

Appendix B – Certificates of Title & Interests





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier SA51C/860
Land Registration District South Auckland
Date Issued 18 December 1992

Prior References
SA1B/294

Estate Fee Simple
Area 1.1041 hectares more or less
Legal Description Lot 1 Deposited Plan South Auckland
59441

Registered Owners
John Hilton Clarke and Robin Elizabeth Clarke

Interests
B118947.2 Building Line Restriction - 18.12.1992
6030024.1 Mortgage to Southland Building Society - 4.6.2004 at 9:00 am

APPROVED

REGISTERED OWNER
[Signature]
 REGISTERED OWNER

PURSUANT TO A RESOLUTION OF THE BOARD OF DISTRICT COUNCILS PASSED ON THE 19th DAY OF FEBRUARY 1991 APPROVING PURSUANT TO SECTION 305 OF THE RESOURCE MANAGEMENT ACT 1976 THIS SURVEY PLAN AND CERTIFYING THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE ACT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REGULATIONS 1972.

GENERAL MANAGER
[Signature]
 GENERAL MANAGER

PURSUANT TO SECTION 306(1)(I) LOCAL GOVERNMENT ACT 1974 I DO HEREBY CERTIFY THAT THIS PLAN IS REGISTERED TO ON THE SURVEY PLAN OF SUBDIVISION DATED AT HAMILTON THIS 19th DAY OF FEBRUARY 1991

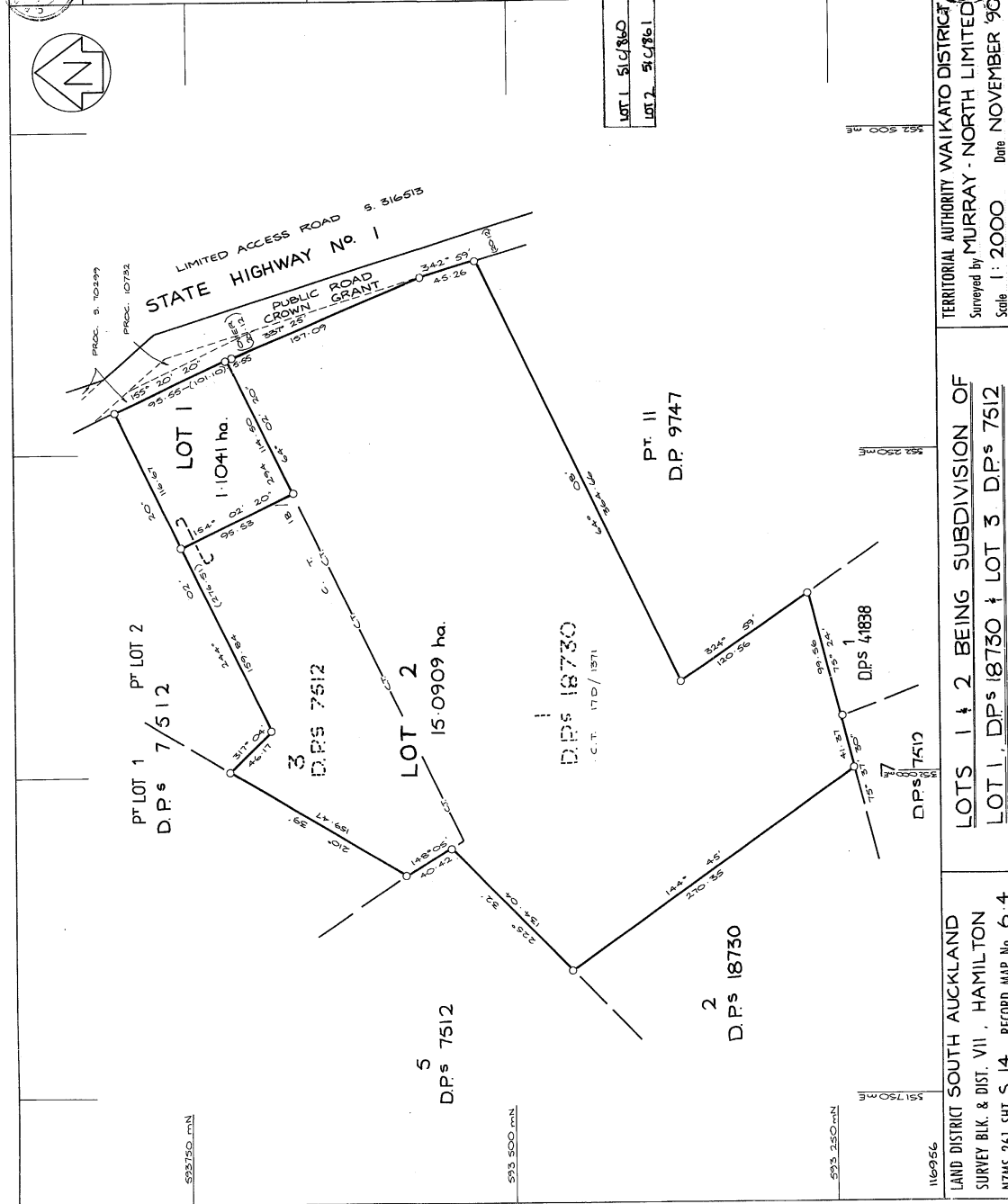
GENERAL MANAGER
[Signature]
 GENERAL MANAGER

DAVID GEORGE STEWART OF HAMILTON
 Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to the proviso to section 382(1) of the Surveyors Act 1980 hereby certify that this plan has been made from surveys conducted by me or under my direction, that the plan is correct and that there has been no change in accordance with the Survey Regulations 1972.

Dated at Hamilton this 11th day of March 1991
[Signature]

Filed Book 117
 Reference Plans D.P.s 18730 & 7512, D.P. 9747 & S.O.s 56474, 3095 & 34072
 Examined *[Signature]*
 Approved as to Survey *[Signature]*
 115/91
 Chief Surveyor

116956
 1175030 ME



APPROVED

REGISTERED OWNER
[Signature]
 REGISTERED OWNER

PURSUANT TO A RESOLUTION OF THE BOARD OF DISTRICT COUNCILS PASSED ON THE 19th DAY OF FEBRUARY 1991 APPROVING PURSUANT TO SECTION 305 OF THE RESOURCE MANAGEMENT ACT 1976 THIS SURVEY PLAN AND CERTIFYING THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE ACT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REGULATIONS 1972.

GENERAL MANAGER
[Signature]
 GENERAL MANAGER

PURSUANT TO SECTION 306(1)(I) LOCAL GOVERNMENT ACT 1974 I DO HEREBY CERTIFY THAT THIS PLAN IS REGISTERED TO ON THE SURVEY PLAN OF SUBDIVISION DATED AT HAMILTON THIS 19th DAY OF FEBRUARY 1991

GENERAL MANAGER
[Signature]
 GENERAL MANAGER

DAVID GEORGE STEWART OF HAMILTON
 Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to the proviso to section 382(1) of the Surveyors Act 1980 hereby certify that this plan has been made from surveys conducted by me or under my direction, that the plan is correct and that there has been no change in accordance with the Survey Regulations 1972.

Dated at Hamilton this 11th day of March 1991
[Signature]

Filed Book 117
 Reference Plans D.P.s 18730 & 7512, D.P. 9747 & S.O.s 56474, 3095 & 34072
 Examined *[Signature]*
 Approved as to Survey *[Signature]*
 115/91
 Chief Surveyor

TERRITORIAL AUTHORITY WAIKATO DISTRICT
 Surveyed by **MURRAY NORTH LIMITED**
 Scale 1:2000 Date **NOVEMBER 90**

LOTS 1 & 2 BEING SUBDIVISION OF LOT 1, D.P.s 18730 & LOT 3 D.P.s 7512

LAND DISTRICT SOUTH AUCKLAND SURVEY BLK. & DIST. VII, HAMILTON NZMS 261 SHTS 14 RECORD MAP No 6.4

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

116956
 1175030 ME



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




R.W. Muir
Registrar-General
of Land

Identifier SA64C/250
Land Registration District South Auckland
Date Issued 18 November 1998

Prior References
SA51C/861

Estate Fee Simple
Area 8000 square metres more or less
Legal Description Lot 1 Deposited Plan South Auckland
80372

Registered Owners
Grant Maxwell Wilson and Stephen Paul Wilson

Interests
B118947.2 Building Line Restriction - 18.12.1992 at 12:05 pm
B513181.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 18.11.1998 at 3:13 pm
12284641.2 Mortgage to Bank of New Zealand - 8.11.2021 at 6:23 pm

Approvals

V. R. Roberts
Secretary
C. E. Robertson
Registered Owner

Approved pursuant to Section 228 of the Resource Management Act 1991 on the 10th day of EMARU 1998.

The common seal of the Territorial Authority of South Auckland is hereunto subscribed and affixed in the presence of:

M. J. ...
Mayor

A. J. ...
Cmp Executive

Ref: 70/98/500

PLAN	CT 515/801
DATE	04/01/2001
BY	04/01/2001

Datum: Geodesic 1949
Mt Eden Circuit Co-ordinate
7900,000mN
300,000mE

Total Area: 8000 m²

Comprised in ...

I, *Walter ...*, 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 surveys and correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland this ... day of ... 1998.

Field Book
Reference Plans
Examined
Approved as to Survey
Deposited this ... day of ... 1998

Received 1998
Instructions

TERRITORIAL AUTHORITY
SOUTH AUCKLAND
Surveyed by ...
Scale ...

LOT 1 BEING SUBDIVISION OF LOT 2 DPS 59441

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. ...
NZMS 261 SH1 ... RECORD MAP No ...

DPS 80372

26 NOV 1998



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




R.W. Muir
Registrar-General
of Land

Identifier 1011954
Land Registration District South Auckland
Date Issued 25 March 2022

Prior References
SA38B/753 SA64C/251

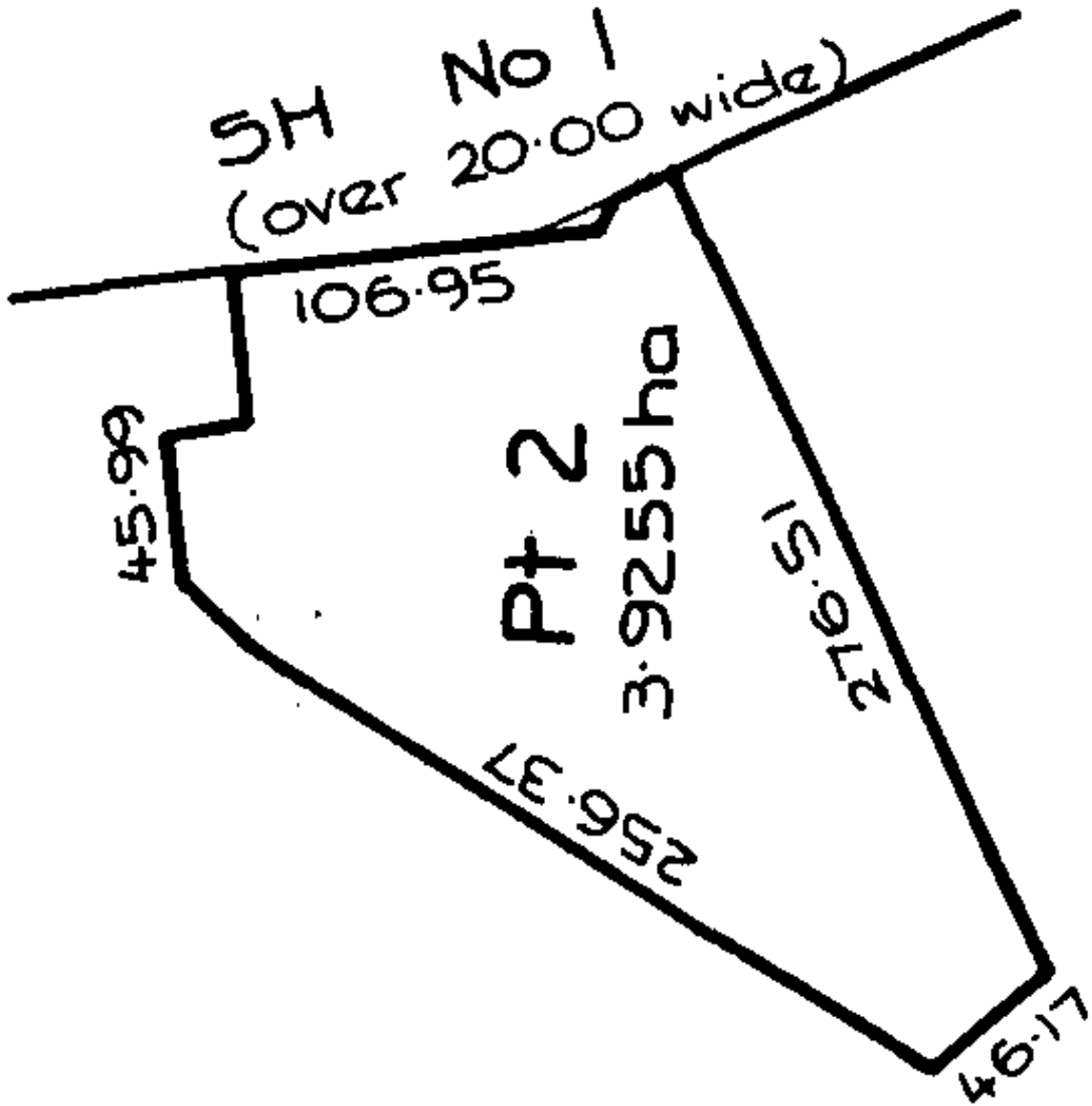
Estate Fee Simple
Area 16.5065 hectares more or less
Legal Description Lot 2 Deposited Plan 565970 and Part Lot
2 Deposited Plan South Auckland 7512

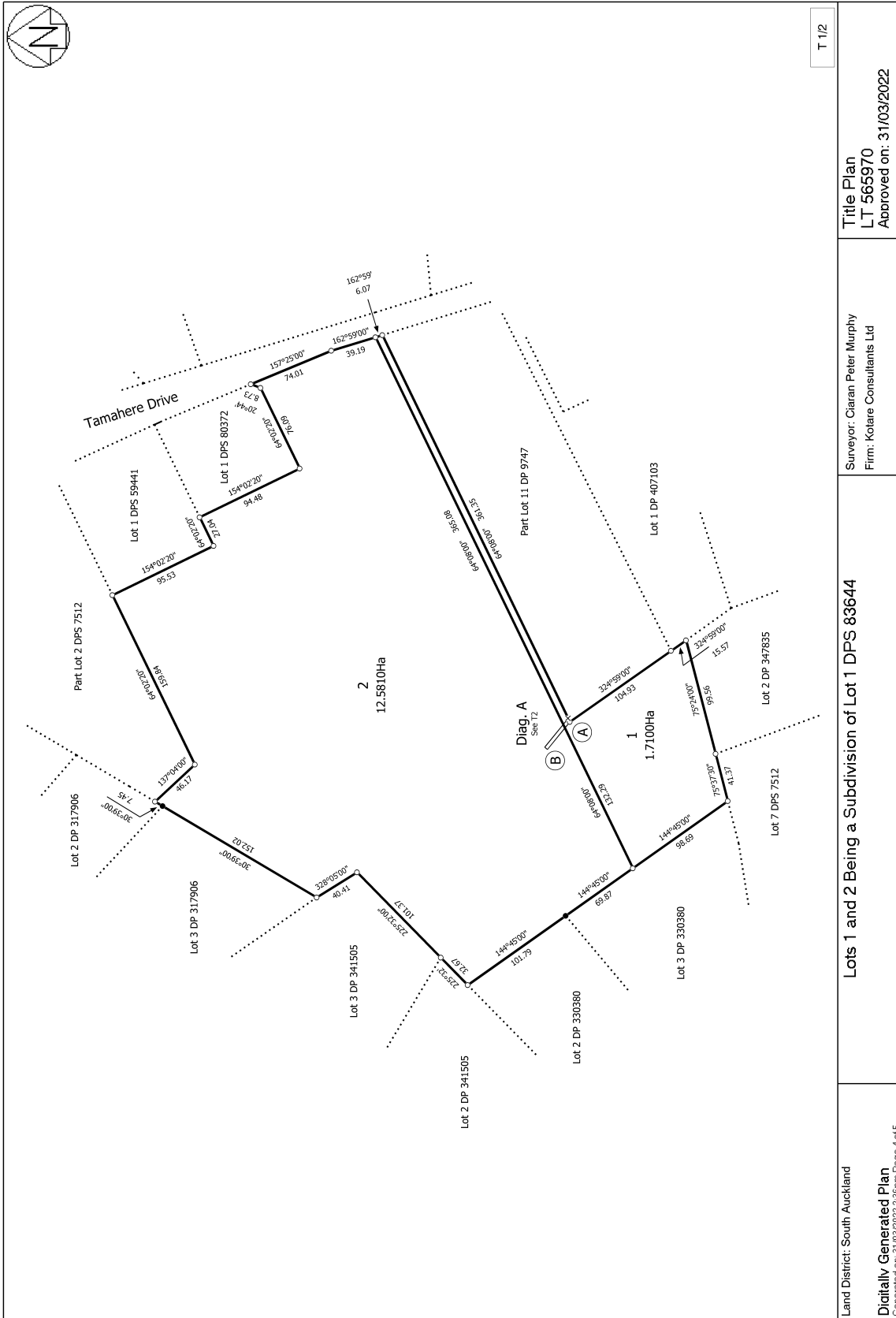
Registered Owners
Tamahere Country Club Limited

Interests

S82712 Building Line Restriction - 3.3.1955 at 10:00 am (affects Part Lot 2 DPS 7512)
B118947.2 Building Line Restriction - 18.12.1992 at 12.05 pm (affects Lot 2 DP 565970)
11483941.1 Notice of the registration of Tamahere Country Club as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 2.7.2019 at 7:00 am (affects Part Lot 2 DPS 7512)
11534985.1 Encumbrance against Part Lot 2 DPS 7512 to Anchorage Trustee Services Limited - 24.9.2019 at 10:41 am
11675893.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 749228) - 4.2.2020 at 7:44 am (affects Part Lot 2 DPS 7512)
11743280.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 749229) - 4.5.2020 at 1:53 pm (affects Part Lot 2 DPS 7512)
11767797.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 749229) - 8.6.2020 at 7:37 am (affects Part Lot 2 DPS 7512)
12365944.1 Notice of the registration of Tamahere Country Club as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 2.2.2022 at 7:00 am (affects Lot 2 DP 565970)
12223856.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.3.2022 at 2:50 pm (affects Lot 2 DP 565970)
Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991 (affects DP 565970)
Subject to a right to drain water over part Lot 2 DP 565970 marked B on DP 565970 created by Easement Instrument 12223856.5 - 25.3.2022 at 2:50 pm
The easements created by Easement Instrument 12223856.5 are subject to Section 243 (a) Resource Management Act 1991
12223856.6 Encumbrance of Lot 2 DP 565970 to Anchorage Trustee Services Limited - 25.3.2022 at 2:50 pm

12223856.7 Mortgage to ANZ Bank New Zealand Limited - 25.3.2022 at 2:50 pm





T 1/2

Title Plan
 LT 565970
 Approved on: 31/03/2022

Surveyor: Ciaran Peter Murphy
 Firm: Kotare Consultants Ltd

Lots 1 and 2 Being a Subdivision of Lot 1 DPS 83644

Land District: South Auckland
Digitally Generated Plan
 Generated on: 31/03/2022 2:36pm | Page 4 of 5



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




R.W. Muir
Registrar-General
of Land

Identifier 1011953
Land Registration District South Auckland
Date Issued 25 March 2022

Prior References
SA64C/251

Estate Fee Simple
Area 1.7100 hectares more or less
Legal Description Lot 1 Deposited Plan 565970

Registered Owners
Tamahere Country Club Limited

Interests

B118947.2 Building Line Restriction - 18.12.1992 at 12:05 pm

12365944.1 Notice of the registration of Tamahere Country Club as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 2.2.2022 at 7:00 am

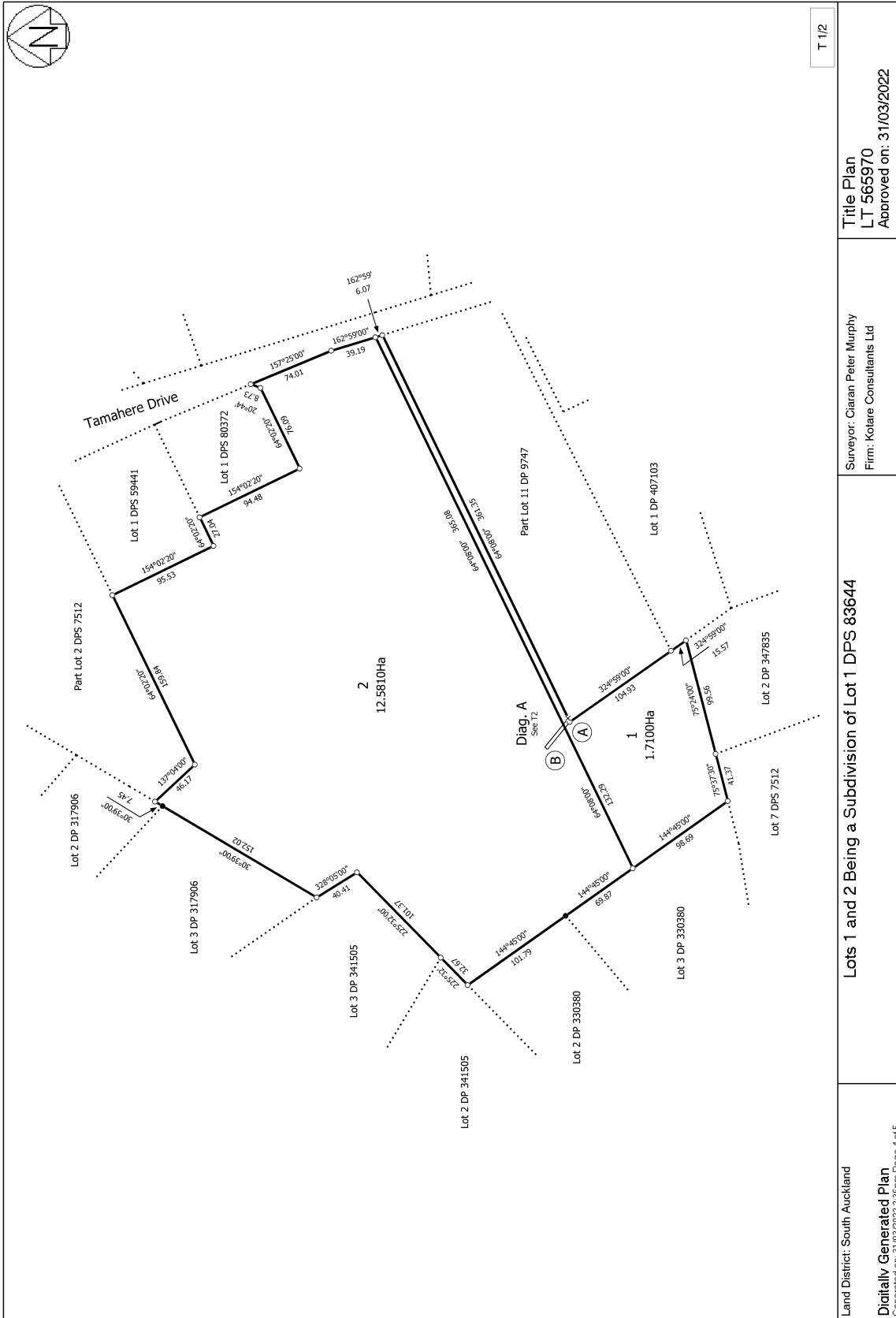
12223856.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.3.2022 at 2:50 pm

Subject to a right to drain water over part marked A on DP 565970 created by Easement Instrument 12223856.5 - 25.3.2022 at 2:50 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 12223856.5 - 25.3.2022 at 2:50 pm

The easements created by Easement Instrument 12223856.5 are subject to Section 243 (a) Resource Management Act 1991

12223856.7 Mortgage to ANZ Bank New Zealand Limited - 25.3.2022 at 2:50 pm



T 1/2

Title Plan
LT 565970
Approved on: 31/03/2022

Surveyor: Ciaran Peter Murphy
Firm: Kotare Consultants Ltd

Lots 1 and 2 Being a Subdivision of Lot 1 DPS 83644

Land District: South Auckland
Digitally Generated Plan
Generated on: 31/03/2022 2:36pm | Page 4 of 5



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




R.W. Muir
Registrar-General
of Land

Identifier SA1443/27
Land Registration District South Auckland
Date Issued 03 July 1958

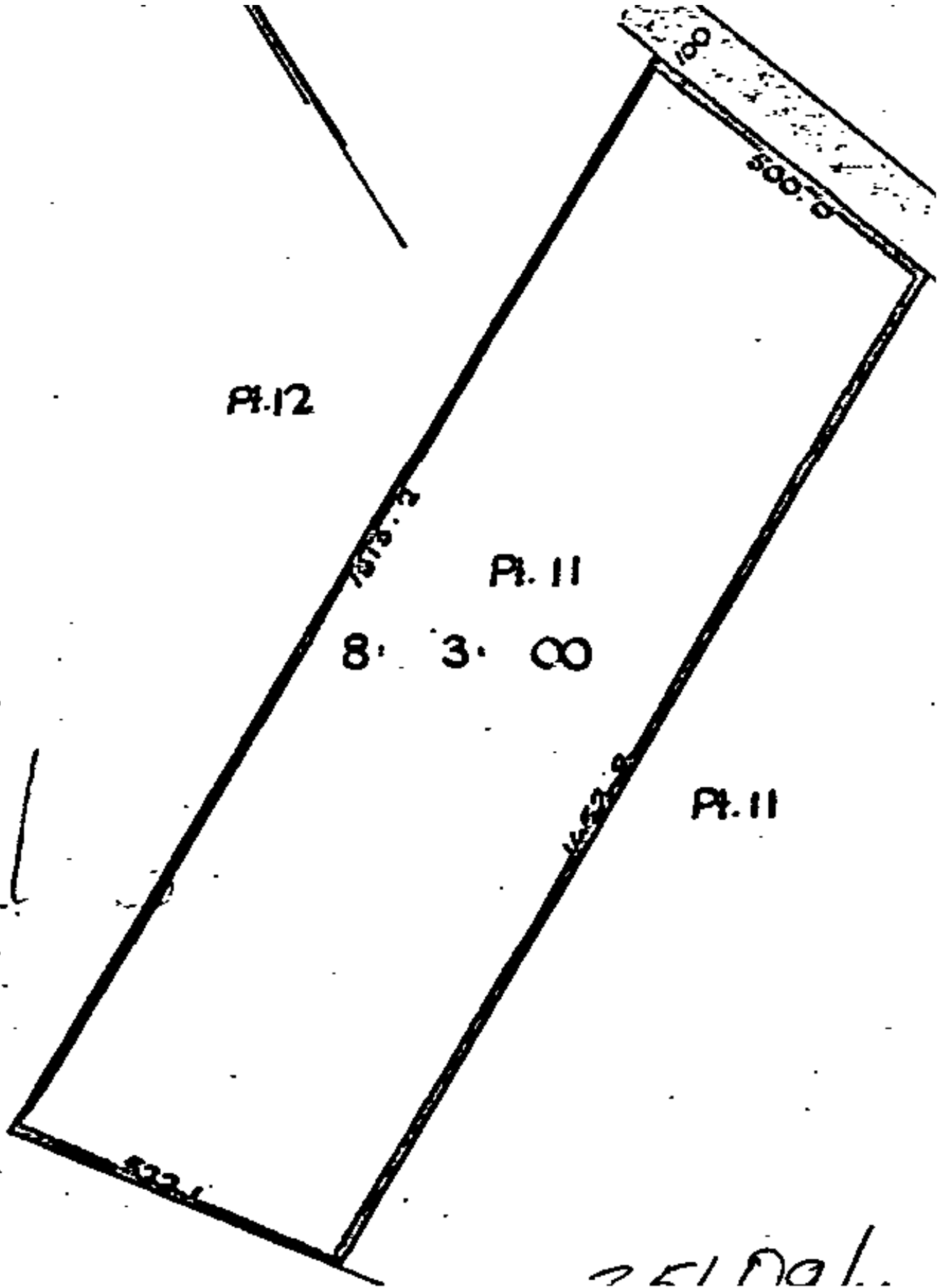
Prior References
SA299/128

Estate Fee Simple
Area 3.5409 hectares more or less
Legal Description Part Lot 11 Deposited Plan 9747

Registered Owners
William Philip Karl and Tina Louise Karl

Interests

Appurtenant hereto is a right to drain water created by Easement Instrument 12223856.5 - 25.3.2022 at 2:50 pm
The easements created by Easement Instrument 12223856.5 are subject to Section 243 (a) Resource Management Act 1991





B 513181.3
CONO

**CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991**

The District Land Registrar
South Auckland Land Registry

IN THE MATTER of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991
and

IN THE MATTER of a subdivision Consent pursuant to Sections 105, 108, 220, and 221 of the Resource Management Act 1991

PURSUANT to section 252(1)(a) of the Local Government Act 1974, I, WARWICK LESLIE BENNETT Chief Executive of THE WAIKATO DISTRICT COUNCIL, hereby certify that by way of delegated authority conferred on Council Officers under Section 34(4) of the Resource Management Act 1991 the following notice should be registered on the Certificate of Title for Lot 1 on Deposited Plan S.80372 being a subdivision of Lot 2 on Deposited Plan S.59441 comprised in Certificate of Title Volume 51C Folio 861 (Pt) (South Auckland Registry).

THE Owner of the land (as defined in the Resource Management Act 1991) shall, on a continuing basis, ensure that:

1. No Building(s) ("Building" as defined in the Building Act 1991) be erected within the area identified as "A" on DPS 80372 provided that this shall not apply to Exempt Buildings and Building Work as listed in the Third Schedule of the Building Act 1991.
2. The owner and subsequent owners of Lot 1 be advised of the condition in Clause 1 above.

DATED at Ngaruawahia this 22nd day of MAY 1998.


WARWICK LESLIE BENNETT
Principal Administration Officer

6JA8052001E

3.15 18.NOV98 B 513181.3



PARTICULARS ENTERED IN
LAND REGISTRY SOUTH
ASST. LAND REGISTRAR



(3)