

CERTIFICATE OF TITLE



SUE & DAMIEN

021 793 822 | 021 387 345

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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 NA92D/445
Land Registration District North Auckland
Date Issued 28 October 1993

Prior References
NA27A/819

Estate Fee Simple
Area 6641 square metres more or less
Legal Description Lot 1 Deposited Plan 155412

Registered Owners
Barry Rex Ferguson and Lynette Dawn Ferguson

Interests

C531532.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 28.10.1993 at 2.00 pm
Appurtenant hereto is a right of way and electricity and telecommunications rights specified in Easement Certificate C531532.9 - 28.10.1993 at 2.00 pm
The easements specified in Easement Certificate C531532.9 are subject to Section 243 (a) Resource Management Act 1991
Fencing Covenant in Transfer C563002.2 - 28.1.1994 at 1.53 pm
C642392.1 Variation to Conservation Covenant C531532.3 - 18.8.1994 at 11.53 am

Approved Roads shown and legal

Approved pursuant to Section 227 of the Resource Management Act 1991 on the 26th day of February 1993. Subject to the granting or reserving of the easement set out in the Memorandum hereon.

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

[Signature] Administration Manager

MEMORANDUM OF EASEMENTS	
Purpose	Shown
Right of Way & Easement	Lot 1, 2, 3, 4 hereon
Electricity & Telecommunications	Lot 4 hereon

PROPOSED CONSERVATION COVENANT SCHEDULE

Shown	Application	Area
A	Part Lot 1 hereon	4174m ²
B	Part Lot 3 hereon	1486m ²
C	Part Lot 4 hereon	7249m ²

Approved *[Signature]*

Registered Owners

New Cst. Allocated	Registered Owners
Lot 1 - 92D/445	
Lot 2 - 92D/446	
Lot 3 - 92D/447	
Lot 4 - 92D/448	
Total Area	1,1551 ha

Comprised in CT 214/519 (M)

1. I, IAN THOMAS COLLIER, of Springfield, Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 26 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my direction. That the plan and survey are in accordance with the regulations made in substitution thereof.

Dated at Whangarei, this 26th day of February 1993.

Signature *[Signature]*

Field Book *[Blank]* Traverse Book *[Blank]*

Reference Plans *[Blank]*

Examined *[Signature]* District Land Registrar

Approved as to Survey *[Signature]* Chief Surveyor

7 14 193

Deposited this 26th day of February 1993

DP 1554 12

MEMORANDUM OF EASEMENT

Purpose	Shown
Right to Transmit Electricity	Lot 7 hereon
Right to Transmit Electricity	Lot 3 hereon
Right to Transmit Electricity	Lot 4 hereon

579 100 m²

Reapproved as to the addition of Easement shown as (F)

[Signature] Chief Surveyor

23/1/93

7775

TERRITORIAL AUTHORITY WHANGAREI DISTRICT

Surveyed by HODGES & ELBICK

Scale 1:2000 Date FEB. 1993

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

LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. XII. PURUA

NZMS 261 SH 006 RECORD MAP No 4-4

Supplied by Landcorp

04 NOV 1993

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

IN THE MATTER of a Conservation Covenant
entered into pursuant to
Section 77 of the Reserves
Act 1977

WHEREAS

- A. MARGARET ELLEN PAUL of Whangarei, Widow ("the Covenantor") is the registered proprietor of an estate in fee simple in that piece of land being area comprising 7.1557 hectares more or less being Lot 1 on Deposited Plan 70388 and being part Allotment 64 Parish of Whangarei being all the land comprised and described in Certificate of Title Volume 27A Folio 819 (North Auckland Registry) SUBJECT TO Encumbrance B.161522.1 (hereinafter called "the land")
- B. THE WHANGAREI DISTRICT COUNCIL ("the Council") is the local authority within whose district the land is situated
- C. The Council is authorised by Section 77 of the Reserves Act 1977 ("the Act") to obtain conservation covenants in respect of private land for the purpose of managing such land so as to preserve the natural environment, or landscape amenity, or wildlife or fresh water life or marine life habitat or historical value of such land
- D. The Covenantor has agreed to grant to the Council a conservation covenant for the purpose and intent of preserving the natural environment of the land and in so doing permitting public access to part of the land and to satisfy a condition in this regard of the Council's consent to a subdivision proposal of the Covenantor for the land.



NOW THEREFORE in pursuance of this authority the Covenantor DOTH HEREBY GRANT to the Council a Conservation Covenant pursuant to Section 77 of the Act over:

- (a) Area comprising 4154 square metres more or less being that part of Lot 1 on Deposited Plan 155412 as is shown marked thereon with the letter "A"
- (b) Area comprising 1486 square metres more or less being that part of Lot 3 on Deposited Plan 155412 as is shown marked thereon with the letter "B"
- (c) Area comprising 2245 square metres more or less being that part of Lot 4 on Deposited Plan 155412 as is shown marked thereon with the letter "C"

(such area being hereinafter referred to as "the conservation areas") to the intent that this covenant shall have effect in perpetuity or until the Council shall resolve to release this covenant.

THE Covenantor and the Council with the intent and so as to bind the land into whosoever hands it may come mutually covenant at all times to observe and perform the respective duties and obligations imposed upon them pursuant to the provisions of the Act and any statutory amendment or re-enactment thereof or any Act or Acts passed in substitution therefore.

THE COVENANTOR COVENANTS WITH THE COUNCIL:

1. TO fence the boundaries of the conservation areas such fence to be constructed to a standard equivalent to one of the specimen types of rural fence as provided for in the Second Schedule to the Fencing Act 1978.

2. TO maintain such boundary fencing to the standard set pursuant to Clause 1 hereof.



3. TO permit public access to and within that part of the conservation areas as is shown marked with the letter "A" and being Part Lot 1 on Deposited Plan 155412 with such access to be only restrictive with the written approval of the Council.

IN WITNESS WHEREOF these presents were executed this 4th day of October 1993.

SIGNED by the said)
MARGARET ELLEN PAUL)
in the presence of:)



LEGAL EXECUTIVE TO
CONNELL RISHWORTH GERARD
SOLICITORS, WHANGAREI

THE COMMON SEAL of THE WHANGAREI)
DISTRICT COUNCIL was hereto affixed)
pursuant to Standing Order 4.5.2)
this 4th day of October 1993)
in the presence of:)



D. A. [Signature]

Council Secretary

CONSERVATION COVENANT

Correct for the purposes of the Land Transfer Act.

G. M. T. n

M. E. PAUL

Registered
Proprietor

Solicitor for The Whangarei
District Council

THE WHANGAREI DISTRICT COUNCIL

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

.....
Assistant/District Land Registrar
of the District of North Auckland



92/1005, 446
Smith

200 2105103 C 531532 183

THOMSON WILSON
SOLICITORS
WHANGAREI
WDC P.52

7-

MEMORANDUM OF TRANSFER

Correct for the purposes of the Land Transfer Act 1952

[Handwritten Signature]

SOLICITOR FOR THE TRANSFEREE

I hereby certify that this transaction does not contravene the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952.

[Handwritten Signature]

SOLICITOR FOR THE TRANSFEREE

I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.

..... GM AND GM PIERCE Transferor

..... GO AND JP FULLER Transferee

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

Assistant / District Land Registrar of the

District of

SOLICITOR FOR THE TRANSFEREE

THORNE DALLAS AND PARTNERS
SOLICITORS
WHANGAREI

1. 53 28.JAN94 C 563002-2
DISTRICT LAND REGISTRAR
NORTH AUCKLAND NEW ZEALAND
92 D/1445



IN THE MATTER of Conservation
Covenant No.
C531532.3 (North
Auckland Land
Registry)

WHEREAS :

- A. Conservation Covenant C531532.3 ("the covenant") is registered against that piece of land comprising 6641 square metres more or less being Lot 1 on Deposited Plan 155412 and being all the land comprised and described in Certificate of Title Volume 92D Folio 445 (North Auckland Land Registry) ("the land")., SUBJECT TO Mortgage to ANZ Banking Group NZ Ltd
- B. The covenant provides for public access to and within that part of the land as is shown marked with the letter "A" on Deposited Plan 155412.
- C. The Whangarei District Council ("the Council") in whose benefit the covenant was created has agreed to a variation to the terms of the covenant deleting the right of public access to and within the area marked "A" on the land.

NOW THEREFORE IN PURSUANCE of the terms hereof the Council agrees to the following amendment to the covenant:

The deletion of Clause 3 from the Covenant so that there is no public access to and within that part of the land as is shown marked with the letter "A" on Deposited Plan 155412.



IN WITNESS WHEREOF these presents have been executed the
2nd day of *August* 19*94*

THE COMMON SEAL of THE WHANGAREI)
DISTRICT COUNCIL was hereto affixed)
pursuant to Standing Order 4.5.2)
this 2nd day of *August* 19*94*)
in the presence of :)



D. A. [Signature] Council Secretary

VARIATION TO CONSERVATION COVENANT
NO. C531532.3

Correct for the purposes of the
Land Transfer Act

C. M. M. M.

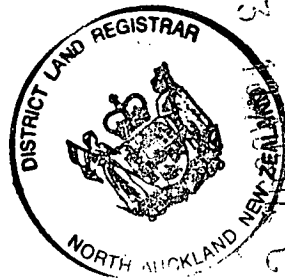
Solicitor for the Whangarei
District Council

G.M. & G.M. PIERCE

THE WHANGAREI DISTRICT COUNCIL

Particulars entered in the Register as
shown herein on the date and at the
time endorsed below.

.....
Assistant/District Land Registrar
of the District of North Auckland



1.5.53

92D/426

Paul

C 6423931F

THOMSON WILSON,
SOLICITORS,
WHANGAREI.

STATEMENT OF PASSING OVER

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