

CERTIFICATE OF TITLE



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **1128896**
Land Registration District **North Auckland**
Date Issued 19 May 2023

Prior References
1028223

Estate Fee Simple
Area 1.3020 hectares more or less
Legal Description Lot 1 Deposited Plan 313278
Registered Owners
Sarah Titley

Interests

Subject to Section 59 Land Act 1948

Appurtenant hereto is a right of way, right to convey telecommunications, computer media, water and electricity created by
Easement Instrument 5466452.5 - 23.1.2003 at 9:00 am

The easements created by Easement Instrument 5466452.5 are subject to Section 243 (a) Resource Management Act 1991
12728346.2 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS
1128897) - 19.5.2023 at 3:18 pm

Land Covenant in Covenant Instrument 12728346.5 - 19.5.2023 at 3:18 pm

12971558.6 Mortgage to Bank of New Zealand - 10.4.2024 at 3:50 pm



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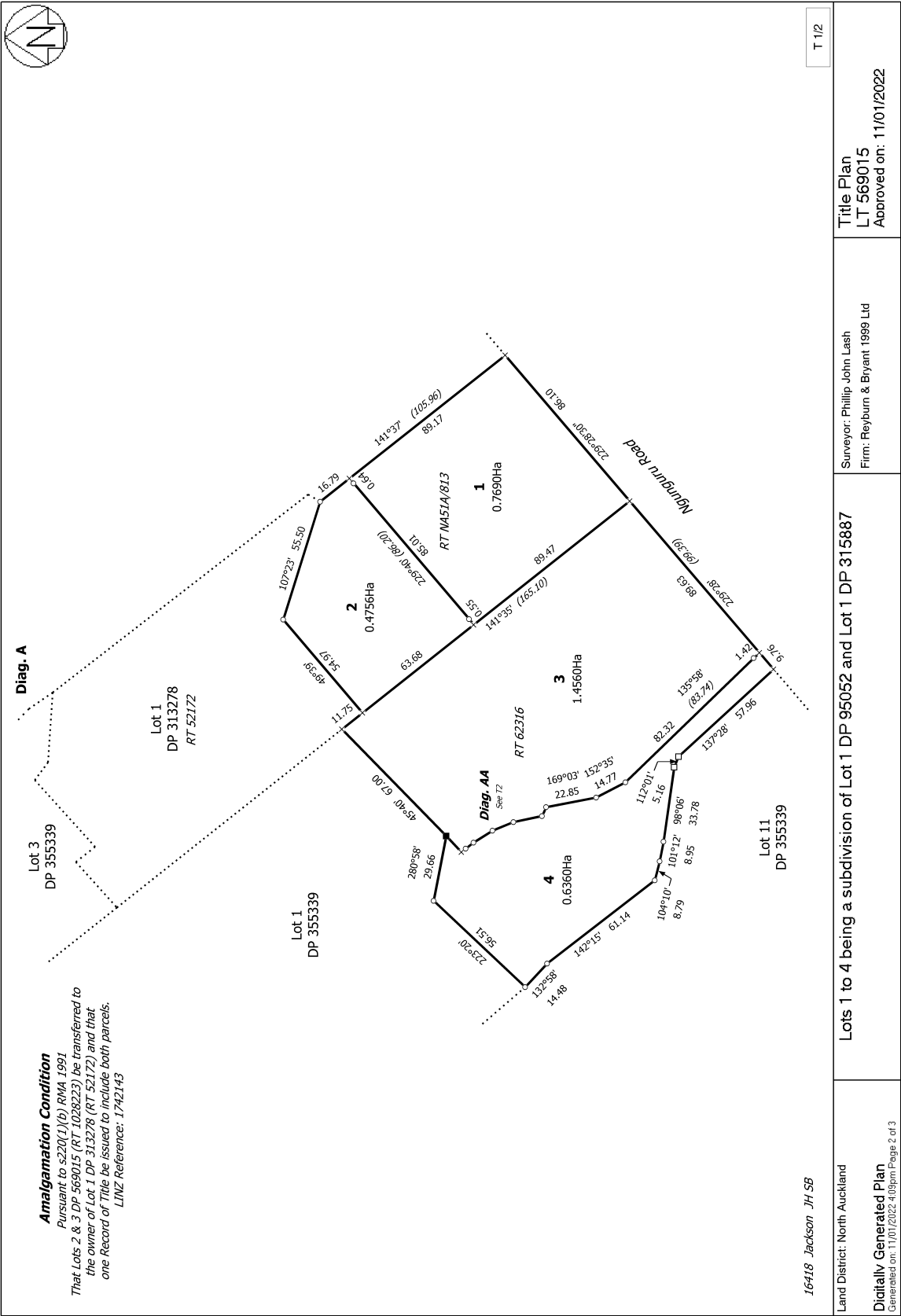
Identifier **1128897**
Land Registration District **North Auckland**
Date Issued 19 May 2023

Prior References
1028223

Estate Fee Simple
Area 4756 square metres more or less
Legal Description Lot 2 Deposited Plan 569015
Registered Owners
Sarah Titley

Interests

Subject to Section 59 Land Act 1948
12728346.2 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS
1128896) - 19.5.2023 at 3:18 pm
Land Covenant in Covenant Instrument 12728346.5 - 19.5.2023 at 3:18 pm
12971558.6 Mortgage to Bank of New Zealand - 10.4.2024 at 3:50 pm



View Instrument Details



Instrument No 12728346.5
Status Registered
Date & Time Lodged 19 May 2023 15:18
Lodged By Thomson, Kim Sandra
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
1100887	North Auckland
1128896	North Auckland
1128897	North Auckland

Annexure Schedule Contains 1 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Danvers Gordon Charles Baker as Covenantor Representative on 30/06/2023 02:55 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Danvers Gordon Charles Baker as Covenantee Representative on 30/06/2023 02:55 PM

*** End of Report ***

Approved for ADLS by Registrar-General of Land under No. 2018/6263
COVENANT INSTRUMENT TO NOTE LAND COVENANT
 Sections 116(1)(a) & (b) Land Transfer Act 2017

**Covenantor***Surname(s) must be underlined or in CAPITALS.*

Jennie Louise Jackson and Anthony Graham Jackson as to a half share
 Anthony Graham Jackson and Jennie Louise Jackson as to a half share

Covenantee*Surname(s) must be underlined or in CAPITALS.*

Jennie Louise Jackson and Anthony Graham Jackson as to a half share
 Anthony Graham Jackson and Jennie Louise Jackson as to a half share

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, grants to the Covenantee (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant (Fencing)		Lot 1 DP 584679 (RT 1100887)	Lot 1 DP 313278 (RT 1128896) Lot 2 DP 569015 (RT 1128897)

Covenant rights and powers (including terms, covenants and conditions)*Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

The provisions applying to the specified covenants are those set out in: below:

So long as the Covenantee is the owner of the benefitting land the Covenantee shall not be called on to erect or contribute to the costs of erecting a boundary fence, between the burdened land and the benefitting land.

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017.]

[Annexure Schedule _____].

View Instrument Details



Instrument No 12728346.2
Status Registered
Date & Time Lodged 19 May 2023 15:18
Lodged By Thomson, Kim Sandra
Instrument Type Covenant Against Transfer of Allotments under s240 Resource Management Act 1991



Affected Records of Title	Land District
1128896	North Auckland
1128897	North Auckland

Annexure Schedule Contains 4 Pages.

Territorial Authority Certifications

- I certify that I have the authority to act for the Territorial Authority and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Danvers Gordon Charles Baker as Territorial Authority Representative on 19/05/2023 02:27 PM

Registered Owner Certifications

- I certify that I have the authority to act for the Registered Owner and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Danvers Gordon Charles Baker as Registered Owner Representative on 19/05/2023 02:26 PM

*** End of Report ***

IN THE MATTER of the Resource Management
Act 1991 ("the Act")

A N D

IN THE MATTER of a Covenant pursuant to
Sections 220 and 240 of the
Act

A N D

IN THE MATTER of Land Transfer Plan
No. 584679 ("the plan")

WHEREAS

- A. **JENNIE LOUISE JACKSON** and **ANTHONY GRAHAM JACKSON** as to a half share and **ANTHONY GRAHAM JACKSON** and **JENNIE LOUISE JACKSON** as to a half share ("the covenantors") are registered as proprietors of an estate in fee simple in that property described in the First Schedule hereto ("the covenantor's property").
- B. **WHANGAREI DISTRICT COUNCIL** ("the Council") has approved a subdivision of the covenantor's property as shown in the (subdivision) plan.
- C. Council's approval of the subdivision was granted was subject to a condition pursuant to Section 220(1) of the Act such requiring that the registered owner of one of the properties resulting from the subdivision of the covenantor's property would not without the consent of the Council transfer or lease that property or any part thereof except in conjunction with another parcel of land.

By this Covenant the covenantors for themselves and their successors in title hereby covenant with the Council that they shall not without the consent of the Council transfer or lease the land described in the Second Schedule, or any part of it, except in conjunction with the land described in the Third Schedule and similarly will not

transfer or lease the land described in the Third Schedule or any part of it except in conjunction with the land described in the Second Schedule.

FIRST SCHEDULE

The land in Record of Title 1028223 (Lot 1 DP 584679)

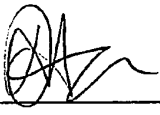

SECOND SCHEDULE


The land in Record of Title 1128896 (Lot 1 DP 313278)

THIRD SCHEDULE

The land in Record of Title 1128897 (Lot 2 DP 569015)

SIGNED by JENNIE LOUISE JACKSON
and
ANTHONY GRAHAM JACKSON
as to a half share as COVENANTORS
in the presence of:

) 
) 

Witness Signature: 


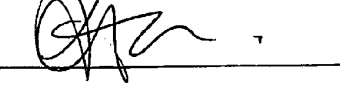
Witness Name: **Aneta E Kapron**
Solicitor

Occupation: 609480

Address:

Rose & Rose Solicitors
The Riverside Centre
40 High Street
Kingston, KT1 1HL
Tel: 0208 974 7480

SIGNED by ANTHONY GRAHAM JACKSON)
and
JENNIE LOUISE JACKSON
as to a half share as COVENANTORS
in the presence of:

Witness Signature: 

Witness Name: **Aneta E Kapron**
Solicitor
609480

Occupation:

Address:

Rose & Rose Solicitors
The Riverside Centre
40 High Street
Kingston, KT1 1HL
Tel: 0208 974 7490

SIGNED for WHANGAREI DISTRICT COUNCIL pursuant
to the authority of the Council given pursuant to the
Local Government Act 2002 and the Resource
Management Act 1991


KT Satherley (May 10, 2023 15:08 GMT+12)

Authorised Signatory
Karen Toni Satherley
Post Approval & Development Contributions Officer

**COVENANT UNDER SECTIONS 220 & 240
OF THE RESOURCE MANAGEMENT ACT
1991**

Correct for the Purposes of the Land
Transfer Act

Solicitor for the Whangarei District
Council

**JENNIE LOUISE JACKSON and ANTHONY GRAHAM JACKSON as to a half share; and ANTHONY
GRAHAM JACKSON and JENNIE LOUISE JACKSON as to a half share**

"the Covenantors"

WHANGAREI DISTRICT COUNCIL

"the Council"

STATEMENT OF PASSING OVER

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