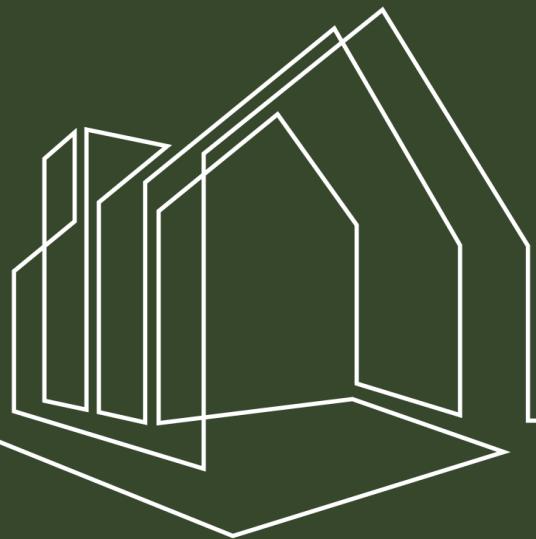


# CERTIFICATE OF TITLE

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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





**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** **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



Diag. A

Amalgamation Condition

**Annotation Continu**  
Pursuant to s2(2)(1)(b) RMA 1991  
That Lots 2 & 3 DP 569015 (RT 10/28223) be transferred to  
the owner of lot 1 DP 313278 (RT 52172) and that  
one Record of Title be issued to include both parcels.  
LINZ Reference: 1742143

Lot 3  
DP 3555339

Lot 1  
DP 313278  
RT 52472

Lot 1  
DP 355339

A diagram showing a survey line segment. The segment starts at a point and extends upwards and to the right. Three points are marked on the segment: the first is labeled '16.79', the second is labeled '55.50', and the third is labeled '107°23''. A dotted line extends from the first point upwards and to the left.

3

3

3

Ngunguru Road

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Lot 11  
DP 355339

Digitally Generated Plan  
Generated on: 11/01/2022 4:09pm Page 2 of 3

being a subdivision of Lot 1 DP 95052 and Lot 1 DP 315887

Firm: Reyburn & Bryant 1999 Ltd  
L1 589U13  
Approved on: 11/01/2022

Title Plan  
LT 569015  
Approved on: 11/01/2022

T 1/2

# 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
<b>Land Covenant (Fencing)</b>		<b>Lot 1 DP 584679 (RT 1100887)</b>	<b>Lot 1 DP 313278 (RT 1128896)</b>  <b>Lot 2 DP 569015 (RT 1128897)</b>

**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)

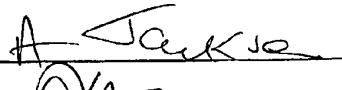
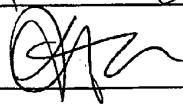
SIGNED by JENNIE LOUISE JACKSON  
and  
ANTHONY GRAHAM JACKSON  
as to a half share as COVENANTORS  
in the presence of:

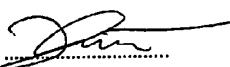
Witness Signature: 

Witness Name: Aneta E Kapron  
Solicitor  
609480  
Occupation: .....

Address: .....

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

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

Karen Toni Satherley  
KT Satherley (May 10, 2023 15:00 GMT+12)

*Authorised Signatory*  
Karen Toni Satherley  
Post Approval & Development Contributions Officer

Adobe Acrobat Sign Transaction Number: CBJCHBCAABAek-Vpx2JQNcQVr1\_6V5RkjVA\_Z765Qc

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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