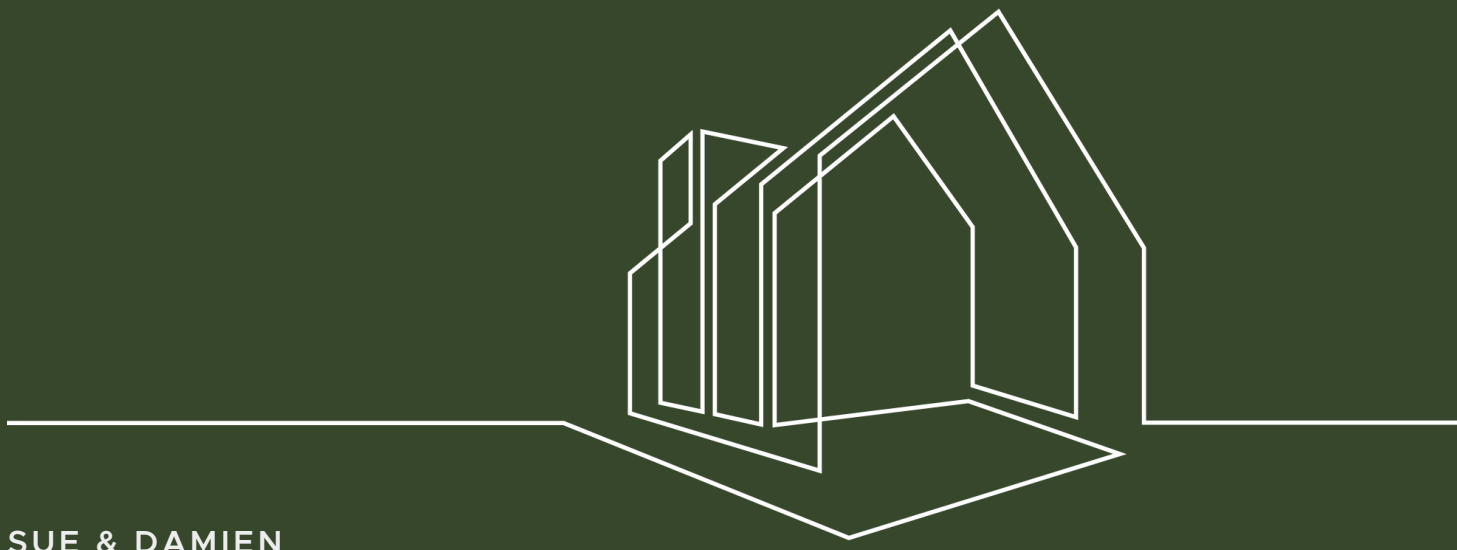
CERTIFICATE OF TITLE



SUE & DAMIEN

021 793 822 | 021 387 345

ownrealestate.co.nz

POWERED BY OWNLY LTD. LICENSED REAA 2008

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 **1128896**

Land Registration District **North Auckland**

Date Issued 19 May 2023

Prior References
1028223

Estate Fee Simple

Area 1.3020 hectares more or less

Legal Description Lot 1 Deposited Plan 313278

Registered Owners

Kenneth Lyall Davies as to a 1/2 share

Lisa Ann Davies as to a 1/2 share

Interests

Subject to Section 59 Land Act 1948

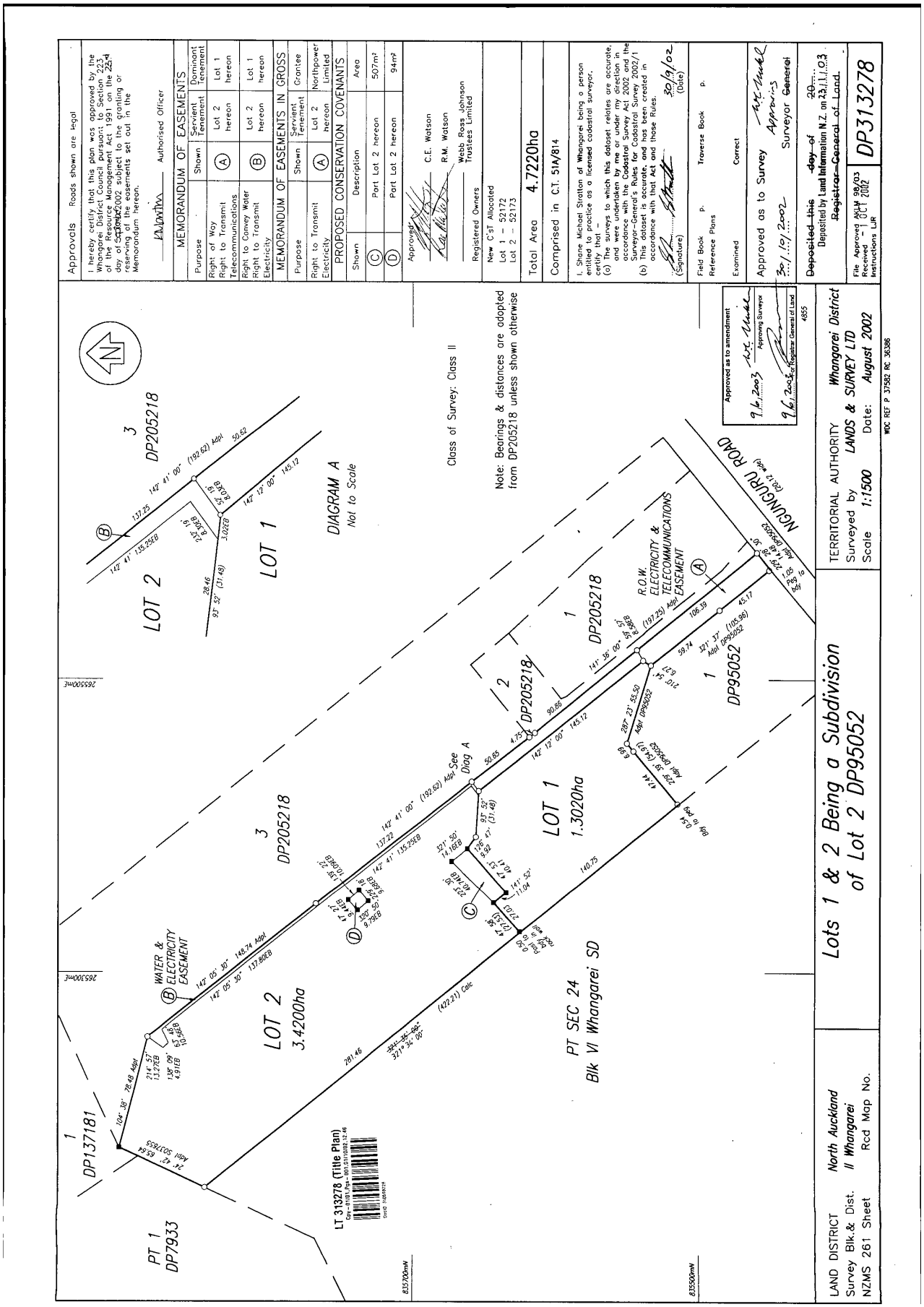
Appurtenant hereto is a right of way, right to convey telecommunications, computer media, water and electricity created by Easement Instrument 5466452.5 - 23.1.2003 at 9:00 am

The easements created by Easement Instrument 5466452.5 are subject to Section 243 (a) Resource Management Act 1991

12728346.2 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 1128897) - 19.5.2023 at 3:18 pm

Land Covenant in Covenant Instrument 12728346.5 - 19.5.2023 at 3:18 pm

13621358.3 Mortgage to ANZ Bank New Zealand Limited - 15.6.2026 at 11:30 am


Approvals Roads shown are legal
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 23rd day of October subject to the granting or reserving of the easements set out in the Memorandum hereon.
Authorised Officer
MEMORANDUM OF EASEMENTS
Purpose | Shown | Servient Tenement | Dominant Tenement
Right of Way Right to Transmit Telecommunications | A | Lot 2 hereon | Lot 1 hereon
Right to Convey Water Right to Transmit Electricity | B | Lot 2 hereon | Lot 1 hereon
MEMORANDUM OF EASEMENTS IN GROSS
Purpose | Shown | Servient Tenement | Grantee
Right to Transmit Electricity | A | Lot 2 hereon | Northpower Limited
PROPOSED CONSERVATION COVENANTS
Shown | Description | Area
C | Part Lot 2 hereon | 507m²
D | Part Lot 2 hereon | 94m²
Approved
C.E. Watson
R.M. Watson
Webb Ross Johnson Trustees Limited
Registered Owners
New C/sT Allocated
Lot 1 – 52172
Lot 2 – 52173
Total Area 4.7220ha
Comprised in C.T. 51A/814
I, Shane Michael Stratton of Whangarei being a person entitled to practice as a licensed cadastral surveyor, certify that –
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Cadastral Survey Rules for Cadastral Survey 2002/1
(b) This dataset is complete and the survey was carried out in accordance with that Act and those Rules.
(Signature) 30/9/02 (Date)
Field Book p. Traverse Book p.
Reference Plans
Examined Correct
Approved as to Survey
Surveyor General
Deposited this day of 20
Deposited by Land Information N.Z. on 23.1.1.03
Registrar-General of Land
File Approved AKW 98/03
Received – 1 OCT 2002
Instructions LJR
DP313278
Approved as to amendment
Approving Surveyor
for Registrar General of Land
4355
Lots 1 & 2 Being a Subdivision of Lot 2 DP95052
TERRITORIAL AUTHORITY Whangarei District
Surveyed by LANDS & SURVEY LTD
Scale 1:500 Date: August 2002
WDC REF P 37582 RC 36386
LAND DISTRICT North Auckland
Survey Blk.& Dist. II Whangarei
NZMS 261 Sheet Rcd Map No.
LT 313278 (Title Plan)
Class of Survey: Class II
Note: Bearings & distances are adopted from DP205218 unless shown otherwise
DIAGRAM A
Not to Scale
LOT 1
LOT 2
3.4200ha
LOT 1
1.3020ha
PT SEC 24
Blk VI Whangarei SD
PT 1
DP7933
1
DP137181
3
DP205218
2
DP205218
1
DP205218
1
DP95052
R.O.W. ELECTRICITY & TELECOMMUNICATIONS EASEMENT
WATER & ELECTRICITY EASEMENT
NGUNGURU ROAD
(20.12 wide)
See Diag A
(422.21) Calc
281.46
140.75
59.74
108.39
45.17
90.86
50.62
28.46
137.22
137.25
148.74 Adpt
145.12
192.62 Adpt
197.25 Adpt
105.86 Adpt DP95052
54.91 Adpt DP95052
55.50 Adpt DP95052
2653000mE
2653300mE
835700mN
835500mN

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 **1128897**

Land Registration District **North Auckland**

Date Issued 19 May 2023

Prior References
1028223

Estate Fee Simple

Area 4756 square metres more or less

Legal Description Lot 2 Deposited Plan 569015

Registered Owners

Kenneth Lyall Davies as to a 1/2 share

Lisa Ann Davies as to a 1/2 share

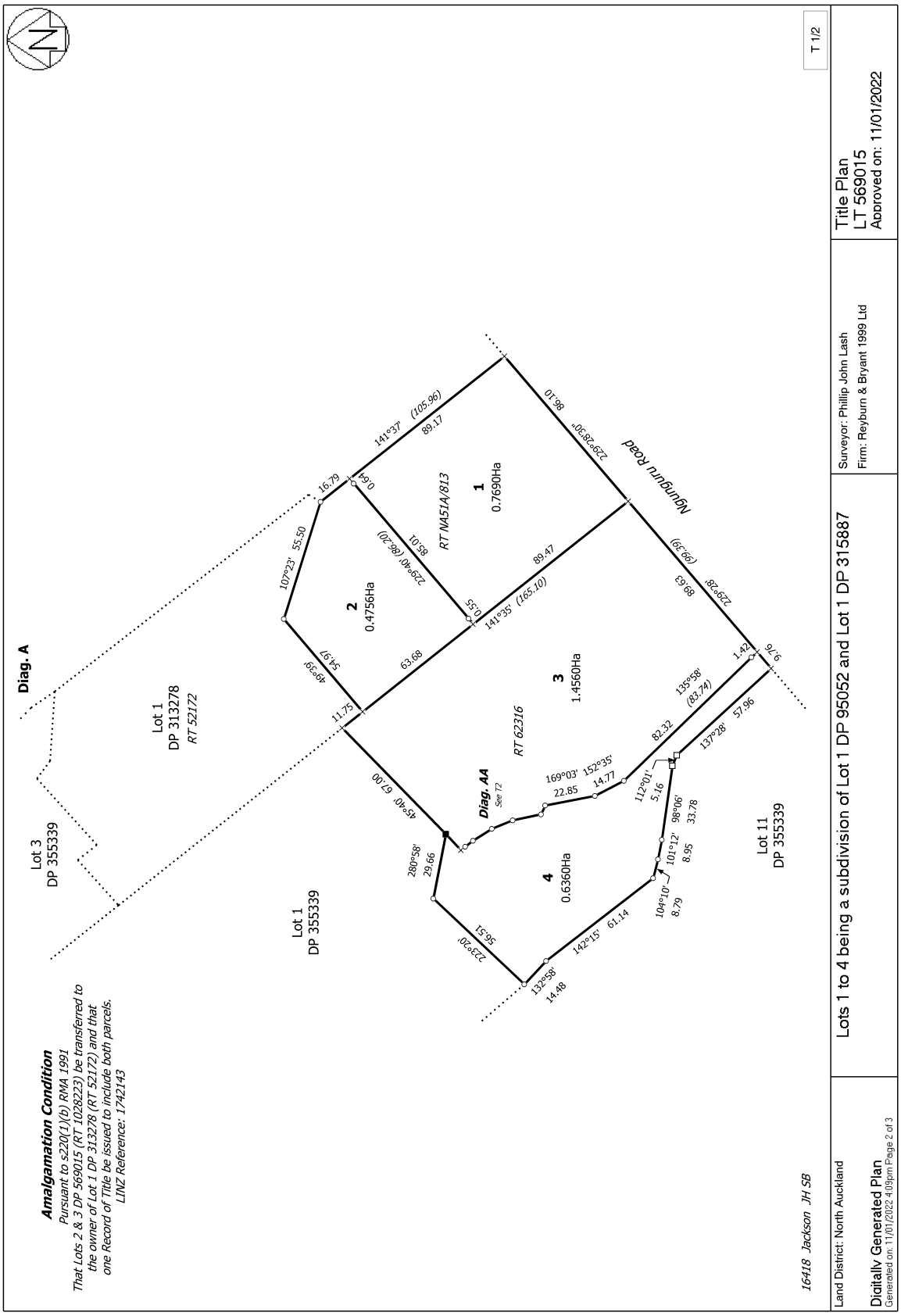
Interests

Subject to Section 59 Land Act 1948

12728346.2 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 1128896) - 19.5.2023 at 3:18 pm

Land Covenant in Covenant Instrument 12728346.5 - 19.5.2023 at 3:18 pm

13621358.3 Mortgage to ANZ Bank New Zealand Limited - 15.6.2026 at 11:30 am


Diag. A
Lot 1
DP 313278
RT 52172
Lot 3
DP 355339
Lot 1
DP 355339
Lot 11
DP 355339
RT 62316
RT NA51A/813
Ngunguru Road
1
0.7690Ha
2
0.4756Ha
3
1.4560Ha
4
0.6360Ha
Diag. AA
See T2
Amalgamation Condition
Pursuant to s220(1)(b) RMA 1991
That Lots 2 & 3 DP 569015 (RT 1028223) be transferred to the owner of Lot 1 DP 313278 (RT 52172) and that one Record of Title be issued to include both parcels.
LINZ Reference: 1742143
T 1/2
Land District: North Auckland
Digitally Generated Plan
Generated on: 11/01/2022 4:09pm Page 2 of 3
Lots 1 to 4 being a subdivision of Lot 1 DP 95052 and Lot 1 DP 315887
Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd
Title Plan
LT 569015
Approved on: 11/01/2022
16418 Jackson JH SB

View Instrument Details

Instrument No	12728346.5
Status	Registered
Date & Time Lodged	19 May 2023 15:18
Lodged By	Thomson, Kim Sandra
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
1100887	North Auckland
1128896	North Auckland
1128897	North Auckland

Annexure Schedule Contains 1 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor 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 Danvers Gordon Charles Baker as Covenantor Representative on 30/06/2023 02:55 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee 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 Danvers Gordon Charles Baker as Covenantee Representative on 30/06/2023 02:55 PM

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

© Copyright: Land Information New Zealand

Approved for ADLS by Registrar-General of Land under No. 2018/6263

COVENANT INSTRUMENT TO NOTE LAND COVENANT

Sections 116(1)(a) & (b) Land Transfer Act 2017

Registrar-General of Land Approval 2018/6263 ADLS

Covenantor *Surname(s) must be underlined or in CAPITALS.*

Jennie Louise Jackson and Anthony Graham Jackson as to a half share
Anthony Graham Jackson and Jennie Louise Jackson as to a half share

Covenantee *Surname(s) must be underlined or in CAPITALS.*

Jennie Louise Jackson and Anthony Graham Jackson as to a half share
Anthony Graham Jackson and Jennie Louise Jackson as to a half share

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) 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 of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant (Fencing)		**Lot 1 DP 584679 (RT 1100887)**	**Lot 1 DP 313278 (RT 1128896)** **Lot 2 DP 569015 (RT 1128897)**

Covenant rights and powers (including terms, covenants and conditions)

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

The provisions applying to the specified covenants are those set ~~out in~~: **below:**
So long as the Covenantee is the owner of the benefitting land the Covenantee shall not be called on to erect or contribute to the costs of erecting a boundary fence, between the burdened land and the benefitting land.

~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017.]~~

~~[Annexure Schedule].~~

REF: 7200 – © AUCKLAND DISTRICT LAW SOCIETY INC. 2018

View Instrument Details

Instrument No	12728346.2
Status	Registered
Date & Time Lodged	19 May 2023 15:18
Lodged By	Thomson, Kim Sandra
Instrument Type	Covenant Against Transfer of Allotments under s240 Resource Management Act 1991

Affected Records of Title	Land District
1128896	North Auckland
1128897	North Auckland

Annexure Schedule Contains 4 Pages.

Territorial Authority Certifications

I certify that I have the authority to act for the Territorial Authority 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 Danvers Gordon Charles Baker as Territorial Authority Representative on 19/05/2023 02:27 PM

Registered Owner Certifications

I certify that I have the authority to act for the Registered Owner 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 Danvers Gordon Charles Baker as Registered Owner Representative on 19/05/2023 02:26 PM

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

© Copyright: Land Information New Zealand

IN THE MATTER	of the Resource Management Act 1991 ("the Act")
A N D	
IN THE MATTER	of a Covenant pursuant to Sections 220 and 240 of the Act
A N D	
IN THE MATTER	of Land Transfer Plan No. 584679 ("the plan")

WHEREAS

A. **JENNIE LOUISE JACKSON** and **ANTHONY GRAHAM JACKSON** as to a half share and **ANTHONY GRAHAM JACKSON** and **JENNIE LOUISE JACKSON** as to a half share ("the covenantors") are registered as proprietors of an estate in fee simple in that property described in the First Schedule hereto ("the covenantor's property").

B. **WHANGAREI DISTRICT COUNCIL** ("the Council") has approved a subdivision of the covenantor's property as shown in the (subdivision) plan.

C. Council's approval of the subdivision was granted was subject to a condition pursuant to Section 220(1) of the Act such requiring that the registered owner of one of the properties resulting from the subdivision of the covenantor's property would not without the consent of the Council transfer or lease that property or any part thereof except in conjunction with another parcel of land.

By this Covenant the covenantors for themselves and their successors in title hereby covenant with the Council that they shall not without the consent of the Council transfer or lease the land described in the Second Schedule, or any part of it, except in conjunction with the land described in the Third Schedule and similarly will not

transfer or lease the land described in the Third Schedule or any part of it except in conjunction with the land described in the Second Schedule.

FIRST SCHEDULE

The land in Record of Title 1028223 (Lot 1 DP 584679)

SECOND SCHEDULE

The land in Record of Title 1128896 (Lot 1 DP 313278)

THIRD SCHEDULE

The land in Record of Title 1128897 (Lot 2 DP 569015)

SIGNED by **JENNIE LOUISE JACKSON**)
and)
ANTHONY GRAHAM JACKSON)
as to a half share as COVENANTORS)
in the presence of:

Witness Signature: .....

Witness Name: Aneta E Kapron
Solicitor
609480

Occupation: .....

Address: .....

Rose & Rose Solicitors
The Riverside Centre
40 High Street
Kingston, KT1 1HL
Tel: 0208 974 7490

SIGNED by **ANTHONY GRAHAM JACKSON**)
and)
JENNIE LOUISE JACKSON)
as to a half share as COVENANTORS)
in the presence of:

Witness Signature: .....

Witness Name: .....Aneta E Kapron
Solicitor
609480
Occupation: .....

Address: .....Rose & Rose Solicitors
The Riverside Centre
40 High Street
Kingston, KT1 1HL
Tel: 0208 974 7490

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

KT Satherley
KT Satherley (May 10, 2021 15:08 GMT+12)

Authorised Signatory
Karen Toni Satherley
Post Approval & Development Contributions Officer

Adobe Acrobat Sign Transaction Number: CBJCHBCAABAAek-Vpx2JQNcQVr1_6V6RkJVA_Z76SQc_

COVENANT UNDER SECTIONS 220 & 240 OF THE RESOURCE MANAGEMENT ACT 1991

Correct for the Purposes of the Land Transfer Act

Solicitor for the Whangarei District Council

JENNIE LOUISE JACKSON and **ANTHONY GRAHAM JACKSON** as to a half share; and **ANTHONY GRAHAM JACKSON** and **JENNIE LOUISE JACKSON** as to a half share

"the Covenantors"

WHANGAREI DISTRICT COUNCIL

"the Council"

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.