CN. 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Approved as to Survey: *(Signature)* Chief Surveyor

Deposited this 14th day of December 1995

District Land Registrar: *(Signature)*

File No: DP172698

125 NOV 1995



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA132C/936**  
**Land Registration District** **North Auckland**  
**Date Issued** 10 October 2001

**Prior References**

NA106A/40

---

**Estate** Fee Simple  
**Area** 5957 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 206997

**Registered Owners**

David Ian Walters, Ursula Grace Walters and Murray Gordon Wells

---

**Estate** Fee Simple - 1/4 share  
**Area** 1685 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 206997

**Registered Owners**

David Ian Walters, Ursula Grace Walters and Murray Gordon Wells

---

**Interests**

Subject to Section 241(2) Resource Management Act 1991  
Appurtenant hereto are water supply and electricity rights created by Transfer A514752  
D647434.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 10.10.2001 at 9:03 am  
(Affects Lot 1 DP 206997)  
Fencing Covenant in Transfer 5670121.1 - 25.7.2003 at 9:00 am  
Land Covenant in Transfer 5670121.1 - 25.7.2003 at 9:00 am







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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA132C/937  
**Land Registration District** North Auckland  
**Date Issued** 10 October 2001

**Prior References**

NA106A/40

---

**Estate** Fee Simple  
**Area** 8190 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 206997

**Registered Owners**

Robert George Scott and Dawn Candy Scott

---

**Estate** Fee Simple - 1/4 share  
**Area** 1685 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 206997

**Registered Owners**

Robert George Scott and Dawn Candy Scott

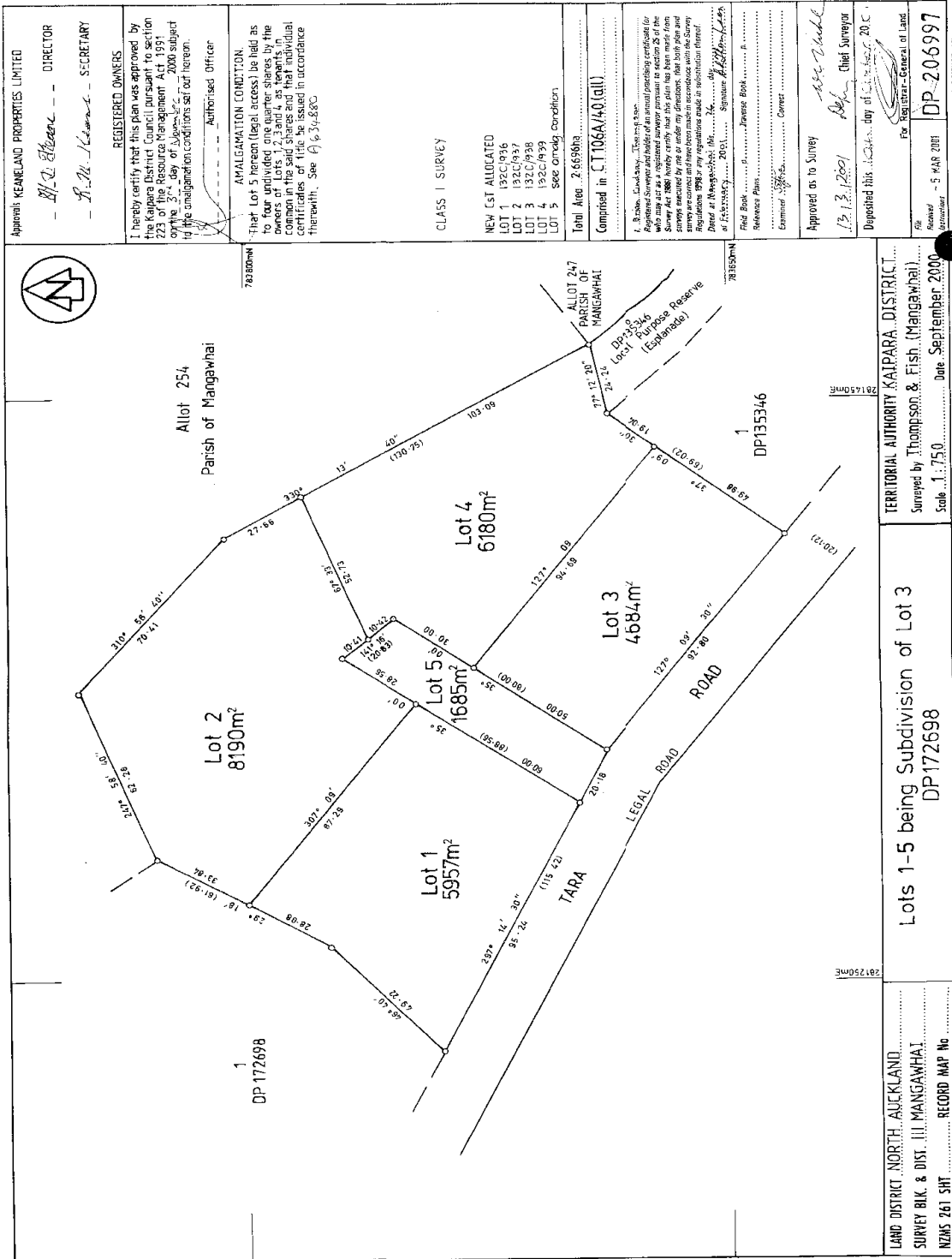
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**Interests**

Subject to Section 241(2) Resource Management Act 1991

Appurtenant hereto are water supply and electricity rights created by Transfer A514752

D647434.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 10.10.2001 at 9.03 am  
(Affects Lot 2 DP 206997)





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA132C/938**  
**Land Registration District** **North Auckland**  
**Date Issued** 10 October 2001

**Prior References**

NA106A/40

---

**Estate** Fee Simple  
**Area** 4684 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 206997

**Registered Owners**

Richard Mark Burgess and Melane Leah Quigley

---

**Estate** Fee Simple - 1/4 share  
**Area** 1685 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 206997

**Registered Owners**

Richard Mark Burgess and Melane Leah Quigley

---

**Interests**

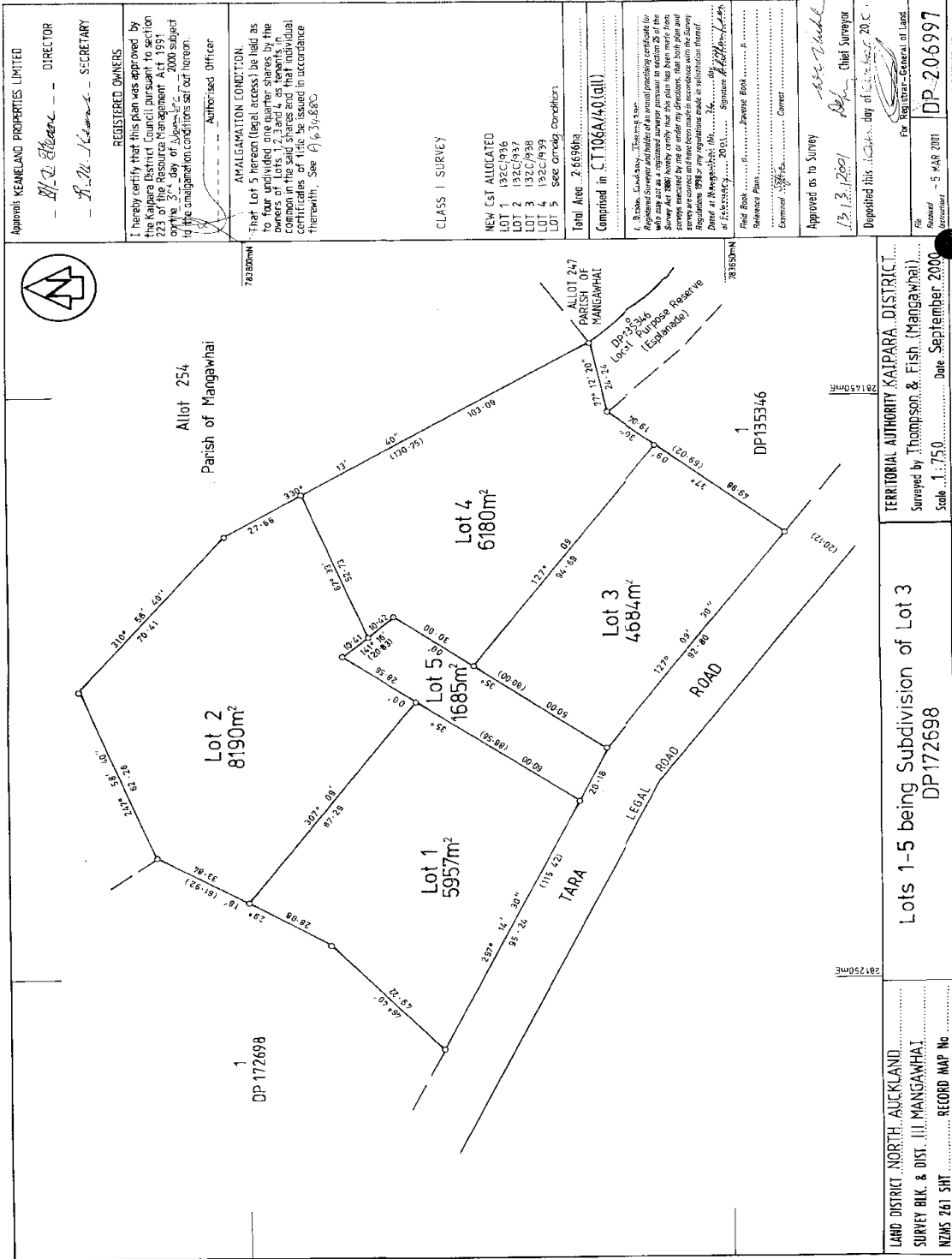
Subject to Section 241(2) Resource Management Act 1991

Appurtenant hereto are water supply and electricity rights created by Transfer A514752

D647434.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 10.10.2001 at 9:03 am  
(Affects Lot 3 DP 206997)

Land Covenant in Transfer 5652183.1 - 10.7.2003 at 9:00 am

Fencing Covenant in Transfer 5652183.1 - 10.7.2003 at 9:00 am





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA132C/939**  
**Land Registration District** **North Auckland**  
**Date Issued** 10 October 2001

**Prior References**

NA106A/40

---

**Estate** Fee Simple  
**Area** 6180 square metres more or less  
**Legal Description** Lot 4 Deposited Plan 206997

**Registered Owners**

William Scott Blundell and Jillian Ann Blundell

---

**Estate** Fee Simple - 1/4 share  
**Area** 1685 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 206997

**Registered Owners**

William Scott Blundell and Jillian Ann Blundell

---

**Interests**

Subject to Section 241(2) Resource Management Act 1991

Appurtenant hereto are water supply and electricity rights created by Transfer A514752

D647434.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 10.10.2001 at 9:03 am  
(Affects Lot 4 DP 206997)

Land Covenant in Transfer 5614086.1 - 9.6.2003 at 9:00 am

Fencing Covenant in Transfer 5614086.1 - 9.6.2003 at 9:00 am





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA713/347**  
**Land Registration District** **North Auckland**  
**Date Issued** 21 August 1939

**Prior References**

NAPR184/19 WA 3982

---

**Estate** Fee Simple  
**Area** 84.8828 hectares more or less  
**Legal Description** Allotment 254 Parish of Mangawai

**Registered Owners**

Keith Spencer Frecklington and My Trustees 2015 Limited

---

**Interests**

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

Appurtenant hereto is a water and electricity right created by Transfer A514752

Appurtenant hereto is a right of way and electricity right specified in Easement Certificate D325996.2 - produced 3.11.1998 at 9.00 and entered 19.11.1998 at 11.09 am

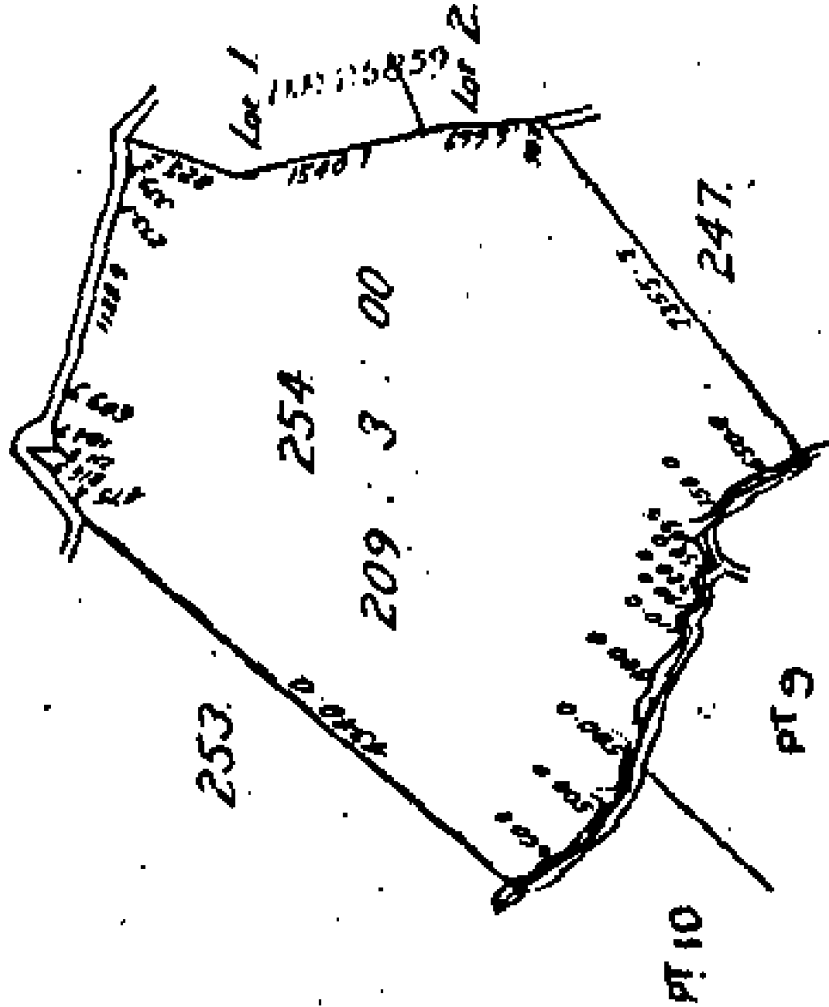
Appurtenant hereto is a telecommunications right specified in Easement Certificate D325996.3 - produced 3.11.1998 at 9.00 and entered 19.11.1998 at 11.09 am

12622610.1 CAVEAT BY MANGAWHAI HILLS LIMITED - 29.11.2022 at 5:59 pm



Parish of Mangawai

84.8828 ha



Formerly Pt Mangawai Purchase.



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA106A/39**  
**Land Registration District** **North Auckland**  
**Date Issued** 19 November 1998

**Prior References**  
NA85A/406

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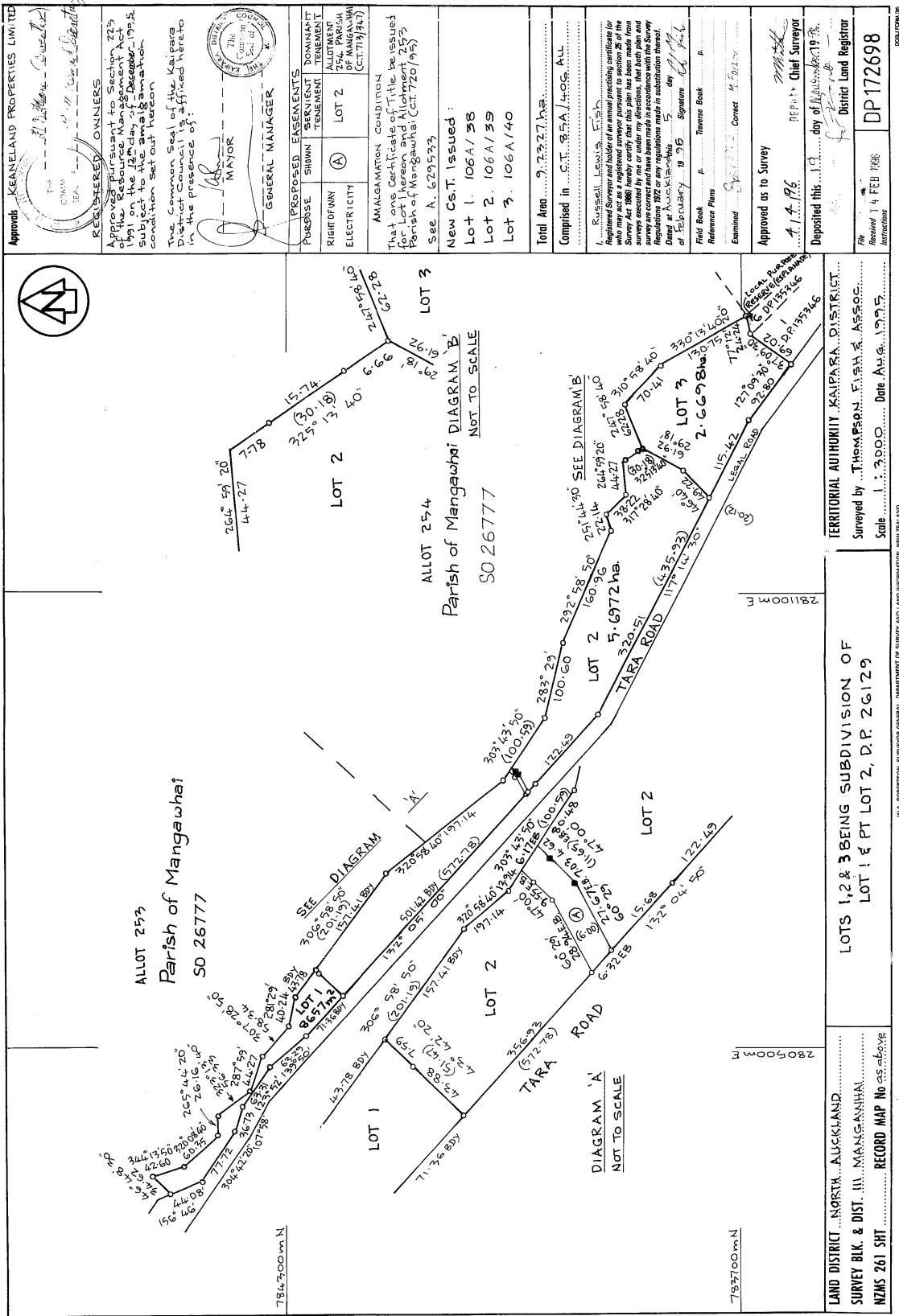
**Estate** Fee Simple  
**Area** 5.6972 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 172698

**Registered Owners**  
Mangawhai Hills Limited

---

**Interests**

Appurtenant hereto is a water and electricity right created by Transfer A514752  
Subject to a right of way and an electricity right over part marked A on DP 172698 specified in Easement Certificate D325996.2 - produced 3.11.1998 at 9.00 am and entered 19.11.1998 at 11.09 am  
Subject to a telecommunications right over part marked A on DP 177133 specified in Easement Certificate D325996.3 - produced 3.11.1998 at 9.00 am and entered 19.11.1998 at 11.09 am  
Fencing Covenant in Transfer 12650053.2 - 13.4.2023 at 3:16 pm  
Land Covenant in Covenant Instrument 12650053.3 - 13.4.2023 at 3:16 pm (Limited as to duration)



Approved: KEANSLAND PROPERTIES LIMITED

REQUISITED OWNERS

Approved pursuant to Section 225 of the Resource Management Act 1991 on the 12th day of December 1995 subject to the amalgamation condition set out herein

The Common Seal of the Kaipara District Council is affixed hereto in the presence of:

MAYOR

GENERAL MANAGER

THE DISTRICT COUNCIL OF KAIPARA

PROPOSED PURPOSE	SEKUIENT TENEMENT	DOMINANT ALIENMENT
ELECTRICITY	LOT 2	254 PARISH OF MANGAWHAI (CCT 719/94)

AMALGAMATION CONDITION

That one Certificate of Title be issued for Lot 1 hereon and Allotment 253 Parish of Mangawhai (CCT 720/95) See A. 629533

New Co.T. Issued:

Lot 1. 106A/38

Lot 2. 106A/39

Lot 3. 106A/40

Total Area 2,227.27 ha.

Comprised in C.T. 85A/406. All.

Russell Lewis Fish

Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1981 hereby certify that this plan has been made from a survey conducted in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland this 5 day of February 1995

Signature R. Lewis

Field Book P. Reference Book P.

Examined Correct

Approved as to Survey

4.1.1995

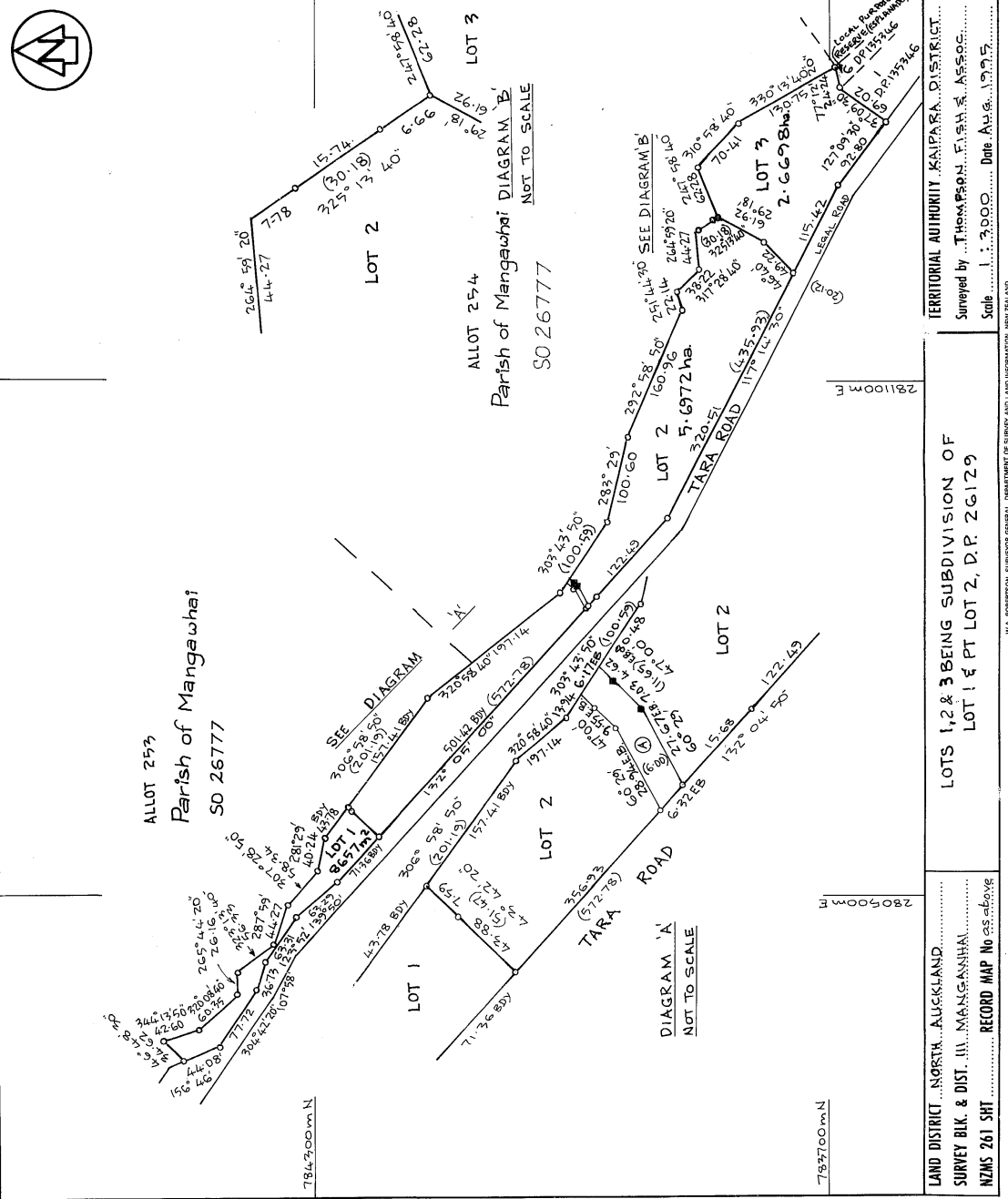
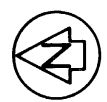
Deposited this 13 day of February 1995

REPLY: Chief Surveyor

District Land Registrar

DP 172698

RECEIVED 14 FEB 1995



LAND DISTRICT... NORTH AUCKLAND

SURVEY BLK. & DIST. III... MANGAWHAI

NZMS 261 SH1

RECORD MAP No. 05.06.05

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

RECEIVED FROM JAMES SHIPPERS NEW ZEALAND LTD

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

125 NOV 1995



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA713/347**  
**Land Registration District** **North Auckland**  
**Date Issued** 21 August 1939

**Prior References**  
NAPR184/19 WA 3982

---

**Estate** Fee Simple  
**Area** 84.8828 hectares more or less  
**Legal Description** Allotment 254 Parish of Mangawai  
**Registered Owners**  
Mangawhai Hills Limited

---

**Interests**

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

Appurtenant hereto is a water and electricity right created by Transfer A514752

Appurtenant hereto is a right of way and electricity right specified in Easement Certificate D325996.2 - produced 3.11.1998 at 9.00 and entered 19.11.1998 at 11.09 am

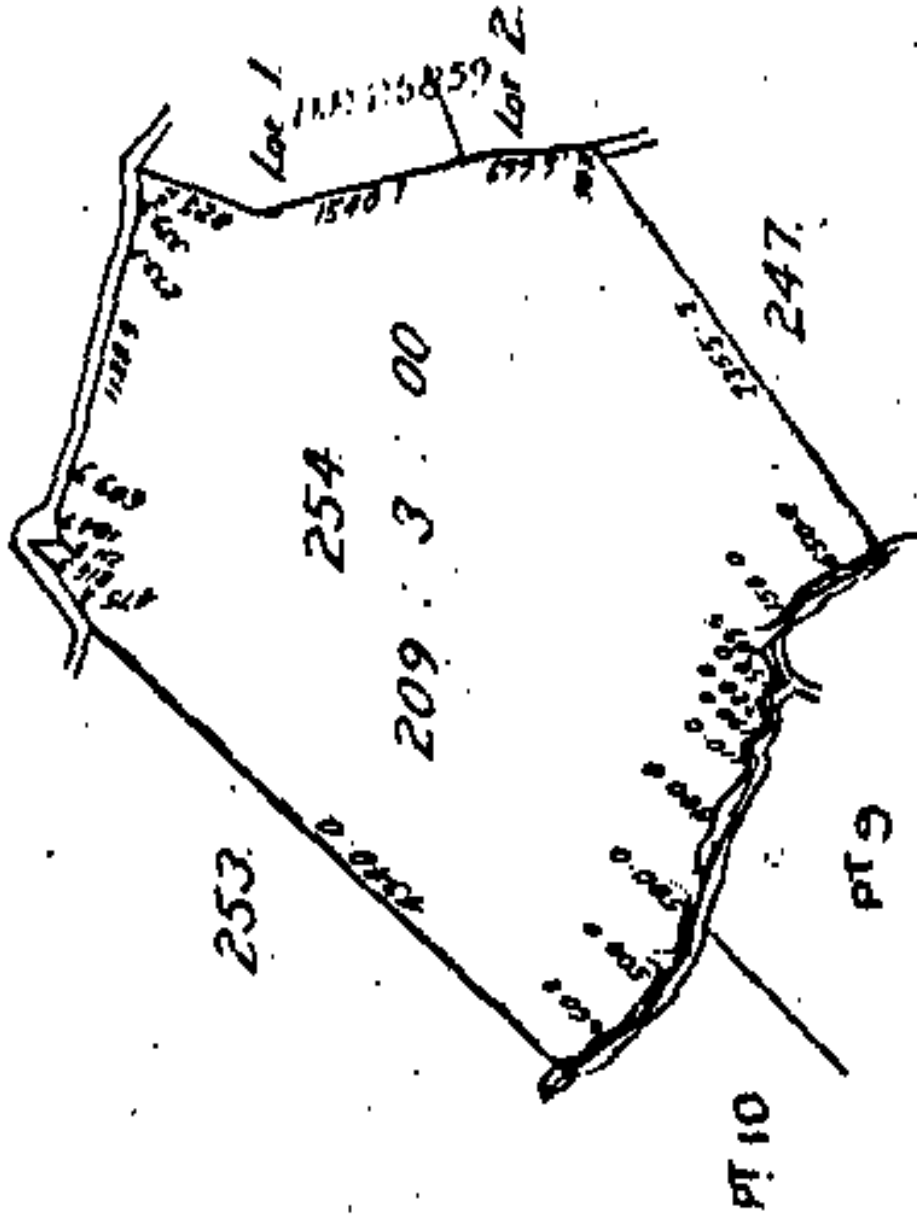
Appurtenant hereto is a telecommunications right specified in Easement Certificate D325996.3 - produced 3.11.1998 at 9.00 and entered 19.11.1998 at 11.09 am

Fencing Covenant in Transfer 12650053.2 - 13.4.2023 at 3:16 pm

Land Covenant in Covenant Instrument 12650053.3 - 13.4.2023 at 3:16 pm (Limited as to duration)

Parish of Mangawai

84.882866



Formerly Pt Mangawai Purchase.



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1069633**  
**Land Registration District** **North Auckland**  
**Date Issued** 21 July 2022

**Prior References**  
NA106A/38

---

**Estate** Fee Simple  
**Area** 67.8150 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 578282

**Registered Owners**  
Mangawhai Hills Limited

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**Interests**

Saving and excepting from the said allotment 253 Parish of Mangawai all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

Appurtenant hereto is a water and electricity right created by Transfer A514752 - 26.11.1970 at 9:30 am

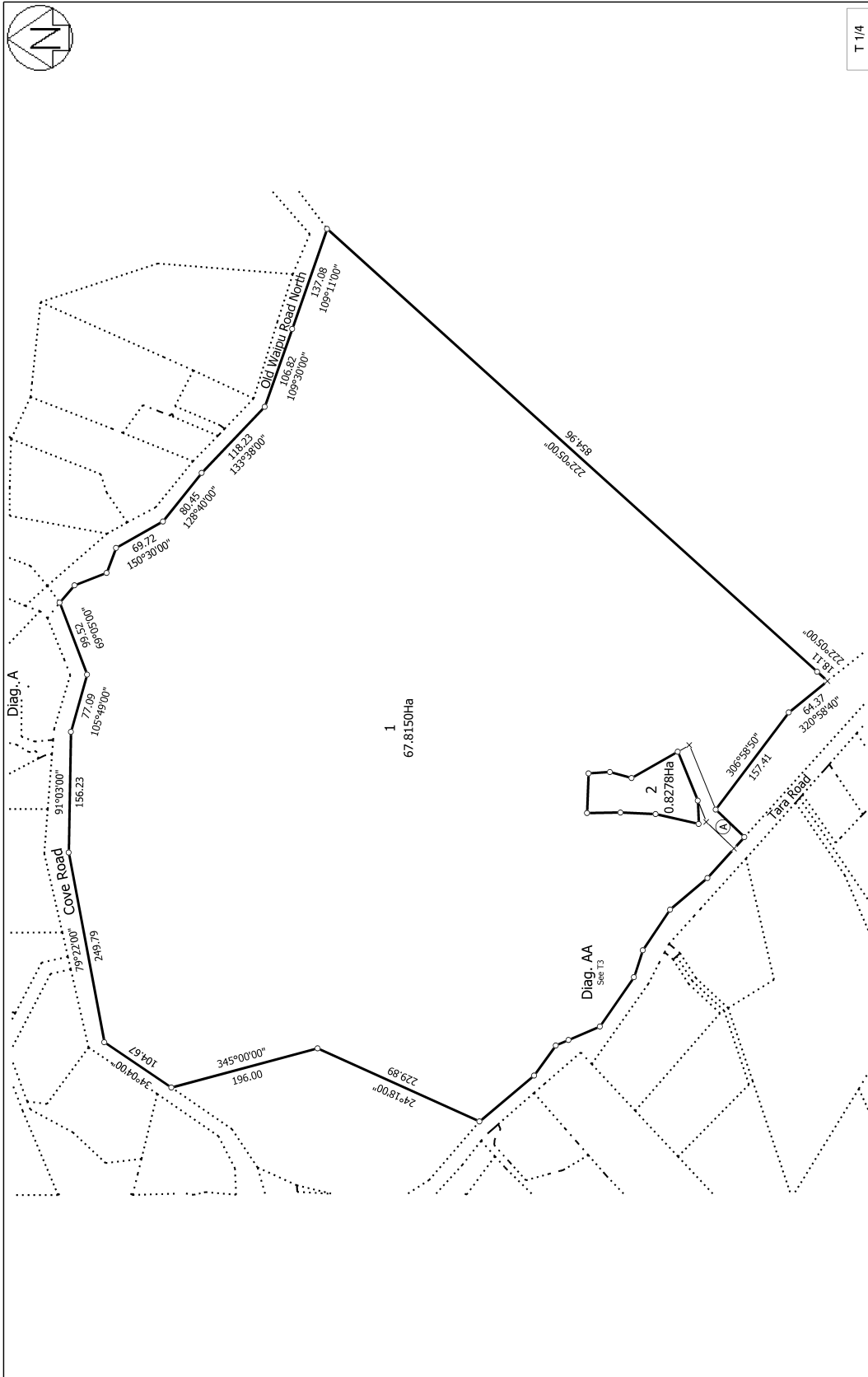
12483449.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.7.2022 at 2:08 pm

Subject to a right of way and a right to convey electricity and telecommunications over part marked A on DP 578282 created by Easement Instrument 12483449.4 - 21.7.2022 at 2:08 pm

The easements created by Easement Instrument 12483449.4 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Transfer 12650053.2 - 13.4.2023 at 3:16 pm

Land Covenant in Covenant Instrument 12650053.3 - 13.4.2023 at 3:16 pm (Limited as to duration)



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<p>Land District: North Auckland          Digitally Generated Plan          Generated on: 29/07/2022 09:01 am Page 3 of 6</p>	<p><b>Lots 1 &amp; 2 Being a Subdivision of Allotment 253 Parish of Mangawhai and Lot 1</b>          DP 172698</p>	<p>Surveyor: Peter David Rothwell          Firm: Pacific Coast Surveys Limited (Mang)</p>	<p><b>Title Plan</b>          LT 578282          Approved on: 29/07/2022</p>
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