RPNZ Document Order

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Order Details

Property:	5 Whangarei Heads Road, Onerahi, Whangarei District
Legal Description:	Lot 3 Deposited Plan 97830
Search Reference:	125293
Document Type:	Certificate of Title with diagram
Order Date:	04 November 2026
CoreLogic Reference:	3311246/1
Order Number:	171799 (For any enquiries, please quote this number)

If you have any questions regarding this order please contact our Customer Support Team on 0800 355 355 or by emailing clientcare@cotality.com.

RPNZ Customer Support Team

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**125293**
Land Registration District	**North Auckland**
Date Issued	06 September 2004

Prior References
NA53B/779

Estate	Fee Simple
Area	1122 square metres more or less
Legal Description	Lot 1 Deposited Plan 330486
Registered Owners	
Susan Ann Freeman	

Estate	Fee Simple - 1/8 share
Area	884 square metres more or less
Legal Description	Lot 3 Deposited Plan 97830
Registered Owners	
Susan Ann Freeman	

Interests

Subject to Section 59 Land Act 1948

Subject to Section 8 Coal Mines Amendment Act 1950

Subject to a water supply easement (in gross) over Lot 3 DP 97830 in favour of Whangarei District Council created by Easement Instrument 6139121.1 - 6.9.2004 at 9:00 am

Subject to an electricity transmission easement (in gross) over Lot 3 DP 97830 in favour of Northpower Limited created by Easement Instrument 6139121.2 - 6.9.2004 at 9:00 am

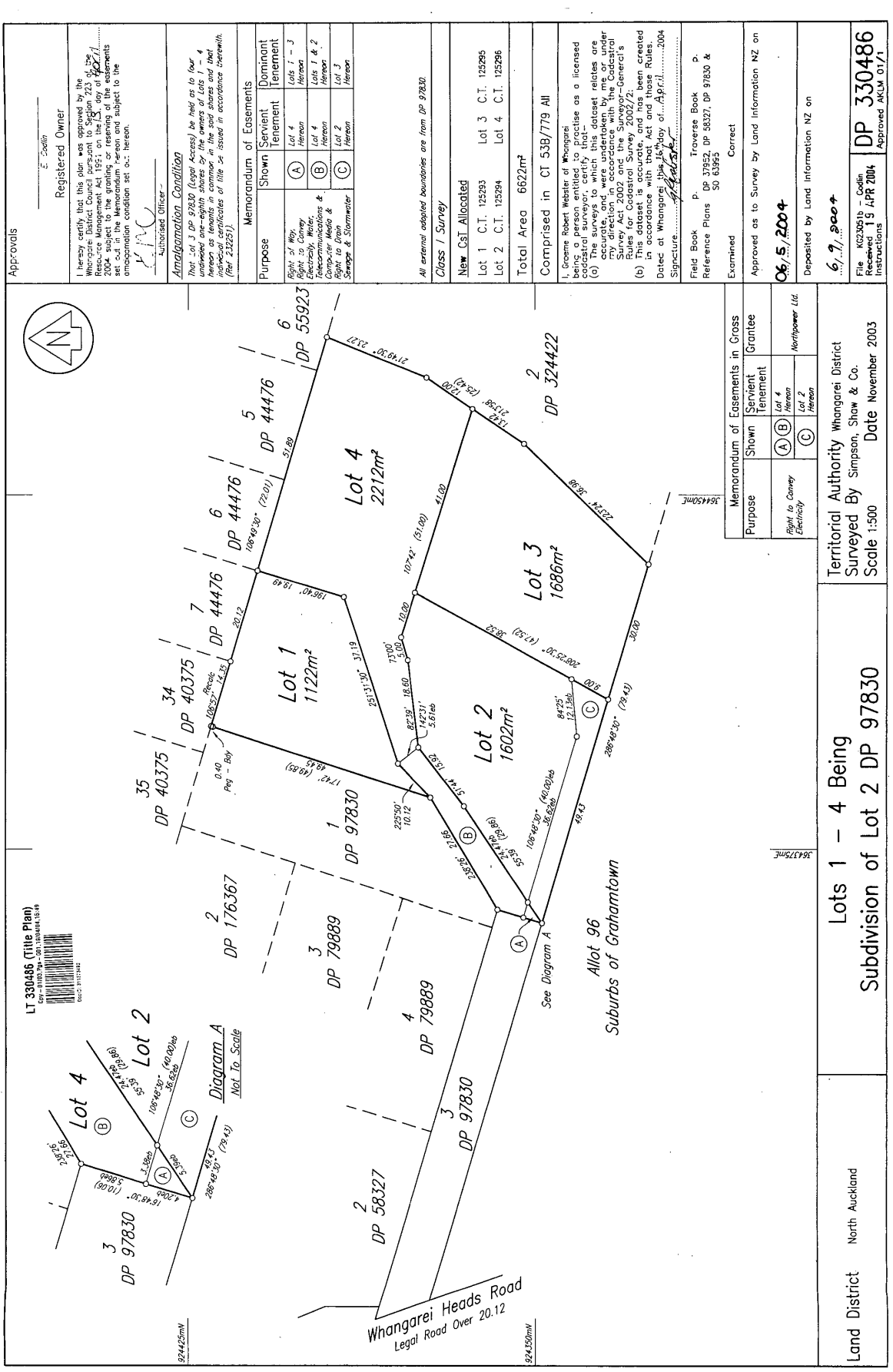
Subject to Section 241(2) Resource Management Act 1991 (affects DP 330486)

Appurtenant to Lot 1 hereto is a right of way, a right to convey electricity, water, telecommunications and computer media and drain sewage and stormwater created by Easement Instrument 6139121.8 - 6.9.2004 at 9:00 am

The easements created by Easement Instrument 6139121.8 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 6139121.10 - 6.9.2004 at 9:00 am

12344962.2 Mortgage to ANZ Bank New Zealand Limited - 28.1.2022 at 5:08 pm


Approvals
E. Codlin
Registered Owner
I hereby certify that this plan was approved by the Whangarei District Council pursuant to Section 223 of the Resource Management Act 1991 on the 16th day of April 2004 subject to the granting or reserving of the easements set out in the Memorandum hereon and subject to the amalgamation condition set out hereon.
Authorised Officer
Amalgamation Condition
That :-Lot 3 DP 97830 (Legal Access) be held as to four undivided one-eighth shares by the owners of Lots 1 - 4 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith. (Refer 23225).
Memorandum of Easements
Purpose | Shown | Servient Tenement | Dominant Tenement
Right of Way, Right to Convey Electricity, Water, Telecommunications & Computer Media & Right to Drain Sewage & Stormwater | A | Lot 4 Hereon | Lots 1 - 3 Hereon
B | Lot 4 Hereon | Lots 1 & 2 Hereon
C | Lot 2 Hereon | Lot 3 Hereon
All external adopted boundaries are from DP 97830
Class I Survey
New CsT Allocated
Lot 1 C.T. 125293 Lot 3 C.T. 125295
Lot 2 C.T. 125294 Lot 4 C.T. 125296
Total Area 6622m²
Comprised in CT 53B/779 All
I, Graeme Robert Webster of Whangarei being a person entitled to practise as a licensed cadastral surveyor, certify that (a) This survey to which this dataset relates was accurately surveyed and was undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2: (b) This dataset is accurate, and has been created in accordance with that Act and those Rules:
Dated at Whangarei this 16 day of April 2004
Signature
Field Book p. Traverse Book p.
Reference Plans DP 37952, DP 58327, DP 97830 & SO 63995
Examined Correct
Approved as to Survey by Land Information NZ on 06/5/2004
Deposited by Land Information NZ on 6/7/2004
File KG23051b - Codlin
Received 19 APR 2004
Instructions
DP 330486
Approved AKLM 01/1
Memorandum of Easements in Gross
Purpose | Shown | Servient Tenement | Grantee
Right to Convey Electricity | A B | Lot 4 Hereon | Northpower Ltd.
C | Lot 2 Hereon
Territorial Authority Whangarei District
Surveyed By Simpson, Shaw & Co.
Scale 1:500 Date November 2003
Lots 1 - 4 Being
Subdivision of Lot 2 DP 97830
Land District North Auckland
LT 330486 (Title Plan)
Lot 1 1122m²
Lot 2 1602m²
Lot 3 1686m²
Lot 4 2212m²
Diagram A Not To Scale
See Diagram A
Allot 96 Suburbs of Grahamtown
Whangarei Heads Road
Legal Road Over 20.12
DP 97830
DP 58327
DP 79889
DP 176367
DP 40375
DP 44476
DP 55923
DP 324422
3644450mE
3644375mE
324425mN
324350mN