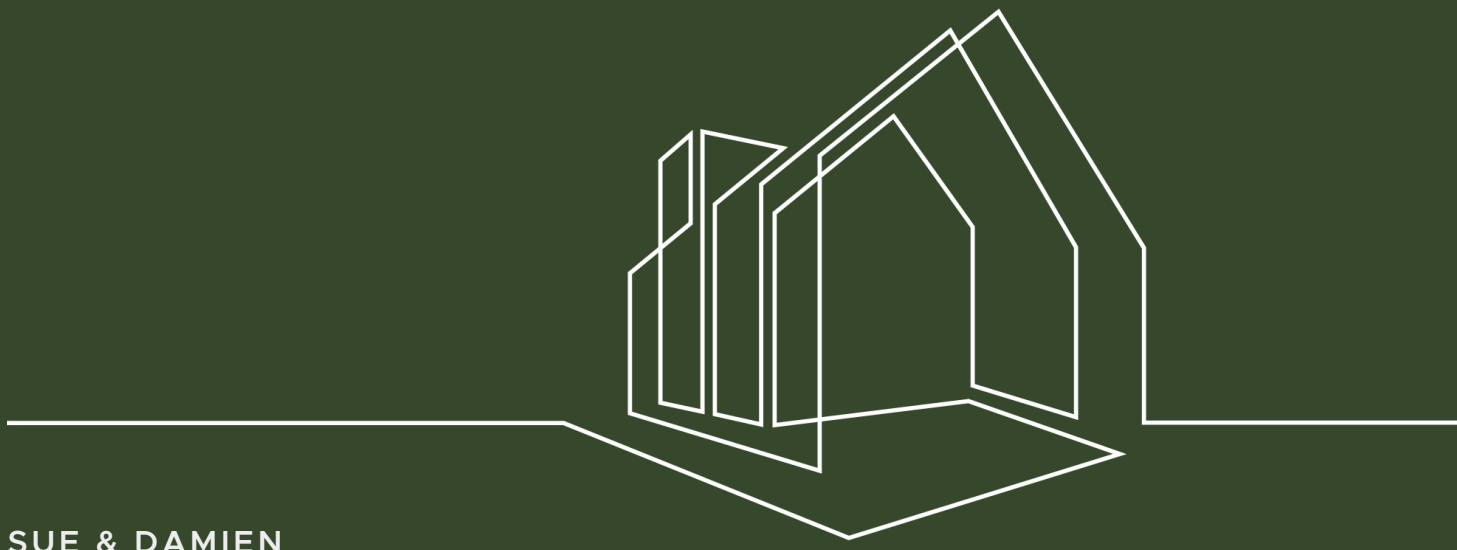
CERTIFICATE OF TITLE



SUE & DAMIEN

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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 **1197617**

Land Registration District **North Auckland**

Date Issued 06 November 2025

Prior References
NA1674/3

Estate Fee Simple

Area 501 square metres more or less

Legal Description Lot 3 Deposited Plan 607531

Registered Owners
Serendipity Inc Limited

Interests

12290313.2 Mortgage to ASB Bank Limited - 22.11.2021 at 1:03 pm

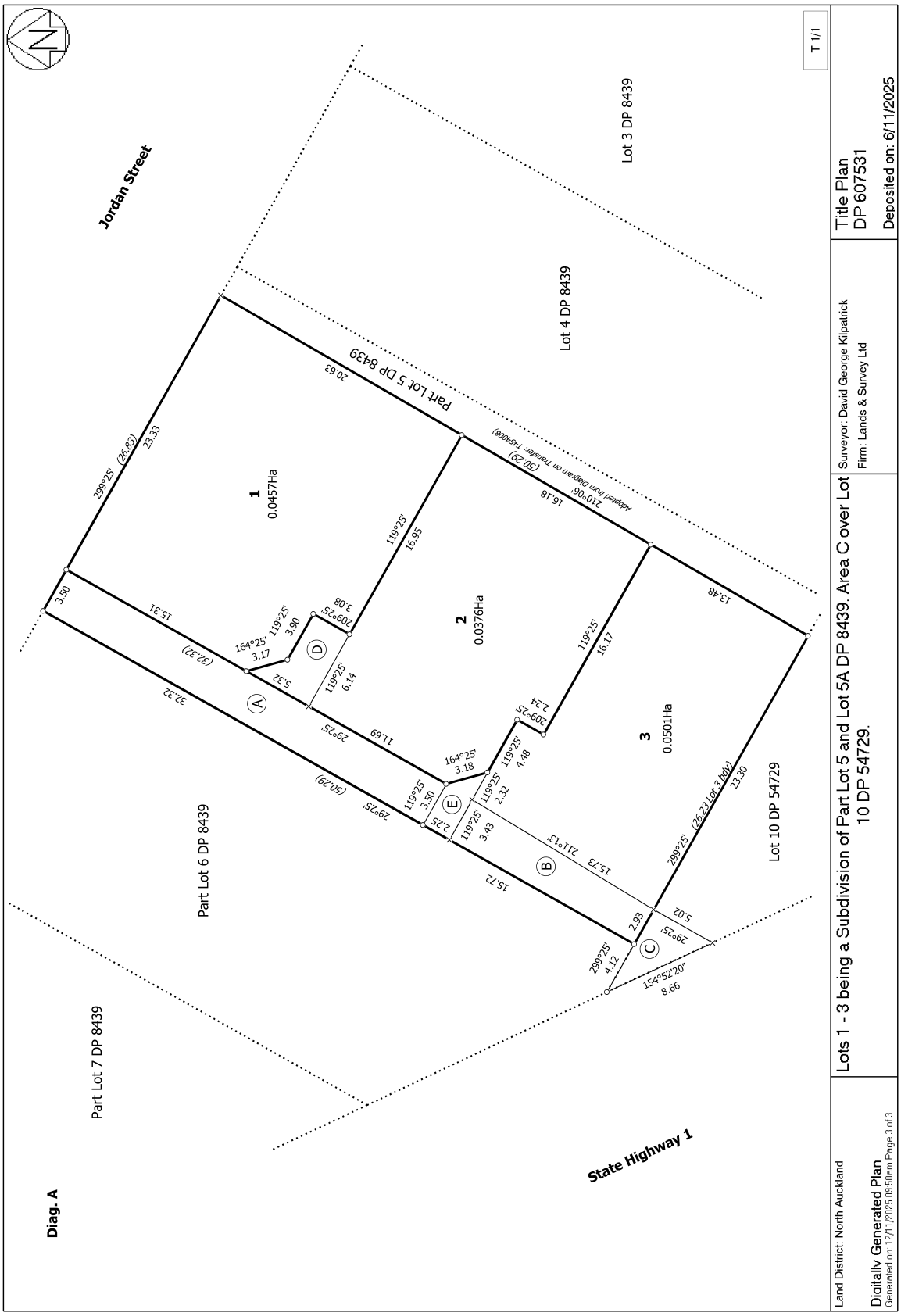
13293624.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.11.2025 at 2:32 pm

Subject to a right of way, a right to drain sewage and water and a right to convey electricity, telecommunications and water over part marked A and a right to drain sewage and water and convey telecommunications over part marked E all on DP 607531 created by Easement Instrument 13293624.3 - 6.11.2025 at 2:32 pm

The easements created by Easement Instrument 13293624.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain sewage and water over part marked A, B and E on DP 607531 in favour of Whangarei District Council created by Easement Instrument 13293624.4 - 6.11.2025 at 2:32 pm

The easements created by Easement Instrument 13293624.4 are subject to Section 243 (a) Resource Management Act 1991


Jordan Street
Lot 3 DP 8439
Lot 4 DP 8439
Part Lot 5 DP 8439
Adopted from Diagram on Transfer 7452608
(50.29)
210°06'
16.18
20.63
299°25'
(26.83)
23.33
1
0.0457Ha
119°25'
16.95
2
0.0376Ha
119°25'
16.17
13.48
3
0.0501Ha
Lot 10 DP 54729
299°25'
(26.23 Lot 2 DP)
23.30
3.50
15.31
(32.32)
164°25'
3.17
119°25'
3.90
209°25'
3.08
5.32
119°25'
6.14
32.32
29°25'
11.69
164°25'
3.18
209°25'
2.24
119°25'
4.48
(50.29)
29°25'
119°25'
3.50
2.25
119°25'
3.43
119°25'
2.32
15.72
211°13'
15.73
2.93
5.02
29°25'
299°25'
4.12
154°52'20"
8.66
Part Lot 6 DP 8439
Part Lot 7 DP 8439
State Highway 1
Diag. A
T 1/1
Land District: North Auckland
Digitally Generated Plan
Generated on: 12/11/2025 09:50am Page 3 of 3
Lots 1 - 3 being a Subdivision of Part Lot 5 and Lot 5A DP 8439. Area C over Lot 10 DP 54729.
Surveyor: David George Kilpatrick
Firm: Lands & Survey Ltd
Title Plan
DP 607531
Deposited on: 6/11/2025

View Instrument Details

Instrument No	13293624.2
Status	Registered
Lodged By	Mathews, Patrick Stanley
Date & Time Lodged	06 Nov 2025 14:32
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	**Land District**
1197616	North Auckland
1197617	North Auckland

Annexure Schedule	Contains 1 Pages

Signature

Signed by Noel Christopher Roderick Perry as Territorial Authority Representative on 05/11/2025 02:00 PM

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

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IN THE MATTER	of the Resource Management Act 1991 ("the Act")
A N D	
IN THE MATTER	of a subdivision consent as evidenced by Land Transfer Plan No. 607531
A N D	
IN THE MATTER	of a Consent Notice issued pursuant to Section 221 of the Act by WHANGAREI DISTRICT COUNCIL ("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 607531 ("the plan"):

Lots 2 and 3

1. Any development shall comply with the restrictions and recommendations identified in the Lands and Survey Site Suitability Report dated 01/08/2022 reference 10970 (available under Council file SD2200112), unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.

2. At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provided for all impervious surfaces to ensure compliance with Chapter 4 of Council's Engineering Standards 2022, to the satisfaction of the Building Officer.

3. The height of any principal residential unit shall be limited to single-story of up to 5 meters above ground level.

DATED at Whangarei this 11th day of November 2024

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

RG Zucchetto

RG Zucchetto (Nov 11, 2024 07:54 GMT+13)

Authorised Signatory

Adobe Acrobat Sign Transaction Number: CBJCHBCAABAA_wSKQaeKAKA6QPMVCTfbnqhvHdHN4NYj

STATEMENT OF PASSING OVER

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