

# CERTIFICATE OF TITLE

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**OWN**  
REAL ESTATE



**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** **NA75B/460**  
**Land Registration District** **North Auckland**  
**Date Issued** 12 September 1989

**Prior References**

NA33A/828      NA33A/829      NA33A/830  
NA50B/1461

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**Estate** Fee Simple  
**Area** 39.4947 hectares more or less  
**Legal Description** Allotment 271-273 Parish of Mangatete  
and Part Section 103 Parish of Mangatete

**Registered Owners**

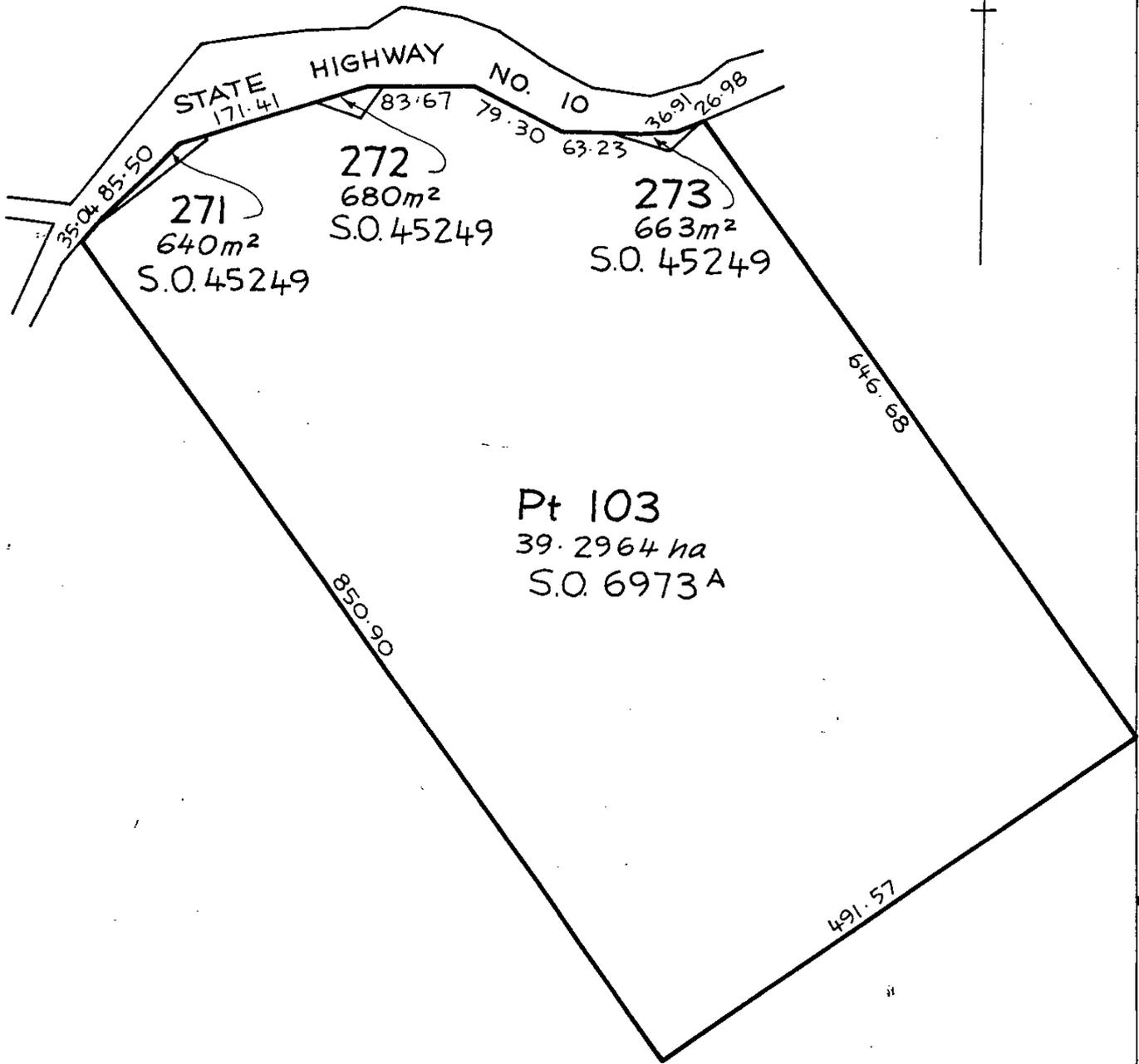
Paul Michael Dragicevich as to a 1/2 share  
Lynda Kaye Dragicevich as to a 1/2 share

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**Interests**

Subject to Section 308 (4) (5) and (6) Local Government Act 1974  
Subject to Section 8 Coal Mines Amendment Act 1950 (affects part formerly CsT 33A/828 to 33A/830 inclusive)  
905755.1 Gazette Notice (14.12.1978 No. 108 p.3422) declaring part of the adjoining State Highway 10 (Pakaraka to Awanui via Mangonui) to be a limited access road - 20.11.1979 at 9.14 am  
D522625.2 Subject to a telecommunication right (in gross) over part marked A on DP 201432 in favour of (now) Chorus New Zealand Limited - 11.7.2000 at 3.11 pm  
Subject to a right (in gross) to drain water over parts marked A and B on DP 405504 in favour of Her Majesty The Queen for use in connection with a road created by Easement Instrument 8248321.3 - 22.12.2009 at 10:33 am

# Mangonui County





# View Instrument Details

**Instrument No** 8248321.3  
**Status** Registered  
**Date & Time Lodged** 22 December 2009 10:33  
**Lodged By** Carpenter, Brett Avon Leavett  
**Instrument Type** Easement Instrument



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**Affected Computer Registers**    **Land District**  
NA75B/460                              North Auckland

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**Annexure Schedule:** Contains 2 Pages.

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## Grantor Certifications

I certify that I have the authority to act for the Grantor 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 Russell Howard Manning as Grantor Representative on 02/09/2009 01:34 PM

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## Grantee Certifications

I certify that I have the authority to act for the Grantee 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 Brett Avon Leavett Carpenter as Grantee Representative on 06/08/2009 02:25 PM

\*\*\* End of Report \*\*\*

Form B

Easement instrument to grant easement or profit à prendre, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

Paul Michael DRAGICEVICH and Lynda Kaye DRAGICEVICH

Grantee

HER MAJESTY THE QUEEN for use in connection with a road

Grant of Easement or Profit à prendre or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates 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 (Nature and extent) of easement; profit or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right to Drain Water	A & B on DP 405504	NA75B/460	In Gross

**Form B - continued**

**Easements or profits à prendre rights and powers (including terms, covenants and conditions)**

*Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negatived]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule - ]~~

**Covenant provisions**

*Delete phrases in [ ] and insert Memorandum number as require; continue in additional Annexure Schedule, if required*

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

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule - 1]~~

905755.1GN

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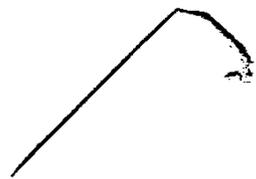
NOTICE DECLARING STATE HIGHWAY  
LIMITED ACCESS ROAD

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IN THE MATTER of the Public Works  
Act 1928 and its Amendment Act 1963  
AND NZ Gazette Notice 1978 No.108  
page 3422

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905755-1



The District Land Registrar  
North Auckland Registry

STATEMENT IN RESPECT OF LIMITED ACCESS ROAD

I, Alexander William Aitken, District Commissioner of Works and Development at Auckland, annex hereto a copy of declaration, schedule and plans in respect of State Highway 10 (Pakaraka to Awanui via Mangonui) pursuant to the requirements of paragraph (c) subsection (10) of section 4 of the Public Works Amendment Act 1963.

Extract from N.Z. Gazette, 14 December 1978, No. 108, p. 3422

*National Roads Board—Declaring State Highway to be a Limited Access Road*

It is notified that the National Roads Board, by resolution dated 13 December 1978, and pursuant to section 4 of the Public Works Amendment Act 1963, hereby declares that part of State Highway No. 10 (Pakaraka to Awanui via Mangonui) from its junction with Duncan Road, Kaingaroa, to the eastern boundary of Old Land Claim 315, Awanui, as more particularly shown on sheets 1 to 3 of Plan L.A. 11/40/1, and accompanying Schedule, held in the office of the Resident Engineer, Ministry of Works and Development, Whangarei, and there available for public inspection, to be a limited access road.

Dated at Wellington this 13th day of December 1978.

F. J. TOURELL, Secretary.

(72/10/1/5)

E. C. Keating, Government Printer, Wellington, New Zealand—1978

Dated at Auckland this 16th day of November 1979



A W Aitken  
District Commissioner of Works

S.H.10 R.D.1 R.S.95

LIMITED ACCESS ROAD DECLARATION

KAINGAROA TO AWANUI

R.P.95/3.38 TO R.P.95/10.61

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 1 of 21 sheets

State Highway No. 10...; ..LEFT HAND SIDE (SOUTH)...			
From; KAINGAROA			
To; AWANUI			
<b>GAZETTE INFORMATION</b>			
Access Details at: 8.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
	START OF LIMITED ACCESS ROAD R.S. 95 R.P. 3.38		(Bridge Centre)
	MANGATETE RIVER		
Nil	No existing entrance to State Highway - legal access to Duncan Road is practical	-	Lot 1 D.P. 73861 C.T. 29D/334 ✓
	DUNCAN ROAD - Formed		
Nil	No existing entrance to State Highway - legal access to Duncan Road is practical	-	Lot 2 D.P. 36522 ✓ C.T. 984/74
Nil	No existing entrance to State Highway - access point allocated	1	Lot 3 D.P. 48795 ✓ C.T. 24A/1070
1	Commercial (Garage and Service Station)	2	Lot 2 D.P. 48795 ✓ C.T. 24A/968
1	Vehicle Access	3	Lot 1 D.P. 48795 ✓ C.T. 1920/54
1	Farm Gate	5	Part Lot 3 D.P. 39459 ✓ C.T. 26A/70
1	Vehicle Access	4	Lot 1 D.P. 32476 ✓ C.T. 884/191

\* As shown on Plan No LA 11/40/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 2... of 21... sheets

State Highway No. 10...; LEFT HAND SIDE (SOUTH)....			
From; KAINGAROA			
To; AWANUI			
<b>GAZETTE INFORMATION</b>			
Access Details at: 8.2.78			LAND IN NORTH... AUCKLAND... LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Vehicle Access - also gives access to Part Section 103 in same ownership	6	Allotment 273 Parish of Mangatete C.T. 33A/830 ✓
Nil	No independent entrance to State Highway - access available over adjoining land in same ownership via CP6 & CP7	-	Part Section 103, Parish of Mangatete C.T. 266/126 ✓
1	Taranaki Gate	7	Allotment 272 Parish of Mangatete ✓ C.T. 33A/829
Nil	No existing entrance to State Highway - access available over adjoining land in same ownership via CP6 & CP 7	-	Allotment 271 Parish of Mangatete C.T. 33A/828 ✓
1	Taranaki Gate	8	Part Allotment 227, Parish of Mangatete C.T. 942/18 ✓
CHURCH ROAD - Formed			
1	Farm Gate	9	Part Allotment 92, Parish of, Mangatete C.T. 536/134Ltd
PUBLIC ROAD - Not Formed			
Nil	No existing entrance to State Highway - legal access to Public Road is practical	-	Allotment 242 Parish of Mangatete, Part C.T. 21C/199 ✓

\* As shown on Plan No LA 11/40/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 3 of 21 sheets

State Highway No. 10 ; LEFT HAND SIDE (SOUTH)			
From; KAINGAROA			
To: AWANUI			
<b>GAZETTE INFORMATION</b>			
Access Details at: 8.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Vehicle Access	10	Part Allotment 95, Parish of Mangatete Part C.T. 21C/199 ✓
1	Vehicle Access	11	Part South- East Portion of Allotment 96 Parish of Mangatete ✓ C.T. 1077/128 Ltd
1	Vehicle Access	12	Part Allotment 94, Parish of Mangatete ✓ C.T. 1065/195 Ltd
1	Farm Gate	13	Part Allotment 99, Parish of Mangatete C.T. 760/38 Ltd ✓
2	Taranaki Gate Manuka Gate	14 15	Kareponia 2B2B2Block C.T. 20C/972 ✓
Nil	No existing entrance to State Highway- access point allocated	17	Part Kareponia 2B1B Block C.T. 314/243 / (Balance)
1	Vehicle Access	16	Lot 4 D.P. 46235 ✓ C.T. 1620/16
Nil	No existing entrance to State Highway - access point allocated	18	Lot 2 & Lot 1 D.P. 46235 C.T. 1620/15

\* As shown on Plan N<sup>o</sup> LA 11/40/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 4 of 21 sheets

State Highway No. -10- ; LEFT HAND SIDE (SOUTH)			
From; KAINGAROA			
To; AWANUI			
GAZETTE INFORMATION			
Access Details at: 8.2.78			LAND INNORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref.*	
1	Vehicle Access	20	Part Kareponia 1B2D 2 block No Registration
1	Vehicle Access	21	Lot 9 D.P. 39695 ✓ C.T. 35B/1204
1	Vehicle Access	22	Lot 7 D.P. 39695 C.T. 1058/72 ✓
1	Vehicle Access	23	Lot 6 D.P. 39695 C.T. 20C/187 ✓
Nil	No existing entrance to State Highway - access point allocated	24	Lot 5 D.P. 39695 C.T. 1065/129
2	Vehicle Access Vehicle Access	25 26	Lot 8 D.P. 39695 ✓ Part C.T. 1376/77
1	Vehicle Access	27	Lot 2 D.P. 36763 ✓ C.T. 964/166
1	Vehicle Access	28	Lot 1 D.P. 36763 ✓ C.T. 964/167

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# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 5 of 21 sheets

State Highway No. 10 ; -- LEFT HAND SIDE (SOUTH) --			
From; KAINGAROA			
To; AWANUI			
<b>GAZETTE INFORMATION</b>			
Access Details at: 8.2.78			LAND IN North -Auckland- LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Vehicle Access - also gives access to 1A5D1 Block (Maori Church Site)	29	Southern portion of Kareponia ✓ 1A5D2 Block C.T. 31C/1414
1	Vehicle Access - also gives practical access to Part 1A5C2B	30	Parts Kareponia 1A ✓ Block No Registration <i>Index</i>
Nil	No direct entrance to Eastern portion of Block - practical access available over adjoining land via CP 30		Part Kareponia 1A5C2B Block ✓ No Registration (Now European Land) <i>Index</i>
1	Vehicle Access	31	Part Kareponia 1B2B Block ✓ C.T. 602/173 (Balance)
1	Taranaki Gate	32	Part Kareponia 1A5C2B Block ✓ No Registration (Now European Land) <i>Index</i>
MANGATAKAWERO STREAM			
1	Vehicle Access	33	Kareponia 1A 4 Block ✓ Gazette 1967 p. 446 <i>Index</i>
1	Vehicle Access	34	Kareponia 1A5C2A1 Block ✓ C.T. 4C/562

\* As shown on Plan No LA 11/40/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet .. 6. of 21. sheets

State Highway No. 10...; .. LEFT. HAND. SIDE. (SOUTH)...			
From; KAINGAROA			
To: AWANUI			
GAZETTE INFORMATION			
Access Details at: 8.2.78			LAND IN North. Auckland... LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Double Farm Gates	35	Kareponia 1A5B 1 Block No Registration ✓ Index
1	Vehicle Access	36	Kareponia 1A2B Block C.T.16B/783 ✓
1	Vehicle Access	37	Kareponia ✓ 1B2A Block C.T. 15D/444
1	Vehicle Access	38	Part Kareponia 1A2A Block C.T.253/300 ✓
	PUBLIC ROAD - Formed		
Nil	No existing entrance to State Highway - legal access to Public Road is practical	-	Part Kareponia 1A2A Block Gazette 1930 p. 3614 ✓ Index
Nil	No existing entrance to State Highway - legal access to Public Road is practical	-	Part Maimaru Block No Registration ✓ Index

\* As shown on Plan No LA. 11/40/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 7 of 21 sheets

State Highway No. 10 : LEFT HAND SIDE (SOUTH)			
From: KAINGAROA			
To: AWANUI			
GAZETTE INFORMATION (not for publication)			
Access Details at: 8.2.78		LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.	
NO.	Description	MWD Ref. #	
2	Vehicle Access Vehicle Access	39 40	Maimaru E2 Block. Gazette 1968 p. 2030
1.	Vehicle Access	41	Part Maimaru E1 Block. No Regis- tration. (Now European Land)
Nil	No existing entrance to State Highway - access point allocated	41A	Part Maimaru E3 Block. No Regis- tration. (Now European Land)
1	Vehicle Access	42	Section 2 Block X Rangaunu Survey District. CT 28A/425 ✓
2	Vehicle Access (over legal Right-of-Way)  Vehicle Access (also gives access to Maimaru D2A1 Block)	43  44	Part Maimaru D2A2 Block. No Registration. (formerly part Maimaru D2A Block Pt CT399/61) ✓ unsurveyed partition subject to Right- of-Way appurtenant to Maimaru D2B, D2C, D2D1 & D2D2 Blocks, also sub- ject to Right-of- Way appurtenant to Maimaru D2A1 Block.

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~~Index~~

\* As shown on Plan N<sup>o</sup> LA.11/40/1..... deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 8 of 21 sheets

State Highway No. 10 ; LEFT HAND SIDE (SOUTH)			
From: KAINGAROA			
To: AWANUI			
GAZETTE INFORMATION (not for publication)			
Access Details at: 0.2.70			
NO.	Description	MWD Ref. #	LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
Nil	No direct entrance to State Highway - practical access available over legal Right-of-Way.	43	Maimaru D2D1 Block. No Registration - subject to Right-of-Way over Maimaru D2A2, D2B and D2C Blocks. <span style="float: right;">✓ Index</span>
Nil	No direct entrance to State Highway - practical access available over legal Right-of-Way.	43	Maimaru D2C Block. CT16D/319 -subject to Right-of-Way over Maimaru D2A2 and D2B Blocks. <span style="float: right;">✓ <del>Index</del></span>
Nil	No direct entrance to State Highway - practical access available over legal Right-of-Way.	43	Maimaru D2B Block. CT16B/744 <span style="float: right;">✓</span>
Nil	No existing entrance to State Highway - practical access available over legal Right-of-Way.	44	Maimaru D2A1 Block. (formerly part Maimaru D2A Block. Pt CT399/61) unsurveyed partition subject to Right-of-Way over Maimaru D2A2 Blk. <span style="float: right;">✓</span>
Nil	No existing entrance to State Highway - access point allocated.	45	Part Maimaru D2A Block. CT 399/62 <span style="float: right;">✓</span>
Nil			

\* As shown on Plan N<sup>o</sup> LA. 11/40/1 deposited in the office of at Wellington.



# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 10 of 21 sheets

State Highway No. <u>10</u> ; LEFT HAND SIDE (SOUTH)			
From; KAINGAROA			
To; AWANUI			
GAZETTE INFORMATION (not for publication)			
Access Details at; <u>8.2.78.</u>			
NO.	Description	MWD Ref. #	LAND IN North Auckland LAND REGISTRATION DIST.
1	Vehicle Access	55	Lot 1 D.P. 80070 C.T. 36D/384 ✓
1	Vehicle Access	56	Part Maimaru D1A Block and Part Lot 1 D.P. 44824 C.T. 35D/1209 ✓
Nil	No existing entrance to State Highway - access available through adjoining land in same occupation - access point allocated	57	Old Water- course (Dry)
	Eastern Boundary of Pt Old Land claim 315 (CT 766/192 Ltd)		
	LIMITED ACCESS ROAD ENDS RP 95/10.03		
	NOTE : No crossing points 58 to 60 inclusive		

\* As shown on Plan N<sup>o</sup> LA. 11/40/1... deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 11 of 21 sheets

State Highway No. 10 : RIGHT HAND SIDE (NORTH)			
From: KAINGAROA			
To: AWANUI			
GAZETTE INFORMATION (not for publication)			
Access Details at: 8.2.78.			
NO.	Description	MWD Ref. #	LAND IN North Auckland LAND REGISTRATION DIST.
	START OF LIMITED ACCESS ROAD (Bridge Centre)  R.S. 95 R.P. 3.38		
	MANGATETE RIVER		
1	No existing entrance to State Highway - access point allocated	61	Crown Land, No Registration
Nil	No existing entrance to State Highway - legal access to Public Road is practical	-	Lot 2 D.P. 38957 C.T. 35A/1431 ✓
	PUBLIC ROAD - Formed		
Nil	No existing entrance to State Highway - legal access to Public Road is practical	-	Lot 2 D.P. 38039 C.T. 1107/7 ✓
1	Farm Gate - also gives access to Lot 1, D.P. 38955 in same ownership	62	Part Section 2 Block XI Rangaunu Survey District. Part C.T. 31D/145 ✓
Nil	No existing entrance to State highway - practical access through adjoining land in same ownership via CP 62	-	Lot 1 D.P. 38955 C.T. 1037/60 ✓

\* As shown on Plan N<sup>o</sup> LA 11/40/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 12 of 21 sheets

State Highway No. 12 ; RIGHT HAND SIDE (NORTH)			
From; KAINGAROA			
To; AWANUI			
<b>GAZETTE INFORMATION</b>			
Access Details at: 8.2.78			LAND IN North Auckland LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
Nil	No existing entrance to State Highway practical access available over other portions of land in same title via CP 62 and CP 64	-	Part Allotment 132, Parish of Mangatete and Lot 2 D.P. 39459 Part C.T. 31D/145 ✓
Nil	No existing entrance to State Highway - access point allocated	63	Lots 1, 2, & 3 D.P. 30670 ✓ C.T. 900/244
2	Farm Gate Vehicle Access - also gives practical access to Section 27 adjoining	64 65	Part Allotments 103, 131 and 132 Parish of Mangatete and Part Lot 1 D.P. 39459 Part C.T. 31D/145 ✓
PUBLIC ROAD - Formed			
1	Combined Vehicle Access and Farm Gate	66	Allotment 234 Parish of Mangatete ✓ C.T. 1044/283
PAIRATAHI ROAD - Formed			
1	Taranaki Gate	67	Allotment 241 Parish of Mangatete C.T. 31D/872 ✓

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# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 13 of 21 sheets

State Highway No. 10 ; ... RIGHT HAND SIDE (NORTH) From; KAINGAROA To; AWANUI			
<b>GAZETTE INFORMATION</b>			
Access Details at: 8.2.78			LAND IN North Auckland LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
Nil	No existing entrance to State Highway - access point allocated	68	Part Allot- ment 95 Parish of Mangatete C.T. 31D/871 ✓
1	Taranaki Gate	69	Lot 1 D.P. 48460 ✓ C.T. 1878/49
Nil	No existing entrance to State Highway - access point allocated	70	Lot 2 D.P. 42296  C.T. 45A/789 ✓
1	Farm Gate	71	Part South Eastern portion, Allot ment 96 Parish of Mangatete ✓ C.T. 4D/315 Ltd
1	Vehicle Access	72	Lot 2 D.P. 79342 C.T. 36A/1098  ✓
1	Vehicle Access	73	Lot 1 D.P. 79342 C.T. 36A/1097  ✓
1	Vehicle Access	74	Lot 2 D.P. 48460 ✓ C.T. 1878/48

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at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 14 of 21 sheets

State Highway No. 10 ; RIGHT HAND SIDE (NORTH)			
From; KAINGAROA			
To; AWANUI			
<b>GAZETTE INFORMATION</b>			
Access Details at: 8.2.78			LAND IN North Auckland LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
Nil	No existing entrance to State Highway - access point allocated	75	Part Allotment 94, Parish of Mangatete ✓ C.T. 1065/194 Ltd
2	Vehicle Access Vehicle Access	76 77	Part Allotment 99, Parish of Mangatete ✓ C.T. 752/316 Ltd
1	Taranaki Gate	78	Allotment 252 Parish of Mangatete ✓ C.T. 1906/62
1	Vehicle Access	79	Kareponia 2B2B1 Block C.T. 17A/271 ✓
Nil	No existing entrance to State Highway - access point allocated	80	Lot 2 D.P. 76875 C.T. 33B/776 ✓
2	Vehicle Access Vehicle Access	81 82	Lot 1 D.P. 76875 ✓ C.T. 33B/775
Nil	No existing entrance to State Highway - access point allocated	83	Kareponia 1B2D1 Block ✓ C.T. 17A/959

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at Wellington

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 15 of 21 sheets

State Highway No. <u>10</u> ; <u>RIGHT HAND SIDE (NORTH)</u>			
From; KAINGAROA			
To: AWANUI			
<b>GAZETTE INFORMATION</b>			
Access Details at: <u>8.2.78</u>			LAND IN NORTH -- AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Vehicle Access - gives practical access to adjoining land over legal Right-of-Way	84	Part Lot 4 D.P. 39695 C.T. 35A/1256 ✓ - subject to proposed Right-of-Way appurtenant to Lot 1 D.P. 83791
Nil	No existing entrance to State Highway - practical access available by means of legal Right-of-Way over adjoining land	84	Lot 1 D.P. 83791 C.T. 40A/966 ✓ - subject to proposed Right-of-Way over Part Lot 4, D.P. 39695
1	Vehicle Access	85	Lot 3 D.P. 41075 C.T. 1117/199 ✓
2	Vehicle Access Vehicle Access	86 87	Lot 2 D.P. 41075 C.T. 1106/119 ✓
1	Vehicle Access	88	Lot 1 D.P. 41075 ✓ C.T. 1113/300
1	Vehicle Access	89	Lot 3 D.P. 39695 Part C.T. 1376/77

\* As shown on Plan No LA 11/40/1 deposited in the office of  
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# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 16 of 21 sheets

State Highway No. 10 ; RIGHT HAND SIDE (NORTH)			
From: KAINGAROA			
To: AWANUI			
GAZETTE INFORMATION			
Access Details at: 8.2.78			LAND IN North Auckland LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Vehicle Access	90	Lot 10 D.P. 39695 C.T. 1083/261 ✓
1	Vehicle Access - also gives practical access to adjoining Lot 1	91	Lot 2 D.P. 39695 C.T. 1058/73 ✓
Nil	No existing entrance to State Highway - access point allocated - practical access should be over adjoining Lot 2	91A	Lot 1 D.P. 39695 C.T. 19C/278 ✓
Nil	No existing entrance to State Highway - access point allocated	92	Northern Portion Kareponia 1A5D2 Block C.T. 31C/1413 ✓
Nil	No existing entrance to State Highway - access through adjoining land (CP93)	-	Part Kareponia 1A Block No Registration ✓ <i>Index</i>
1	Taranaki Gate	93	Part Kareponia 1A5C 2B Block No Registration (New European Land) ✓ <i>Index</i>
1	Vehicle Access	94	Lot 1 D.P. 62334 C.T. 18C/689 ✓
1	Vehicle Access	95	Part Kareponia 1A5B2 Block C.T. 18C/690 ✓

\* As shown on Plan No LA 11/40/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 17 of 21 sheets

State Highway No. 10 ; RIGHT HAND SIDE (NORTH)			
From: KAINGAROA			
To: AWANUI			
GAZETTE INFORMATION (not for publication)			
Access Details at: 8.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
NO.	Description	MWD Ref.*	
Nil	No existing entrance to State Highway - access point allocated.	96	Part Kareponia 1B2B Block. CT 3A/829 ✓
1	Vehicle Access	97	Part Kareponia 1A5A Block. CT 16D/402 ✓
1	Vehicle Access	98	Kareponia 1A3B2B Block. No Registration. (formerly Pt Kareponia 1A3 Blk Pt CT 262/155) ✓
Nil	No existing entrance to State Highway - access point allocated.	98A	Kareponia 1A3B2A Block. No Registration. (Now European Land) (formerly Pt Kareponia 1A3 Blk Pt CT 262/155) ✓
1	Vehicle Access	99	Kareponia 1A3B1 Block. No Registration. (formerly Pt Kareponia 1A3 Block Pt CT 262/155) ✓
1	Taranki Gate	100	Kareponia 1A3A Blk No Registration. (formerly Pt Kareponia 1A3 Blk Pt CT 262/155) ✓
Nil	No existing entrance to State Highway - access seems to be available over adjoining land.	-	Kareponia 1A3B3 Block. No Registration. (formerly Pt Kareponia 1A3 Block Pt CT 262/155) ✓

\*As shown on Plan No LA 11/40/1 deposited in the office of at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 18 of 21 sheets

State Highway No. 10 : RIGHT HAND SIDE (NORTH)			
From: KAINGAROA			
To: AWANUI			
GAZETTE INFORMATION (not for publication)			
Access Details at: 8.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
1	Vehicle Access - also gives practical access to D3C2A and D3C2B Blocks over legal Right-of-Way.	101	Maimaru D3C1 Block. CT 445/115 -subject to Right-of-Way appurtenant to Maimaru D3C2A and D3C2B Blocks. ✓
1	Vehicle Access -subject to Right-of-Way over D3C1 and D3C2B Blocks.	101	Maimaru D3C2A Block. CT 17A/368 -subject to Right-of-Way over Maimaru D3C1 Blk. ✓
1	Vehicle Access (subject to Right-of-Way over D3C1 and D3C2A Blocks)	101	Maimaru D3C2B Block. CT 17A/366 -subject to Right-of-Way over Maimaru D3C1 and D3C2A Block. ✓
Nil	No existing entrance to State Highway - practical access available through crossing 101 adjacent.	101	Maimaru D3B2A Block. CT 17A/113 -subject to Right-of-Way appurtenant to Maimaru D3B2B Block. ✓
Nil	No existing entrance to State Highway - practical access available through crossing 101 adjacent.	101	Maimaru Pt D3B2B Block. CT 293/256 (Balance) -subject to Right-of-Way over Maimaru D3B2A Block. ✓
1	Vehicle Access - gives access to D3B2B Block. CT 297/197	103	Maimaru D3B1 Block. CT 266/152 ✓
1	Vehicle Access	104	Part Maimaru D3A Block. CT 241/157 ✓

\* As shown on Plan NO LA 11/40/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 19 of 21 sheets

State Highway No. 10 ; RIGHT HAND SIDE (NORTH)			
From: KAINGAROA			
To: AWANUI			
GAZETTE INFORMATION (not for publication)			
Access Details at: 8.2.70			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref.#	
1	Vehicle Access	105	Maimaru C3A Block. No Regis- tration (formerly Pt Maimaru C3 Block. Pt CT 234/87) ✓
Nil	No existing entrance to State Highway - practical access available from C1 Block over legal Right-of- Way.	106	Maimaru C3B Block No Registration. (formerly Pt Maimaru C3 Block. Pt CT 234/87) - subject to Right-of-Way over part Maimaru C1 Block. ✓
1	Vehicle Access	106	Maimaru C1 Block. CT 16B/1122 - subject to Right- of-Way appurtenant to Maimaru C3B C4 and C2 Blocks. ✓

\* As shown on Plan No LA. 11/40/1... deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 20 of 21 sheets

State Highway No. 10 ; .. RIGHT HAND SIDE .. (NORTH)			
From; KAINGAROA			
To: AWANUI			
<b>GAZETTE INFORMATION</b>			
Access Details at: 8.2.78			LAND IN North Auckland LAND REGISTRATION DIST.
No.	Description	MWD Ref.*	
1	Vehicle Access	107	Maimara C4 Block C.T. 1638/84 - subject to Right-of-Way over Maimaru C1 Block ✓
Nil	No existing entrance to State Highway - practical access available from C1 Block over legal Right-of-Way	106	Maimaru C2 Block C.T. 17A/1229 - subject to Right-of-Way over Maimaru C1 Block ✓
Nil	No existing entrance to State Highway - access point allocated	108	Maimaru C5 Block C.T. 2064/80 ✓
1	Taranaki Gate	109	Maimaru B2A Block C.T. 26D/673 ✓
	TE KUMI ROAD - Formed		
Nil	No existing entrance to State Highway - legal access to Te Kumi Rd is practical	-	Maimaru A2B Block C.T. 16B/713 ✓
1	Taranaki Gate	110	Maimaru A2C1 Block No Registration ✓

*Index*

\* As shown on Plan No LA 11/40/1 deposited in the office of  
at Wellington.

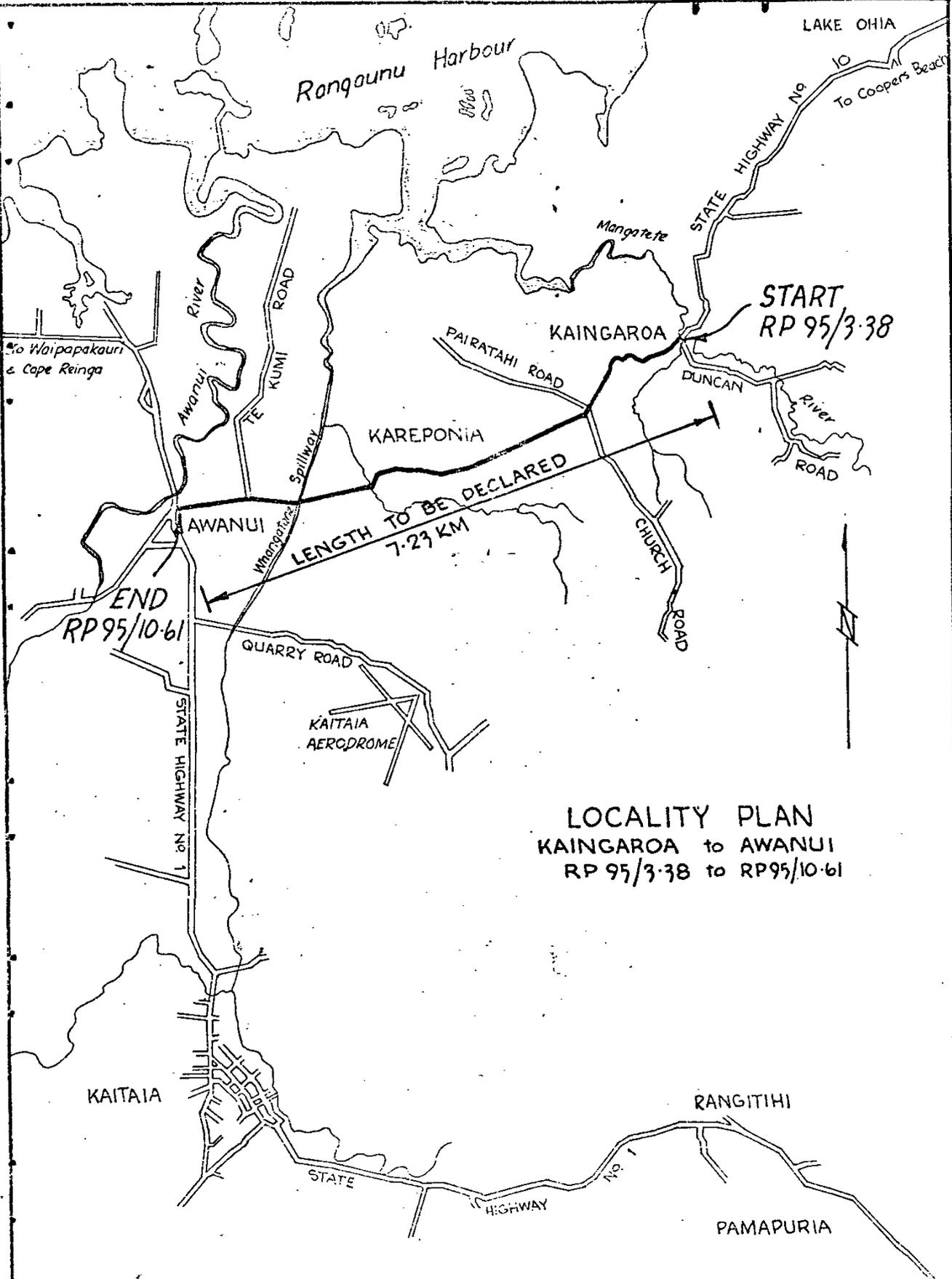
# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 21 of 21 sheets

State Highway No. 10 : RIGHT HAND SIDE (NORTH)			
From: KAINGAROA			
To: AWANUI			
GAZETTE INFORMATION (not for publication)			
Access Details at:			LAND IN NORTH LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
2	Taranaki Gate Vehicle Access	111 112	Maimaru A2C2 Block. CT 388/79 ✓
2	Farm Gate Vehicle Access	113 114	Maimaru A3C2 Block. CT 634/236 -subject to Right -of-Way appurte- nant to Maimaru A3B, A3A1 and A3A2 Block. ✓
Nil	No existing entrance to highway - access point allocated (Right-of-Way)	115	Maimaru A3B Block. CT 634/233 -subject to Right -of-Way appurte- nant to Maimaru A3A1 and A3A2 Blocks, also subject to Right -of-Way over part Maimaru A3C2 Block. ✓
Nil	No existing entrance to highway - access point allocated (Right-of-Way)	115	Maimaru A3A1 Block. CT 20B/629 - subject to Right-of-Way over part Maimaru A3B Block. ✓
Nil	No existing entrance to highway - access point allocated (Right-of-Way)	115	Maimaru A3A2 Block. CT 24B/1235 ✓
f	Farm Gate	116	Part Maimaru Block. CT 597/243 Ltd. ✓
Eastern boundary of Part Old Claim 315 (CT 766/193 Ltd)			
LIMITED ACCESS ROAD ENDS R.P. 95/10.03			

\* As shown on Plan N<sup>o</sup> LA 11/4C/1 deposited in the office of  
at Wellington.

905755.1GM



LOCALITY PLAN  
 KAINGAROA to AWANUI  
 RP 95/3-38 to RP95/10-61

**HARRISON AND GRIERSON  
 AND PARTNERS**

CONSULTING ENGINEERS REGISTERED SURVEYORS  
 TOWN PLANNERS

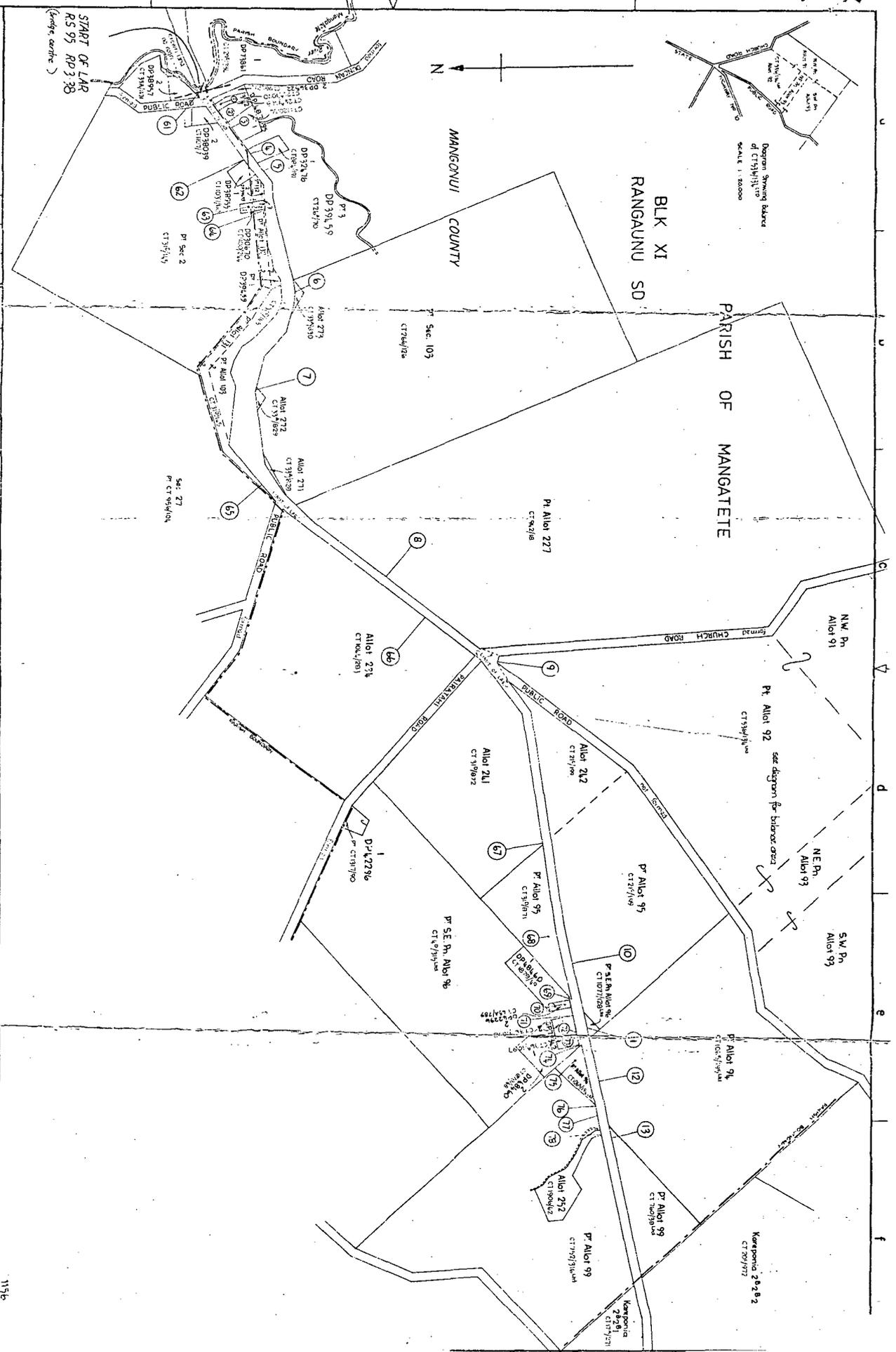
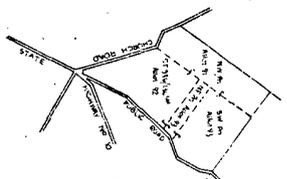
LIMITED ACCESS ROAD  
 DECLARATION

SH10 RD1 RS95

SCALE:  
 1 : 63,360

DRAWING No.

1156

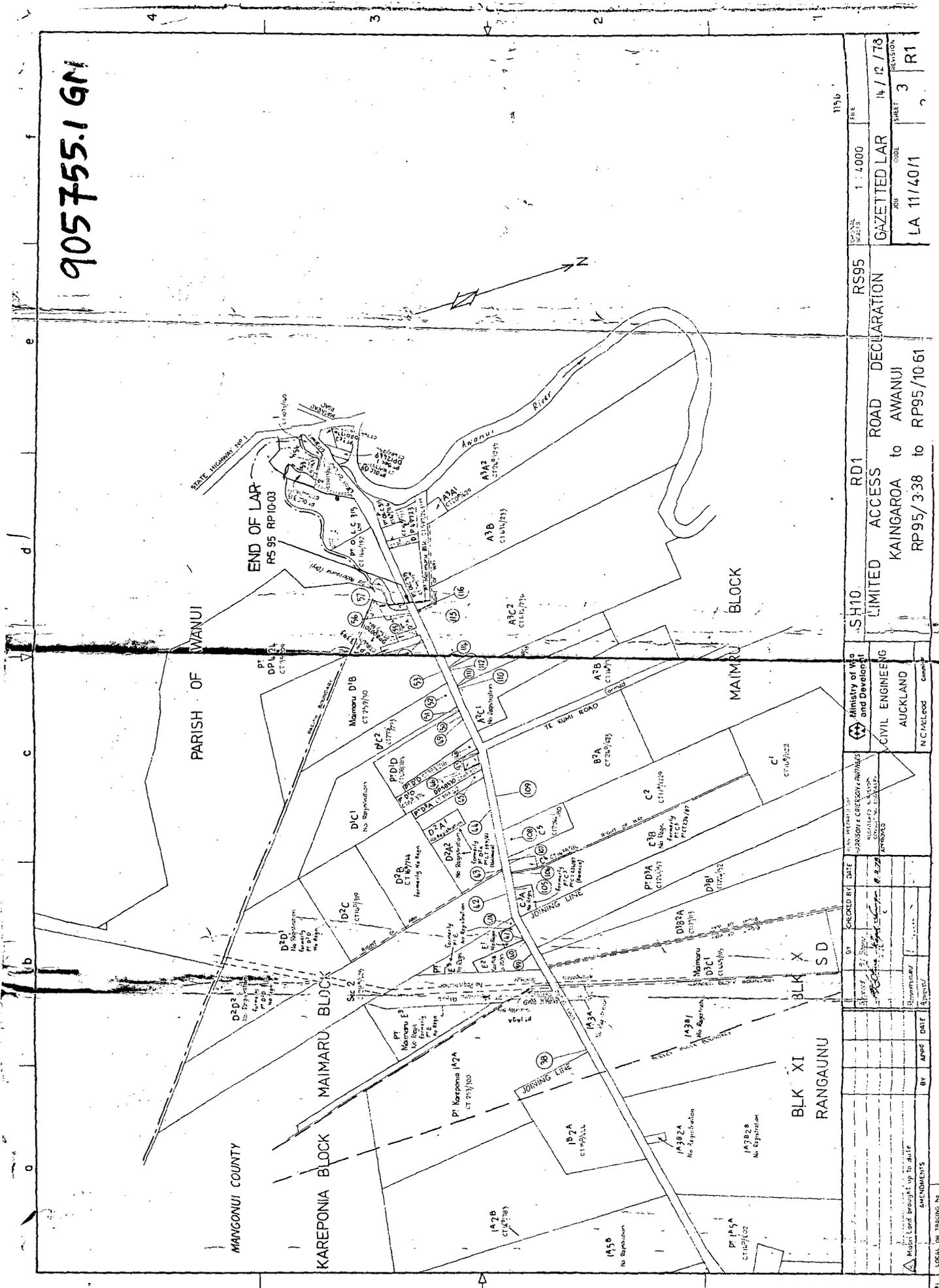


ORIGINAL SIZE 1:10000 1:10000		LOCAL OR TRACING NO.	
AMENDMENTS BY DATE		CHECKED BY DATE	
PLAN SHOWN BY ROSSON & COFFEEY & ASSOCIATES CIVIL ENGINEERS AUCKLAND		PLAN SHOWN BY ROSSON & COFFEEY & ASSOCIATES CIVIL ENGINEERS AUCKLAND	
SH10 LIMITED ACCESS ROAD KAINGAROA TO AWANUI RD1 RP95/338		RS95 DECLARATION RP95/1061	
LA 11/40/1 1 14/12		LA 11/40/1 1 14/12	

1516  
 14/12  
 1  
 14/12  
 1  
 14/12



905755.1 GM



LA 11/40/1	JOB CODE	LA 11/40/1
3	REVISION	R1

RS95	DECLARATION	RD1
GAZETTED LAR	ROAD ACCESS	LIMITED ACCESS
14/12/78	KAINGAROA to AWANUI	RP95/338 to RP95/1061

SH10  
 Ministry of Works and Development  
 CIVIL ENGINEERING  
 AUCKLAND  
 N.C.McLeod

DATE	CHECKED BY	DATE	CHECKED BY

BY	DATE	BY	DATE

BY	DATE	BY	DATE

BY	DATE	BY	DATE

BY	DATE	BY	DATE

BY	DATE	BY	DATE

LOCAL OR TRADING NO

Approvals

ROAD SHOWN IS LEGAL

APPROVED AS TO LAYOUT

*Clifford*  
TELECOM NEW ZEALAND LTD

NAME: CRAIG MITCHELL DONNINGTON

TITLE: PROPERTY INFORMATION MAP

DATE: 2 MARCH 2000

PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN SERVIENT TENEMENT	GRANTEE
TELECOMMUNICATION CABLE	(A) PT ALLOT 103 MANGATELE PARISH	TELECOM NZ LTD
	(B) PT 3 DP 39459	

CLASS OF SURVEY : II

Total Area

Comprised in CT 284/70 & 758/460

I, John William Maggs of Auckland

being a person entitled to practise as a registered surveyor certify that the surveys to which this consent relates are accurate and were undertaken by me or under my direct supervision in accordance with the Survey Act 1986 and the Survey Regulations 1988. This consent is accurate and has been granted in accordance with that Act and those Regulations.

Signature

Date: 2 March 2000

Field Book

Transit Book

Reference Plans SO 171/34, 62/49, 63/61, 66/70

DP 306/70, 394/59, 696/51, 1306/67, 1356/61, 1506/68, 201/52

Examined

Correct

Approved as to Survey

17.1.3.2000

Deposited this

2000

General of Land

DP 201432

Received

09 MAR 2000

Instructions

Date

OCT 1999

Scale

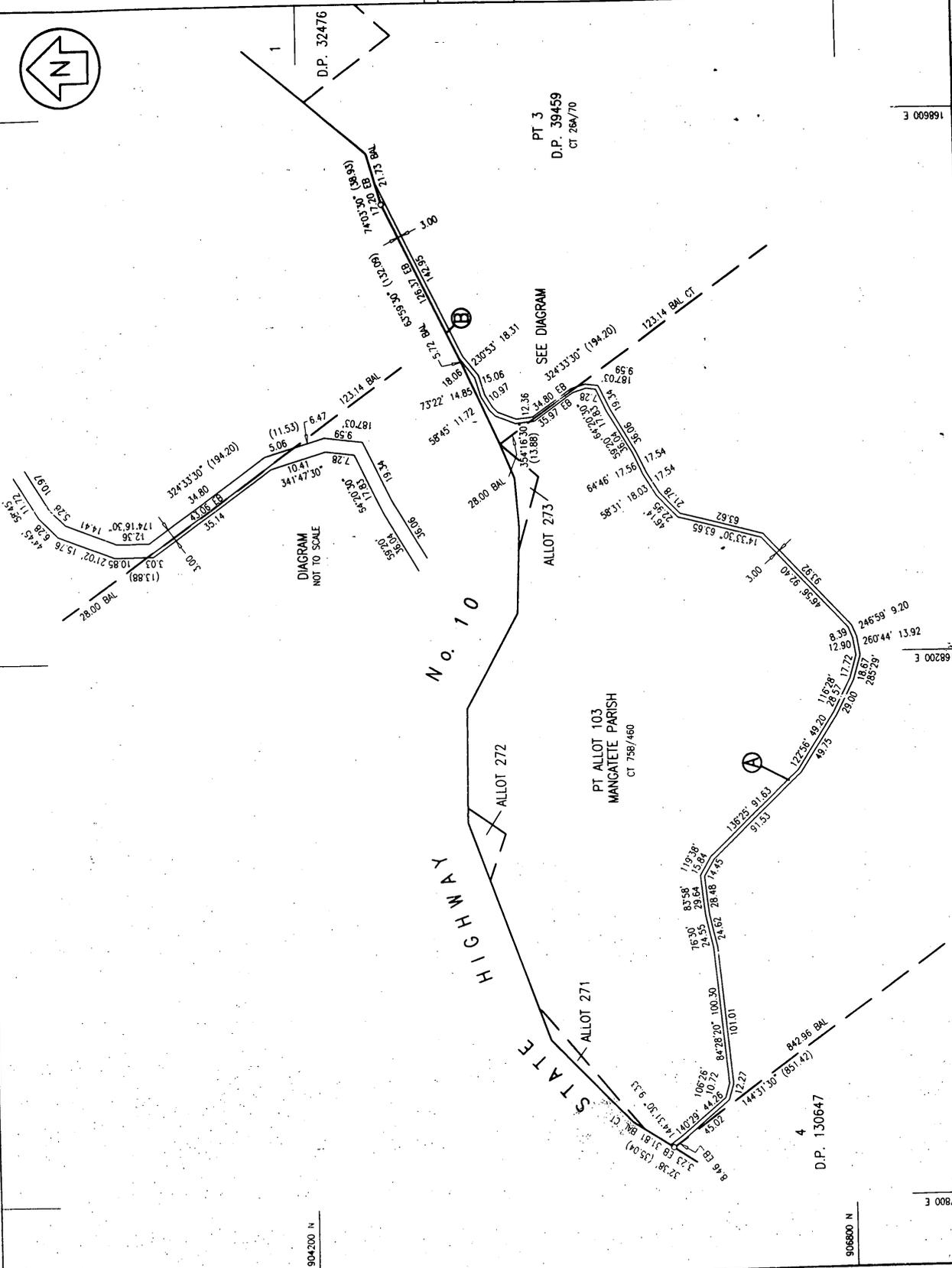
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Date

OCT 1999

Date

OCT 1999



TERRITORIAL AUTHORITY FAR NORTH DISTRICT  
 Surveyed by O.P.U.S. INTERNATIONAL CONSULTANTS LTD.  
 Scale 1:2000 Date OCT 1999

EASEMENTS OVER PART LOT 3 D.P. 39459  
 & PART ALLOT 103 MANGATELE PARISH

LAND DISTRICT NORTH AUCKLAND  
 SURVEY DISTRICT XI RANGAUNUI  
 NZMS 261 SH 004 RECORD MAP No



**TRANSFER**  
Land Transfer Act 1952



If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

**NORTH AUCKLAND**

Certificate of Title No. All or Part? Area and legal description -- *Insert only when part or Stratum, CT*

75B

460

All

Transferor Sumames must be underlined or in CAPITALS

**Paul Michael DRAGICEVICH and Lynda Kaye DRAGICEVICH**

Transferee Sumames must be underlined or in CAPITALS

**TELECOM NEW ZEALAND LIMITED at Wellington**

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No .....; Right of way etc.*

**Easement in gross for Telecommunication purposes (continued on pages 1 and 2 annexure schedule)**

Consideration

**\$8,000.00 plus GST**

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 26 day of JUNE 2000

Attestation

*[Handwritten signature]*  
Signature, or common seal of Transferor

Signed in my presence by the Transferor  
Signature of Witness

Witness to complete in BLOCK letters  
(unless typewritten or legibly stamped)

Witness name RA MANNING (continued on page 3 annexure schedule)

Occupation SOLICITOR

Address KAITIATA

**Certified correct for the purposes of the Land Transfer Act 1952**

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.  
(DELETE INAPPLICABLE CERTIFICATE)

REF: 4135 /2

*[Handwritten signature]*  
Solicitor for the Transferee

# Annexure Schedule

TRANSFER

Dated

26<sup>th</sup> June 2000

Page

1

of

3

Pages



## Continuation of "Estate or Interest or Easement to be created"

### DEFINITIONS

1. In this transfer unless the context otherwise requires:
  - 1.1 "Act" means the Telecommunications Act 1987.
  - 1.2 "Lines" means a "line" and "existing lines" as defined in the Act.
  - 1.3 "Servient Land" means the land owned by the Transferor and described on page 1.
  - 1.4 "Telecommunication" has the meaning given to that word in the Act.
  - 1.5 "Telecommunication Easement Land" means that part of the Servient Land which is marked "A" on Deposited Plan 201432.
  - 1.6 "Transferee" means Telecom New Zealand Limited and where not repugnant to the context, the successors and assigns, and the servants and agents of that company.
  - 1.7 "Works" means "works" and "existing works" as defined in the Act.

### EASEMENT TERMS

2. The Transferee shall have the full free right, liberty and licence for all time hereafter for the Transferee, its engineers, surveyors, servants, agents, employees, contractors and invitees with or without vehicles laden or unladen and with materials, machinery and implements from time to time and at all times:
  - 2.1 to lay and maintain the Lines and Works in and under the soil of the Telecommunication Easement Land;
  - 2.2 to enter and remain upon the Servient Land for the purposes of laying, maintaining, inspecting, repairing, renewing, replacing or altering the Lines and Works as the case may be and opening up the soil of the Telecommunication Easement Land and making any cuttings, fillings, grades, batters or trenches, and to reopen the same and generally to do and perform such acts or things upon the Telecommunication Easement Land as may be necessary to enable the Transferee to receive the full free use and enjoyment of the rights and privileges granted herein;
  - 2.3 to use the Lines and Works for the purpose of Telecommunication without interruption or impediment.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.





### Annexure Schedule



Insert below

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

26 June 2000

Page

2

of

3

Pages

Continuation of "Estate or Interest or Easement to be created"

- 3. In laying, maintaining, inspecting, repairing, replacing or altering the Lines and Works under the Telecommunication Easement Land the Transferee shall:
  - 3.1 give to the Transferor reasonable notice of the Transferee's intention to enter the Servient Land (but at any time and without notice in the case of an emergency);
  - 3.2 make all reasonable attempts not to interfere with the business activity of the Transferor or the use of the Servient Land by the Transferor; and
  - 3.3 not cause any damage to the Servient Land and at the sole expense of the Transferee restore the surface of the Telecommunication Easement Land as nearly as possible to its former condition and consolidated to its former level in a good and workmanlike standard.
  - 3.4 ensure that such Line or Works shall be buried at a minimum depth below the surface of the Telecommunication Easement Land so as not to interfere with the Transferor's normal farming operations, including ploughing, regrassing and maintenance of drains.
  - 3.5 shall remove any of the Transferee's fixtures or fittings left above the surface of the Telecommunication Easement Land on completion of any of the above Works.
- 4. The Transferor will not do anything which interferes with or restricts the rights of the Transferee or other authorised persons in relation to any of the rights granted by this easement.
- 5. The easements recorded in this transfer are not in substitution for and are without prejudice to such statutory rights and authorities as the Transferee may have from time to time in respect of the Servient Land.
- 6. The ownership of the Lines and Works installed in, over or under the Telecommunication Easement Land from time to time by the Transferee shall at all times remain vested in the Transferee and no person shall have any interest in such Lines and Works by reason only of having an interest or an estate in the land.

**DISPUTES**

- 7. If any dispute arises between the Transferor and Transferee concerning the rights created by this transfer the parties shall enter into negotiations in good faith to resolve their dispute. If the dispute is not resolved within one month of the date on which the parties begin their negotiations the parties shall submit to the arbitration of an independent arbitrator appointed jointly by the parties, or if one cannot be agreed upon within 14 days, to an independent arbitrator appointed by the President for the time being of the District Law Society in which the Servient Land is situated. Such arbitration will be determined in accordance with the Arbitration Act 1996 and its amendments or any enactment passed in substitution. The parties' execution of this transfer shall be deemed a submission to arbitration.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

# Annexure Schedule



Insert below  
"Mortgage", "Transfer", "Lease" etc

**Transfer**

Dated 26 June 2000

Page **3** of **3** Pages

### Continuation of "Attestation"

SIGNED for and on behalf of TELECOM NEW ZEALAND LIMITED  
on the 4 day of JULY 2000 by two of its Attorneys:  
and

**Tina Ming-Wong**  
Environmental Manager  
Wellington

Signature

**Craig Ritchie Bonnington**  
Network Property Information Manager  
Telecom New Zealand Limited

Signature

in the presence of:

WITNESS: (to both signatures)

**Karina Alejandra Lagreze**  
Project Consultant  
Wellington

**Karina Alejandra Lagreze**  
Acquisition Project Consultant  
Wellington

### CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

We: **Tina Ming-Wong**  
Environmental Manager  
Wellington

and

**Craig Ritchie Bonnington**  
Network Property Information Manager  
Telecom New Zealand Limited

hereby severally certify:

1. That by a Power of Attorney dated 26 February 1998 copies of which are deposited in the Land Titles Offices at:

Auckland	as No D250016.1F	Gisborne	as No G219546.1	Napier	as No 668157
Blenheim	as No 196252.1	Hamilton	as No B469761.1	Nelson	as No 375631.1
Christchurch	as No A342475.1	Hokitika	as No 109390.1	New Plymouth	as No 448858.1
Dunedin	as No 944665.1	Invercargill	as No 256408.1	Wellington	as No B654792.1

Telecom New Zealand Limited appointed as its Attorneys on the terms and subject to the conditions set out in the said Power of Attorney any two of the following persons (and each and every person as may for the time being be acting as such): the Manager, Property Acquisitions and Divestments, Telecom New Zealand Limited; the Environmental Manager, Telecom New Zealand Limited; the Network Property Information Manager, Telecom New Zealand Limited; the Property Divestments Manager, Telecom New Zealand Limited; the Manager, Network Property Asset Utilisation, Telecom New Zealand Limited; the Manager, Telecom Property Services, Telecom New Zealand Limited; the Commercial Manager, Telecom Property Services, Telecom New Zealand Limited; the Manager, Corporate Services, Telecom New Zealand Limited; the Manager, Capability Management, Telecom New Zealand Limited.

2. That we are employed by Telecom in the offices set out above under our respective names and as such are Attorneys for Telecom pursuant to the said Power of Attorney.

3. That at the date hereof we have not received any notice or information of the revocation of that appointment by the commencement of liquidation of Telecom or otherwise.

SIGNED at Wellington  
this 4th day of July 2000

SIGNED at Wellington  
this 4 day of JULY 2000

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



# TRANSFER

Land Transfer Act 1952

*Subj to Telecom Base  
marked A DP  
Te M2 Ltd*



PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY-NORTH AUCKLAND  
for REGISTRAR GENERAL OF LAND

3.11 11.JUL00 D 522625 2F

**LINZ COPY**

*over part  
in favour of*

Law Firm Acting
McVeagh Fleming Solicitors Auckland
(TEL245/102L)

Auckland District Law Society  
REF: 4135 /4

## STATEMENT OF PASSING OVER

This document has been supplied in good faith. OWN Real Estate (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.