RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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R.W. Muir
Registrar-General
of Land

Identifier **1254885**

Land Registration District **North Auckland**

Date Issued 23 October 2025

Prior References
781625

Estate Fee Simple
Area 7705 square metres more or less
Legal Description Lot 2 Deposited Plan 621427
Registered Owners
Irvine Robin John Cooper, Joanne Elisabeth Cooper and Clive Robert Bish

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Estate Fee Simple - 1/118 share
Area 96.8877 hectares more or less
Legal Description Lot 100-103, 106, 200, 202 Deposited Plan 404128 and Lot 1 Deposited Plan 430128 and Lot 1 Deposited Plan 482523
Registered Owners
Irvine Robin John Cooper, Joanne Elisabeth Cooper and Clive Robert Bish

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Interests

Subject to a water supply right over part Lot 100 DP 404128 marked B on DP 404128 specified in Easement Certificate 974832.2 - 19.5.1981 at 11.52 am

Appurtenant to the parts Lot 1 DP 482523 and Lot 202 DP 404128 formerly contained in NA133C/596 are rights of way specified in Easement Certificate C414433.4 - 17.9.1992 at 1:36 pm

Appurtenant to the parts Lot 1 DP 482523 and Lot 202 DP 404128 formerly contained in NA133C/596 are rights of way specified in Easement Certificate D549922.4 - 17.10.2000 at 10.22 am

The easements specified in Easement Certificate D549922.4 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Subject to a right to drain sewage over part Lot 1 DP 430128 marked BJ on DP 430128 created by Easement Instrument 8138731.3 - 20.10.2009 at 9:12 am

Appurtenant to Lot 100 DP 404128 herein is a right of way and appurtenant to Lot 2 DP 621427 herein is a right to convey stormwater created by Easement Instrument 8138731.3 - 20.10.2009 at 9:12 am

The easements created by Easement Instrument 8138731.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 200 DP 404128 marked BN and over part Lot 202 DP 404128 marked BP all on DP 404128 in favour of Telecom New Zealand Limited created by Easement Instrument 8138731.4 - 20.10.2009 at 9:12 am

The easements created by Easement Instrument 8138731.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 200 DP 404128 marked BN and over part Lot 202 DP 404128 marked BP all on DP 404128 in favour of Northpower Limited created by Easement Instrument 8138731.6 - 20.10.2009 at 9:12 am

The easements created by Easement Instrument 8138731.6 are subject to Section 243 (a) Resource Management Act 1991

8138731.7 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 20.10.2009 at 9:12 am

8138731.8 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 20.10.2009 at 9:12 am

8509265.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.7.2010 at 3:48 pm (affects Lot 2 DP 621427 and Lots 100, 101 & 103 DP 404128 and Lot 1 DP 430128)

Land Covenant in Easement Instrument 8581297.2 - 17.2.2011 at 10:51 am

8581297.3 Encumbrance to The Sanctuary Residents Association Incorporated – 17.2.2011 at 10:51 am (Affects part Lot 1 DP 482523 formerly comprised in CT's 524301, 524302, 524303, 524306, 524308, 524309, 524312, 524315, 524316, 524318, 524328, 524335, 524342, 524343, 524346, 524349, 524351, 524298)

8581297.4 Encumbrance to The Sanctuary Residents Association Incorporated - 17.2.2011 at 10:51 am (Affects Lot 2 DP 621427 and Lots 100-103, 106, 200, 202 DP 404128 and Lot 1 DP 430128 and part Lot 1 DP 482523 formerly comprised in CTs 517272, 524294, 524295, 524296, 524297, 524299, 524300, 524304, 524305, 524307, 524310, 524311, 524313, 524314, 524317, 524319, 524320, 524321, 524322, 524323, 524324, 524325, 524326, 524327, 524329, 524330, 524331, 524332, 524333, 524334, 524336, 524337, 524338, 524339, 524340, 524341, 524344, 524345, 524347, 524348, 524350)

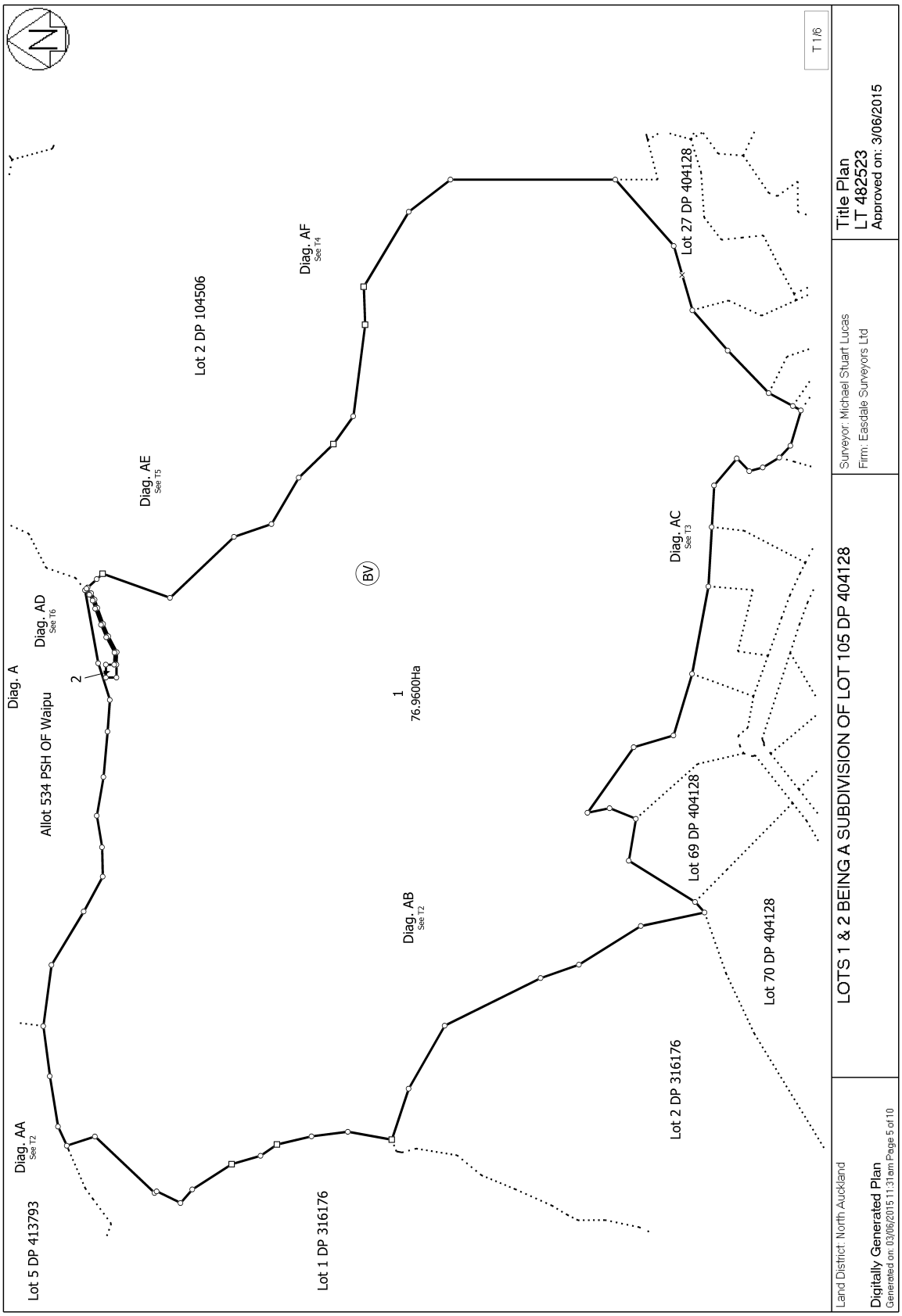
Land Covenant in Easement Instrument 9542293.3 - 7.2.2014 at 12:23 pm (affects Lot 1 DP 482523)

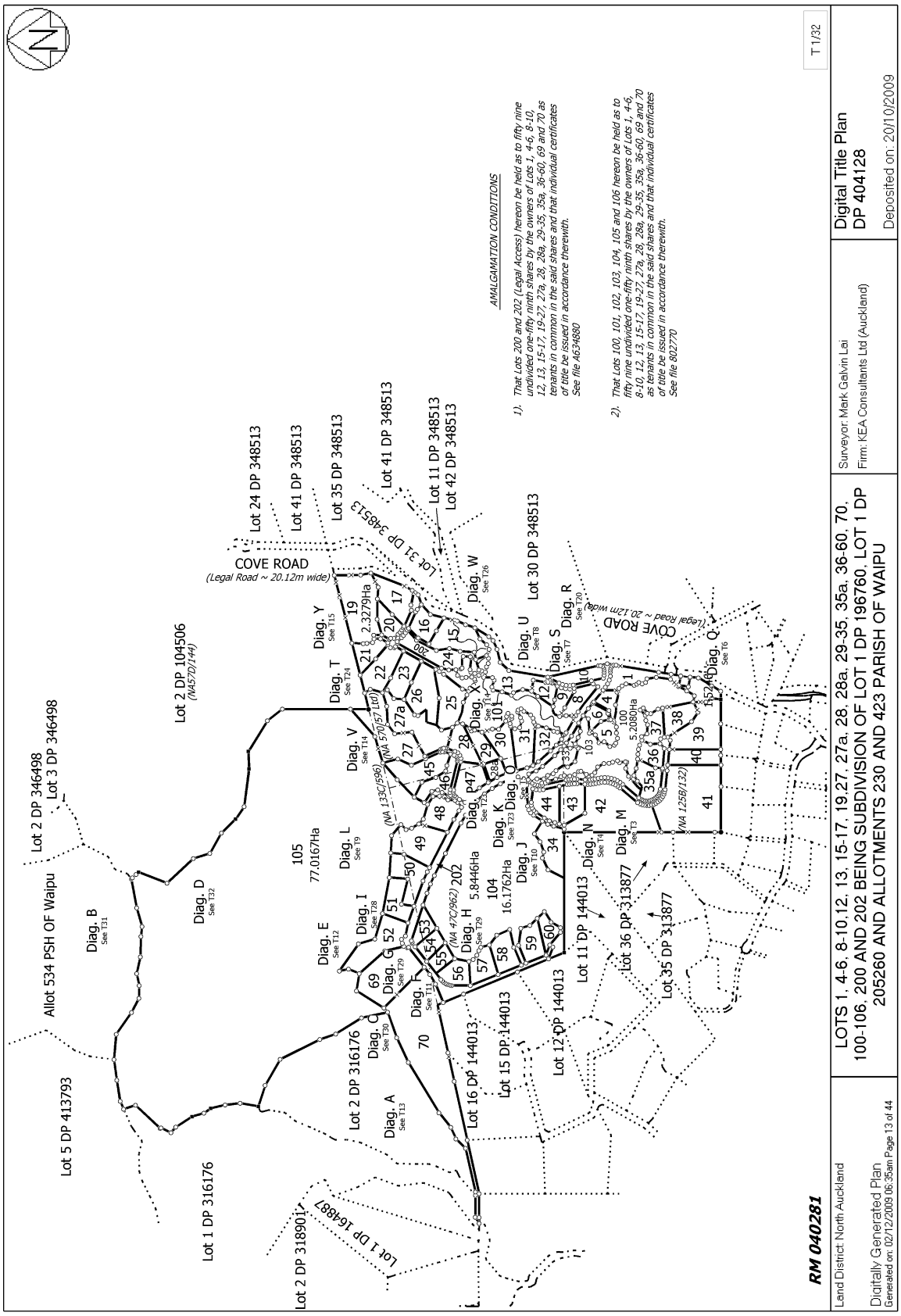
13412819.1 Variation of Consent Notice 8509265.4 pursuant to Section 221(5) Resource Management Act 1991 - 23.10.2025 at 3:11 pm

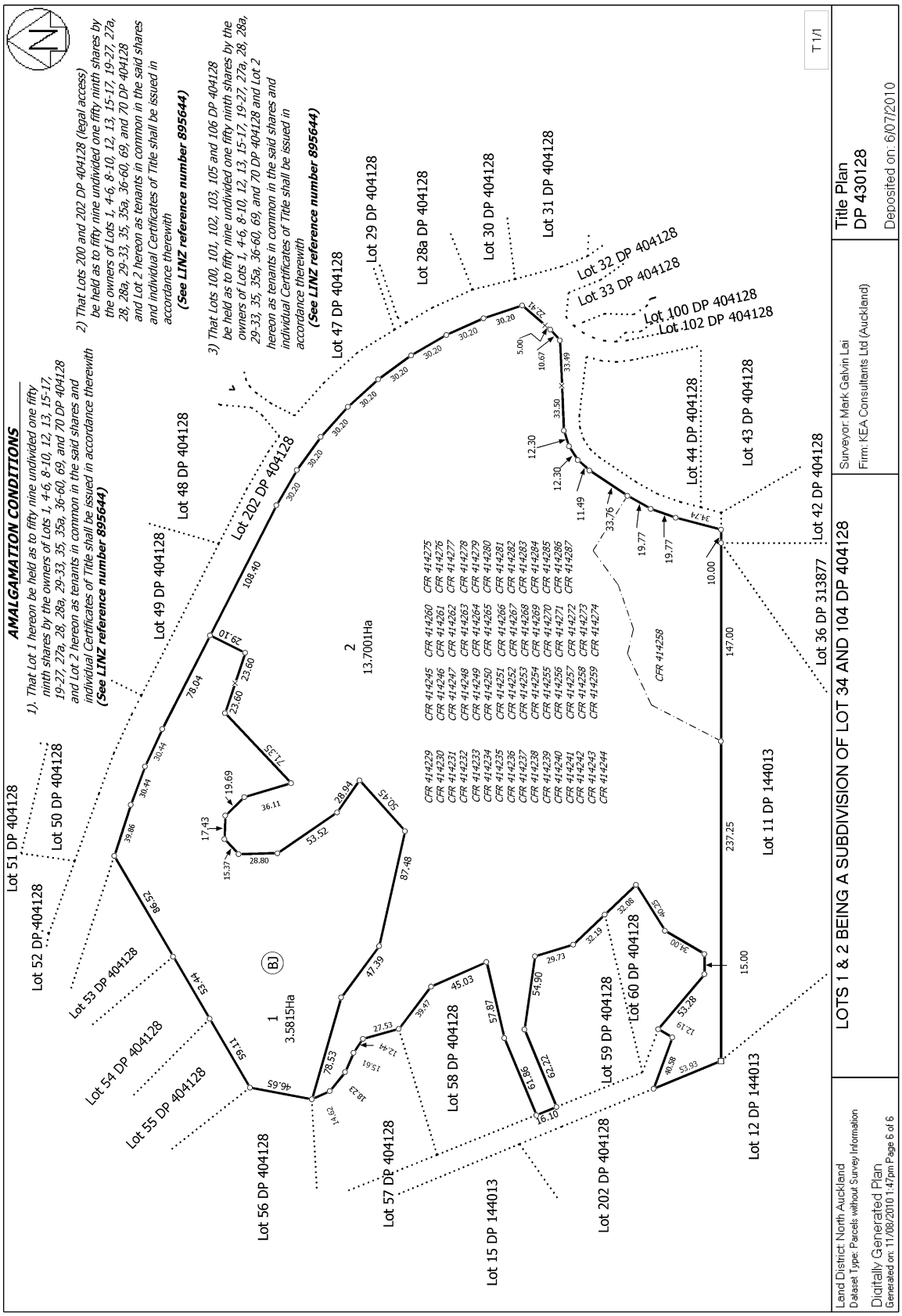
13412819.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.10.2025 at 3:11 pm (affects Lot 2 DP 621427)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 621427)

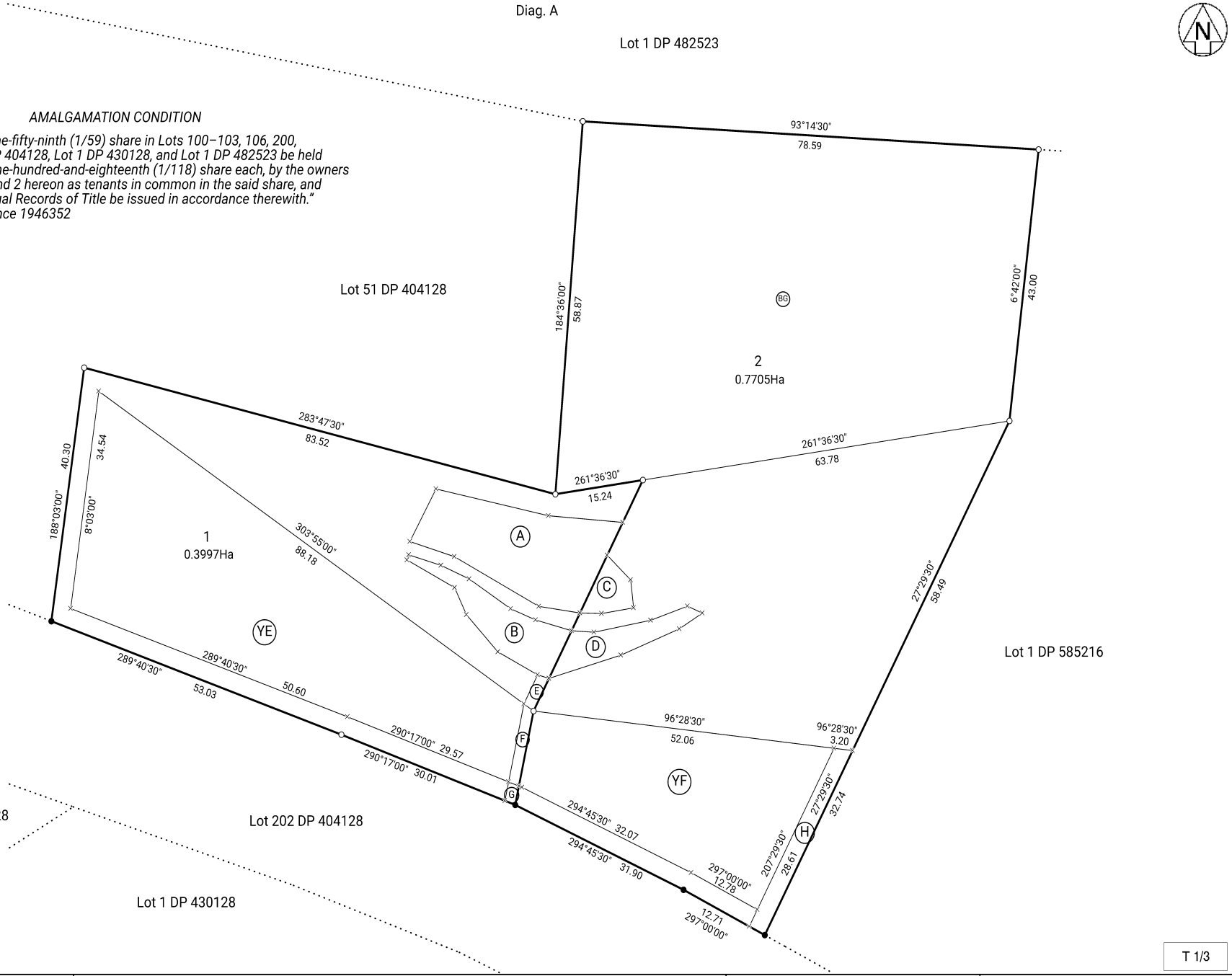
Land Covenant in Covenant Instrument 13412819.4 affects part Lot 2 DP 621427 marked YF on DP 621427 - 23.10.2025 at 3:11 pm


N
T 1/6
Lot 5 DP 413793
Diag. AA
See T2
Lot 1 DP 316176
Diag. A
Allot 534 PSH OF Waipu
Diag. AD
See T6
2
Diag. AE
See T5
Lot 2 DP 104506
Diag. AF
See T4
BV
1
76.9600Ha
Diag. AB
See T2
Diag. AC
See T3
Lot 27 DP 404128
Lot 69 DP 404128
Lot 70 DP 404128
Lot 2 DP 316176
LOTS 1 & 2 BEING A SUBDIVISION OF LOT 105 DP 404128
Land District: North Auckland
Digitally Generated Plan
Generated on: 03/06/2015 11:31am Page 5 of 10
Surveyor: Michael Stuart Lucas
Firm: Easdale Surveyors Ltd
Title Plan
LT 482523
Approved on: 3/06/2015


COVE ROAD
(Legal Road ~ 20.12m wide)
Lot 24 DP 348513
Lot 41 DP 348513
Lot 35 DP 348513
Lot 41 DP 348513
Lot 11 DP 348513
Lot 42 DP 348513
Lot 31 DP 348513
Lot 30 DP 348513
Lot 2 DP 104506
(NA57D/144)
Lot 2 DP 346498
Lot 3 DP 346498
Allot 534 PSH OF Waipu
Lot 5 DP 413793
Lot 1 DP 316176
Lot 2 DP 316176
Lot 2 DP 318901
Lot 1 DP 164887
Lot 16 DP 144013
Lot 15 DP 144013
Lot 12 DP 144013
Lot 11 DP 144013
Lot 36 DP 313877
Lot 35 DP 313877
105
77.0167Ha
104
16.1762Ha
202
5.8446Ha
100
5.2080Ha
(NA 133C/596)
(NA 157D/57 Ltd)
(NA 47C/962)
(NA 125B/132)
Diag. A See T13
Diag. B See T31
Diag. C See T30
Diag. D See T32
Diag. E See T12
Diag. F See T11
Diag. G See T29
Diag. H See T29
Diag. I See T28
Diag. J See T10
Diag. K See T23
Diag. L See T9
Diag. M See T3
Diag. N See T4
Diag. O See T2
Diag. P See T22
Diag. Q See T6
Diag. R See T20
Diag. S See T7
Diag. T See T24
Diag. U See T8
Diag. V See T14
Diag. W See T26
Diag. X See T1
Diag. Y See T15
2.3279Ha
AMALGAMATION CONDITIONS
1). That Lots 200 and 202 (Legal Access) hereon be held as to fifty nine undivided one-fifty ninth shares by the owners of Lots 1, 4-6, 8-10, 12, 13, 15-17, 19-27, 27a, 28, 28a, 29-35, 35a, 36-60, 69 and 70 as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
See file A634880
2). That Lots 100, 101, 102, 103, 104, 105 and 106 hereon be held as to fifty nine undivided one-fifty ninth shares by the owners of Lots 1, 4-6, 8-10, 12, 13, 15-17, 19-27, 27a, 28, 28a, 29-35, 35a, 36-60, 69 and 70 as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
See file 802770
RM 040281
Land District: North Auckland
Digitally Generated Plan
Generated on: 02/12/2009 06:35am Page 13 of 44
LOTS 1, 4-6, 8-10, 12, 13, 15-17, 19-27, 27a, 28, 28a, 29-35, 35a, 36-60, 70, 100-106, 200 AND 202 BEING SUBDIVISION OF LOT 1 DP 196760, LOT 1 DP 205260 AND ALLOTMENTS 230 AND 423 PARISH OF WAIPU
Surveyor: Mark Galvin Lai
Firm: KEA Consultants Ltd (Auckland)
Digital Title Plan
DP 404128
Deposited on: 20/10/2009
T 1/32


AMALGAMATION CONDITIONS
1). That Lot 1 hereon be held as to fifty nine undivided one fifty ninth shares by the owners of Lots 1, 4-6, 8-10, 12, 13, 15-17, 19-27, 27a, 28, 28a, 29-33, 35, 35a, 36-60, 69, and 70 DP 404128 and Lot 2 hereon as tenants in common in the said shares and individual Certificates of Title shall be issued in accordance therewith
(See LINZ reference number 895644)
2) That Lots 200 and 202 DP 404128 (legal access) be held as to fifty nine undivided one fifty ninth shares by the owners of Lots 1, 4-6, 8-10, 12, 13, 15-17, 19-27, 27a, 28, 28a, 29-33, 35, 35a, 36-60, 69, and 70 DP 404128 and Lot 2 hereon as tenants in common in the said shares and individual Certificates of Title shall be issued in accordance therewith
(See LINZ reference number 895644)
3) That Lots 100, 101, 102, 103, 105 and 106 DP 404128 be held as to fifty nine undivided one fifty ninth shares by the owners of Lots 1, 4-6, 8-10, 12, 13, 15-17, 19-27, 27a, 28, 28a, 29-33, 35, 35a, 36-60, 69, and 70 DP 404128 and Lot 2 hereon as tenants in common in the said shares and individual Certificates of Title shall be issued in accordance therewith
(See LINZ reference number 895644)
LOTS 1 & 2 BEING A SUBDIVISION OF LOT 34 AND 104 DP 404128
Title Plan
DP 430128
Deposited on: 6/07/2010
Surveyor: Mark Galvin Lai
Firm: KEA Consultants Ltd (Auckland)
Land District: North Auckland
Dataset Type: Parcels without Survey Information
Digitally Generated Plan
Generated on: 11/08/2010 1:47pm Page 6 of 6
T 1/1
Lot 51 DP 404128
Lot 52 DP 404128
Lot 50 DP 404128
Lot 53 DP 404128
Lot 54 DP 404128
Lot 55 DP 404128
Lot 56 DP 404128
Lot 57 DP 404128
Lot 58 DP 404128
Lot 15 DP 144013
Lot 59 DP 404128
Lot 202 DP 404128
Lot 60 DP 404128
Lot 12 DP 144013
Lot 11 DP 144013
Lot 36 DP 313877
Lot 42 DP 404128
Lot 43 DP 404128
Lot 44 DP 404128
Lot 49 DP 404128
Lot 48 DP 404128
Lot 47 DP 404128
Lot 29 DP 404128
Lot 28a DP 404128
Lot 30 DP 404128
Lot 31 DP 404128
Lot 32 DP 404128
Lot 33 DP 404128
Lot 100 DP 404128
Lot 102 DP 404128
Lot 202 DP 404128
1
3.5815Ha
2
13.7001Ha
B1
CFR 414229
CFR 414230
CFR 414231
CFR 414232
CFR 414233
CFR 414234
CFR 414235
CFR 414236
CFR 414237
CFR 414238
CFR 414239
CFR 414240
CFR 414241
CFR 414242
CFR 414243
CFR 414244
CFR 414245
CFR 414246
CFR 414247
CFR 414248
CFR 414249
CFR 414250
CFR 414251
CFR 414252
CFR 414253
CFR 414254
CFR 414255
CFR 414256
CFR 414257
CFR 414258
CFR 414259
CFR 414260
CFR 414261
CFR 414262
CFR 414263
CFR 414264
CFR 414265
CFR 414266
CFR 414267
CFR 414268
CFR 414269
CFR 414270
CFR 414271
CFR 414272
CFR 414273
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CFR 414276
CFR 414277
CFR 414278
CFR 414279
CFR 414280
CFR 414281
CFR 414282
CFR 414283
CFR 414284
CFR 414285
CFR 414286
CFR 414287
108.40
78.04
29.10
23.60
23.60
71.35
36.11
19.69
17.43
15.37
28.80
53.52
28.94
50.45
87.48
47.39
27.53
12.44
15.61
39.47
45.03
57.87
54.90
29.73
32.19
32.08
40.25
34.00
53.28
12.19
40.38
53.93
15.00
237.25
147.00
10.00
34.74
19.77
19.77
33.76
11.49
12.30
12.30
33.50
10.67
5.00
22.42
30.20
30.20
30.20
30.20
30.20
30.20
30.20
30.20
30.20
30.20
30.44
30.44
30.44
39.86
86.52
54.44
59.11
46.65
78.53
18.23
14.62
22.78
66.19
16.10

Diag. A



T 1/3

Land District: North Auckland Digitally Generated Plan Generated on: 30/10/2025 10:53am Page 3 of 5	Lots 1 & 2 Being a Subdivision of Lot 50 DP 404128	Surveyor: Adam Paul Stanley Booth Firm: Pacific Coast Surveys Limited (Mang	Title Plan LT 621427 Approved on: 30/10/2025