

Legal Description(s)	Record of Title
<b>612 Forestry Road, Otaua</b>	
Allotment 144 and Allotment 199 Parish of Waiuku West	722742
Lot 1 DP 497779	735893
Lot 1 Deposited Plan 497891	736384
Lot 1-2 Deposited Plan 507466	770979
<b>191 Thomson Road, Otaua</b>	
Lot 2 DP 456384	589747
Allotment 197 Parish of Waiuku West	NA7C/1449
<b>260 Thomson Road, Otaua</b>	
Lot 1 Deposited Plan 526041	843471
<b>136 Thomson Road, Otaua</b>	
Lot 1 DP 448864	568210
<b>66 Huarau Way, Otaua</b>	
Part Allotment 355 Parish of Waiuku West	NA35D/741
Lot 96B PSH of Waiuku West	NA35D/742
Lot 3 Deposited Plan 407996	428319
<b>44 Robertson Road, Otaua</b>	
Part Lot 2 DP 22917, Lot 1 DP 116009 and Lot 3 DP 120338	77D/119
<b>76 Robertson Road, Otaua</b>	
Lot 2 DP 427487	508667



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
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R. W. Muir  
Registrar-General  
of Land

**Identifier** 722742  
**Land Registration District** North Auckland  
**Date Issued** 24 February 2016

**Prior References**  
NA365/219 NA942/156

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**Estate** Fee Simple  
**Area** 33.7559 hectares more or less  
**Legal Description** Allotment 144 and Allotment 199 Parish of  
Waiuku West

**Registered Owners**  
Michael Douglas Payne and Rebecca Claire Payne

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**Interests**

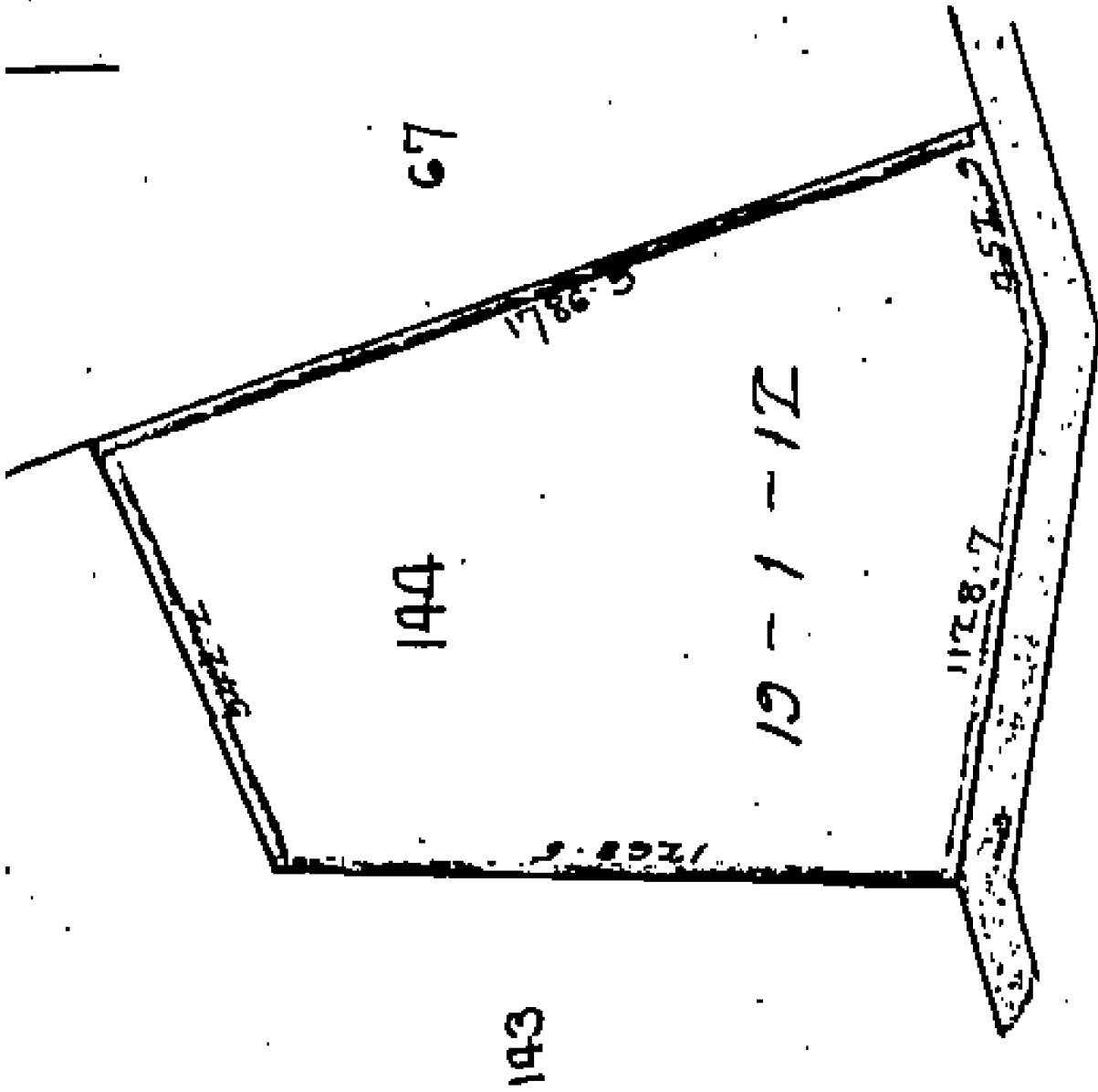
Appurtenant to Allotment 144 Parish of Waiuku West are water rights created by Agreement 160664 (R83/539) for a term of 50 years from 4th September 1902

10279725.2 Encumbrance to Waikato District Council - 24.2.2016 at 2:19 pm

12461197.3 Mortgage to ANZ Bank New Zealand Limited - 1.6.2022 at 2:14 pm

Identifier

722742



Identifier

722742

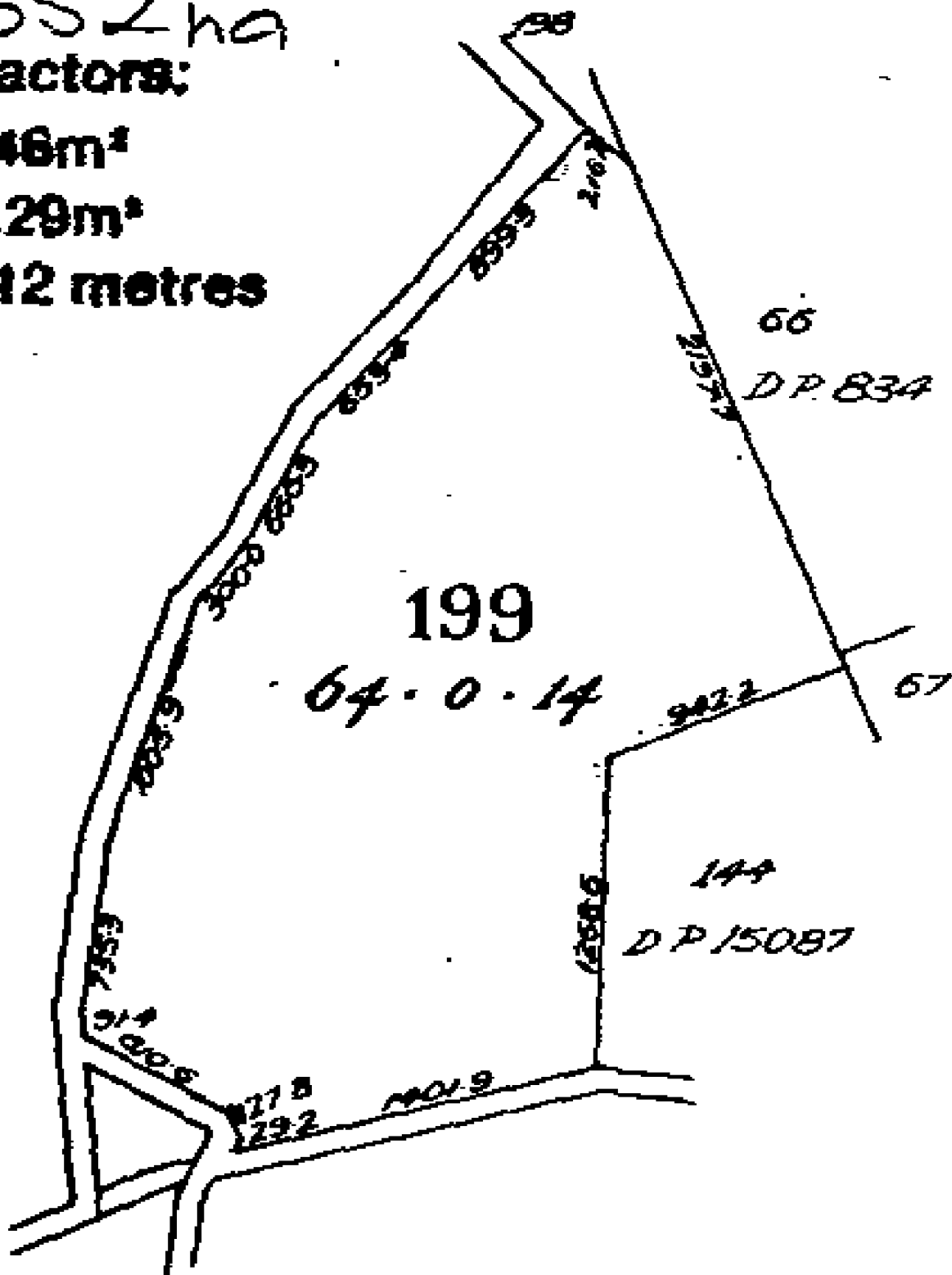
552ha

Factors:

0.46m<sup>2</sup>

5.29m<sup>2</sup>

0.12 metres





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UNDER LAND TRANSFER ACT 2017  
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R. W. Muir  
Registrar-General  
of Land

**Identifier** **735893**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 June 2016

**Prior References**

549828 NA35B/1401

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**Estate** Fee Simple

**Area** 24.6500 hectares more or less

**Legal Description** Lot 1 Deposited Plan 497779

**Registered Owners**

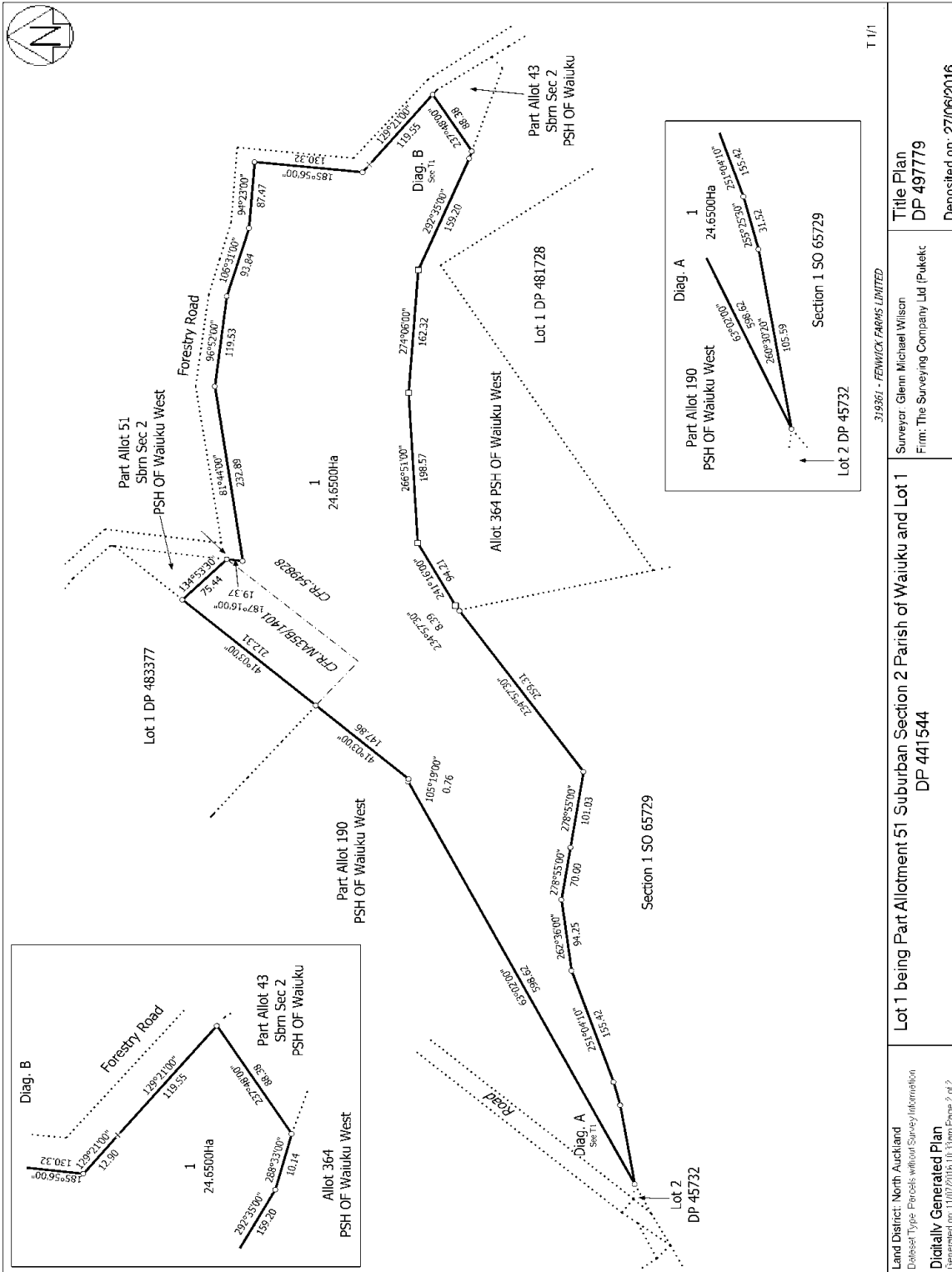
Michael Douglas Payne and Rebecca Claire Payne

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**Interests**

X20204 CAVEAT AGAINST PART BY THE FRANKLIN RIFLE CLUB (AFFECTS PARTS FORMERLY ALLOTMENT 210 PARISH OF WAIUKU WEST, ALLOTMENT 48 - 50 SUBURBAN SECTION 2 PARISH OF WAIUKU AND PART ALLOTMENT 191 PARISH OF WAIUKU AND PART DEFINED ON DEPOSITED PLAN 15089 AND PART FORMERLY LOT 1 DP 441544) - 6.2.1958 AT 10.10 AM

12461197.3 Mortgage to ANZ Bank New Zealand Limited - 1.6.2022 at 2:14 pm



T 1/1

<p>319861 - FERWICK FARMS LIMITED                  Surveyor: Glenn Michael Wilson                  Firm: The Surveying Company Ltd (Pukekohe)</p>	<p>Title Plan                  DP 497779</p>	<p>Deposited on: 27/06/2016</p>
<p>Land District: North Auckland                  Dataset Type: Parcels without Survey Information                  Digitally Generated Plan                  Generated on: 11/07/2016 10:33am Page 2 of 2</p>	<p>Lot 1 being Part Allotment 51 Suburban Section 2 Parish of Waiuku and Lot 1 DP 441544</p>	



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R. W. Muir  
Registrar-General  
of Land

**Identifier** **736384**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 June 2016

**Prior References**

NA1920/43                      NA609/34

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**Estate**                      Fee Simple  
**Area**                        60.0100 hectares more or less  
**Legal Description**      Lot 1 Deposited Plan 497891

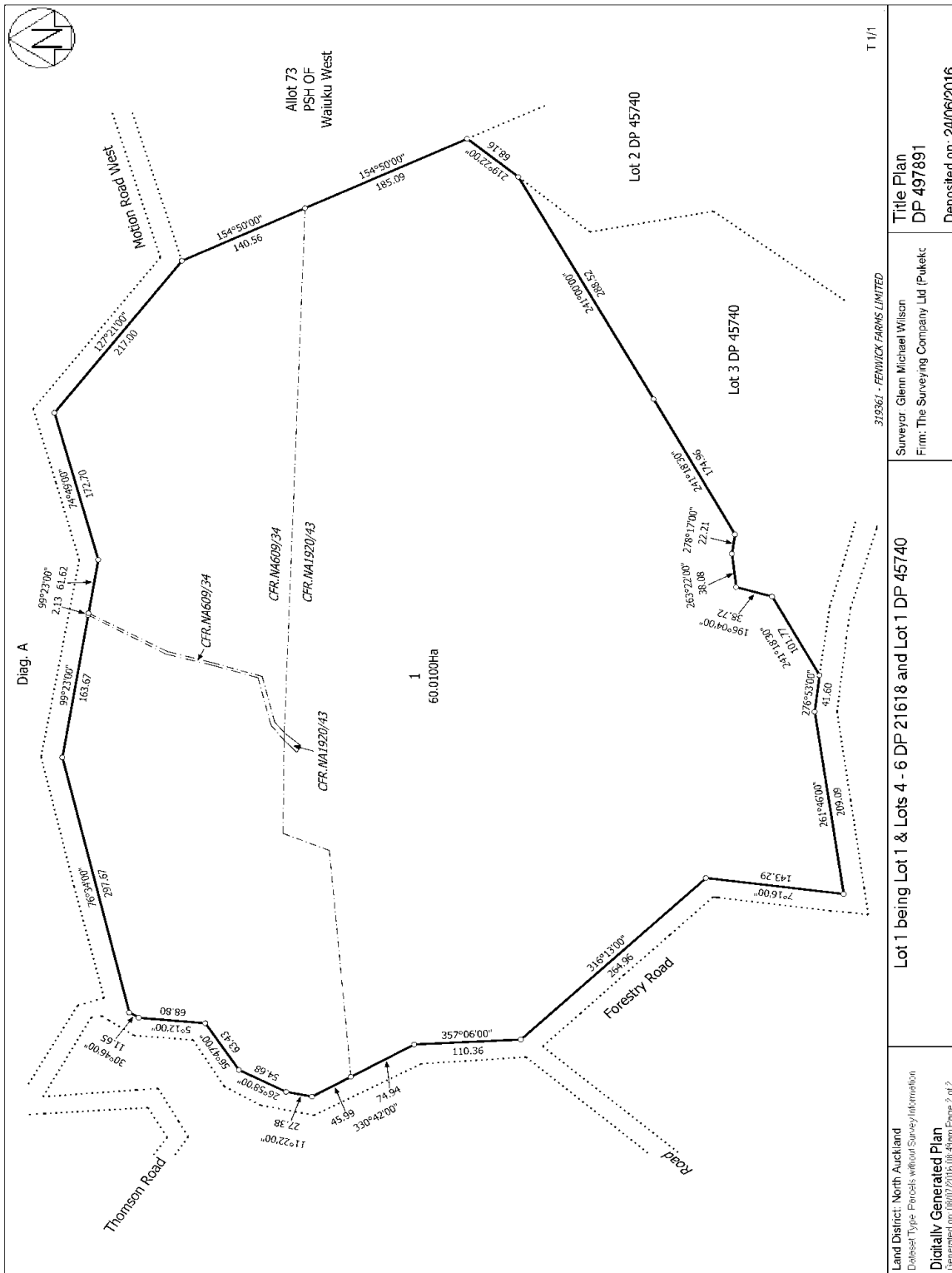
**Registered Owners**

Michael Douglas Payne and Rebecca Claire Payne

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**Interests**

12461197.3 Mortgage to ANZ Bank New Zealand Limited - 1.6.2022 at 2:14 pm



T 1/1

**Title Plan**  
 DP 497891  
 Deposited on: 24/06/2016

312861 - FERRELL FARM LIMITED  
 Surveyor: Glenn Michael Wilson  
 Firm: The Surveying Company Ltd (Pukete)

**Lot 1 being Lot 1 & Lots 4 - 6 DP 21618 and Lot 1 DP 45740**

Land District: North Auckland  
 Dataset Type: Parcels without Survey Information  
**Digitally Generated Plan**  
 Generated on: 08/07/2016 08:48am Page 2 of 2





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
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R. W. Muir  
Registrar-General  
of Land

**Identifier** **770979**  
**Land Registration District** **North Auckland**  
**Date Issued** 13 April 2017

**Prior References**

NA1524/55                      NA3A/1200

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**Estate**                      Fee Simple

**Area**                      65.6490 hectares more or less

**Legal Description** Lot 1-2 Deposited Plan 507466

**Registered Owners**

Michael Douglas Payne and Rebecca Claire Payne

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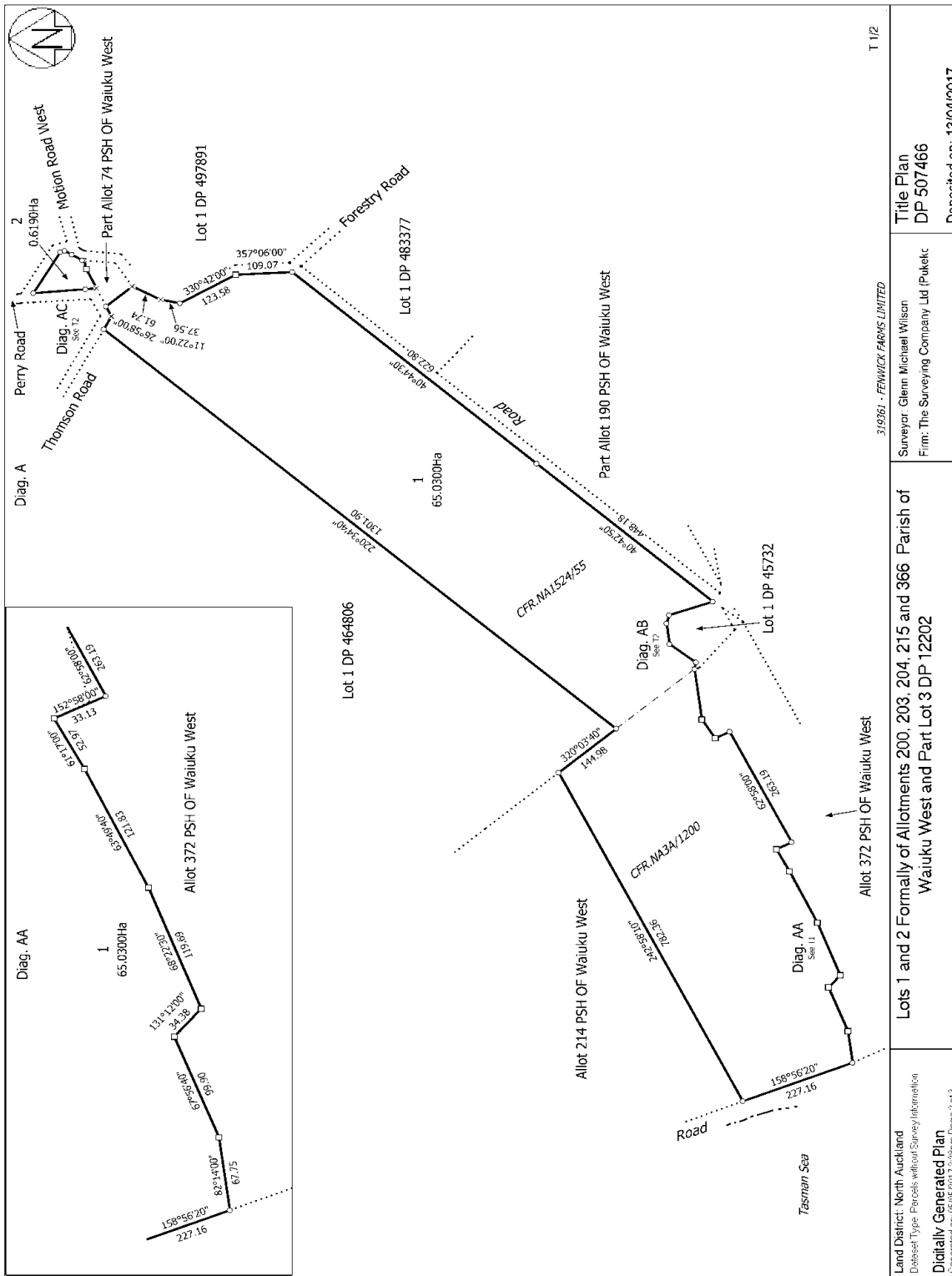
**Interests**

Subject to Section 206 Land Act 1924 (affects Lot 1 DP 507466 the part formerly Allotments 215 and 366 Parish of Waiuku West CTNA3A/1200)

X20850 CAVEAT BY THE FRANKLIN RIFLE CLUB INCORPORATED - 4.11.1958 AT 2.31 PM

10753164.2 Encumbrance to Waikato District Council - 13.4.2017 at 8:38 am

12461197.3 Mortgage to ANZ Bank New Zealand Limited - 1.6.2022 at 2:14 pm



T 1/2

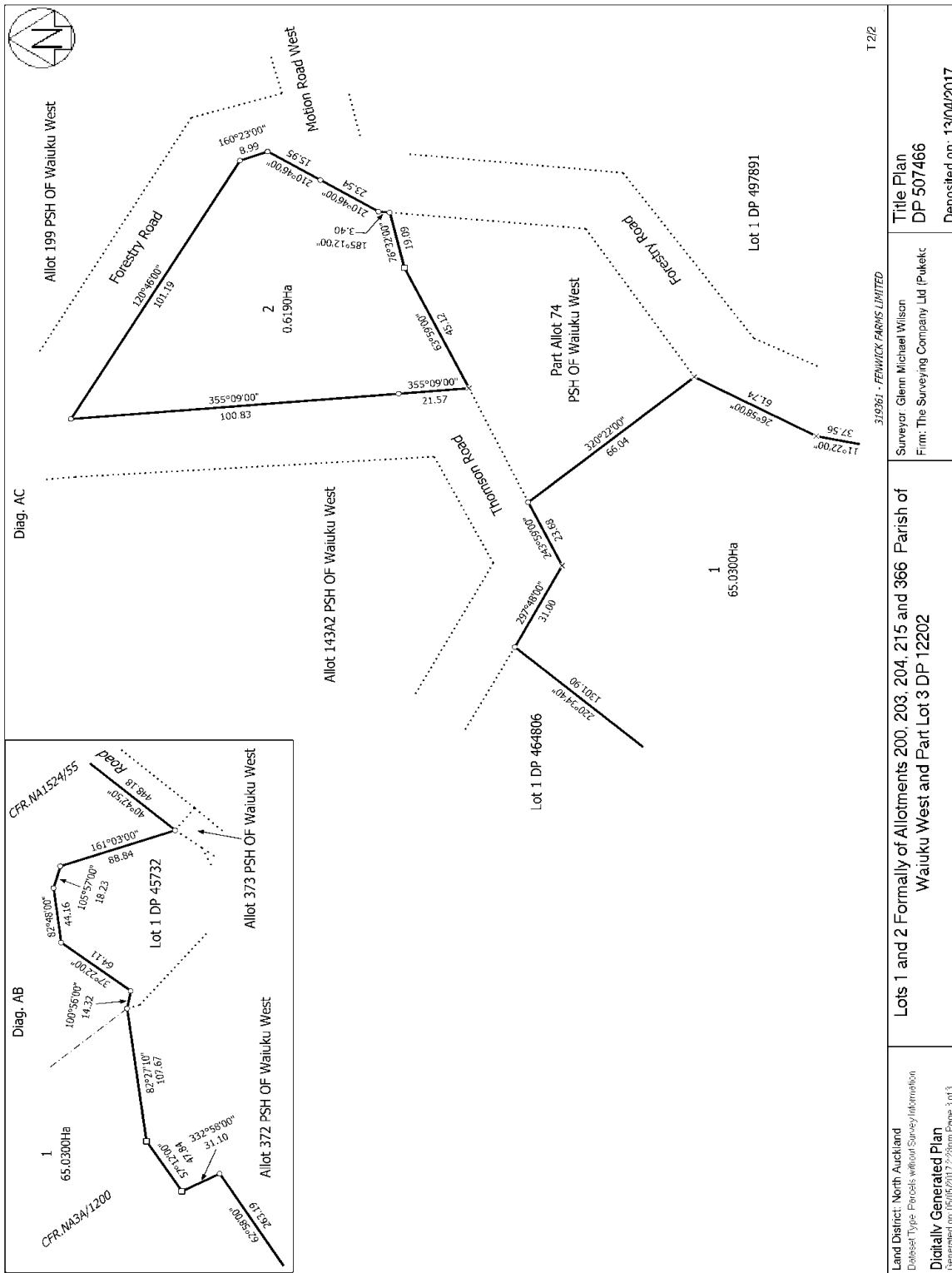
319361 - FERWICK FARMS LIMITED  
 Surveyor: Glenn Michael Wilson  
 Firm: The Surveying Company Ltd (Pukekohe)

Title Plan  
 DP 507466

Deposited on: 13/04/2017

Lots 1 and 2 Formally of Allotments 200, 203, 204, 215 and 366 Parish of Waiuku West and Part Lot 3 DP 12202

Land District: North Auckland  
 Dataset Type: Parcels without Survey Information  
 Digitally Generated Plan  
 Generated on: 05/05/2017 2:23pm Page 2 of 3



T 2/2

319361 - FERNWICK FARMS LIMITED  
 Surveyor: Glenn Michael Wilson  
 Firm: The Surveying Company Ltd (Pukekohe)

Title Plan  
 DP 507466

Lots 1 and 2 Formally of Allotments 200, 203, 204, 215 and 366 Parish of  
 Waiuku West and Part Lot 3 DP 12202

Land District: North Auckland  
 Dataset Type: Parcels without Survey Information  
 Digitally Generated Plan  
 Generated on: 05/05/2017 2:23pm Page 3 of 3

Deposited on: 13/04/2017



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
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R. W. Muir  
Registrar-General  
of Land

**Identifier** **589747**  
**Land Registration District** **North Auckland**  
**Date Issued** 22 November 2012

**Prior References**

NA1610/58                      NA942/172

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**Estate**                      Fee Simple  
**Area**                        39.4390 hectares more or less  
**Legal Description**      Lot 2 Deposited Plan 456384

**Registered Owners**  
Oceanview Farms Limited

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**Interests**

Subject to Section 206 Land Act 1924 (Affects parts formerly Allotment 196 and Allotment 202 Parish of Waiuku West)

12096930.3 Mortgage to Rabobank New Zealand Limited - 1.6.2021 at 12:23 pm





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R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA7C/1449**  
**Land Registration District** **North Auckland**  
**Date Issued** 22 December 1965

**Prior References**  
NAPR6C/225

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**Estate** Fee Simple  
**Area** 23.0873 hectares more or less  
**Legal Description** Allotment 197 Parish of Waiuku West

**Registered Owners**  
Oceanview Farms Limited

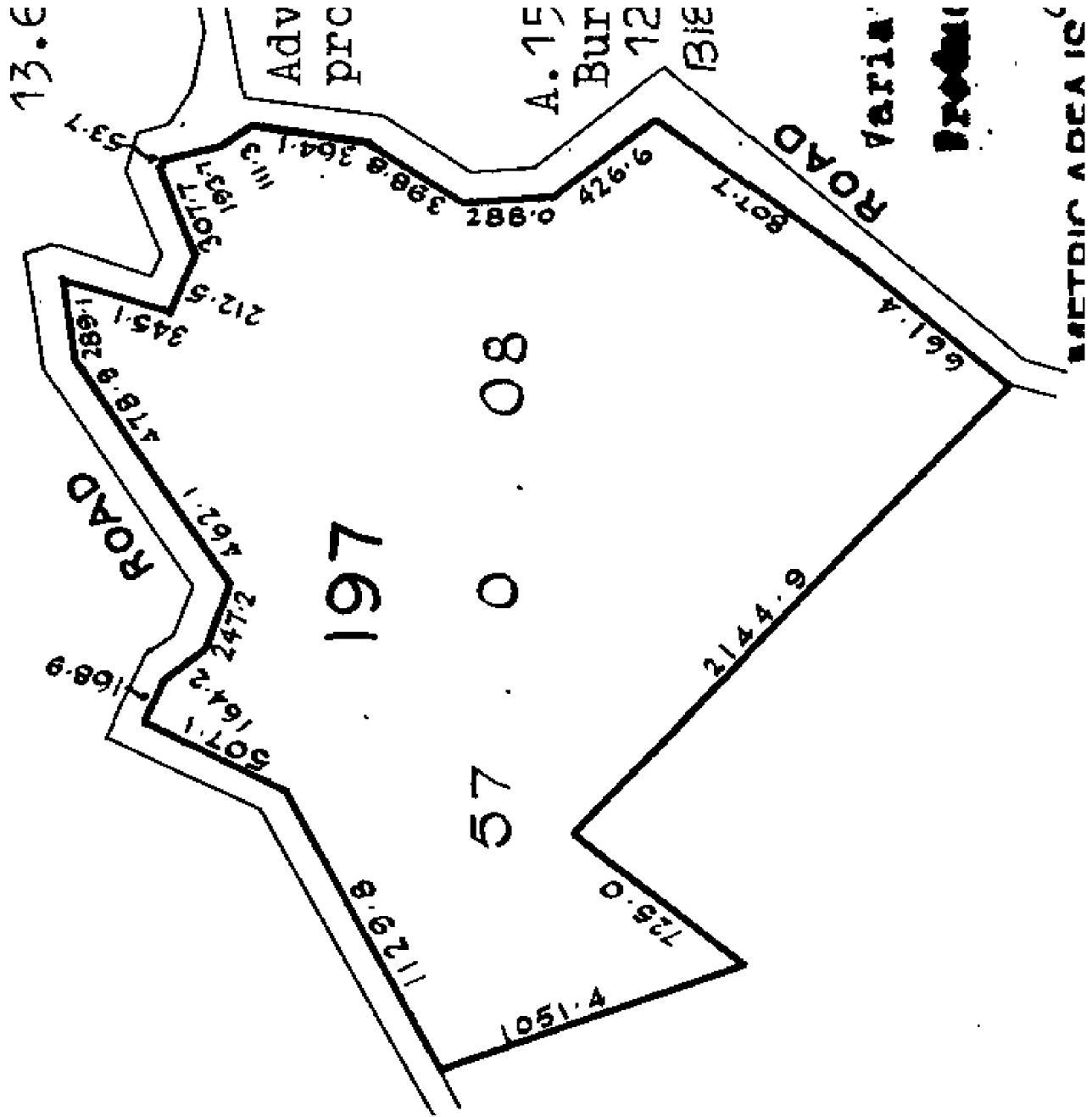
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**Interests**

Subject to Section 206 Land Act 1924  
12096930.3 Mortgage to Rabobank New Zealand Limited - 1.6.2021 at 12:23 pm

Identifier

NA7C/1449





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
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R. W. Muir  
Registrar-General  
of Land

**Identifier** **568210**  
**Land Registration District** **North Auckland**  
**Date Issued** 28 November 2014

**Prior References**

595583 NA73C/987

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**Estate** Fee Simple

**Area** 22.0845 hectares more or less

**Legal Description** Lot 1 Deposited Plan 448864

**Registered Owners**

Oceanview Farms Limited

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**Interests**

Appurtenant to part formerly Lot 1 DP 458183 herein is a drainage right created by Easement Certificate C043574.1 - 20.9.1989 at 1.55 pm

Subject to a drainage right over part marked Y on DP 448864 specified in Easement Certificate C043574.1 - 20.9.1989 at 1.55 pm

6263533.2 Mortgage to Rabobank New Zealand Limited - 22.12.2004 at 9:00 am (Affects part formerly Lot 1 DP 126317)

8802908.4 Variation of Mortgage 6263533.2 - 26.7.2011 at 4:49 pm (Affects part formerly Lot 1 DP 126317)







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UNDER LAND TRANSFER ACT 2017  
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R. W. Muir  
Registrar-General  
of Land

**Identifier** **843471**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 August 2018

**Prior References**

617732 NA1558/6 NA67C/977

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**Estate** Fee Simple  
**Area** 130.2078 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 526041

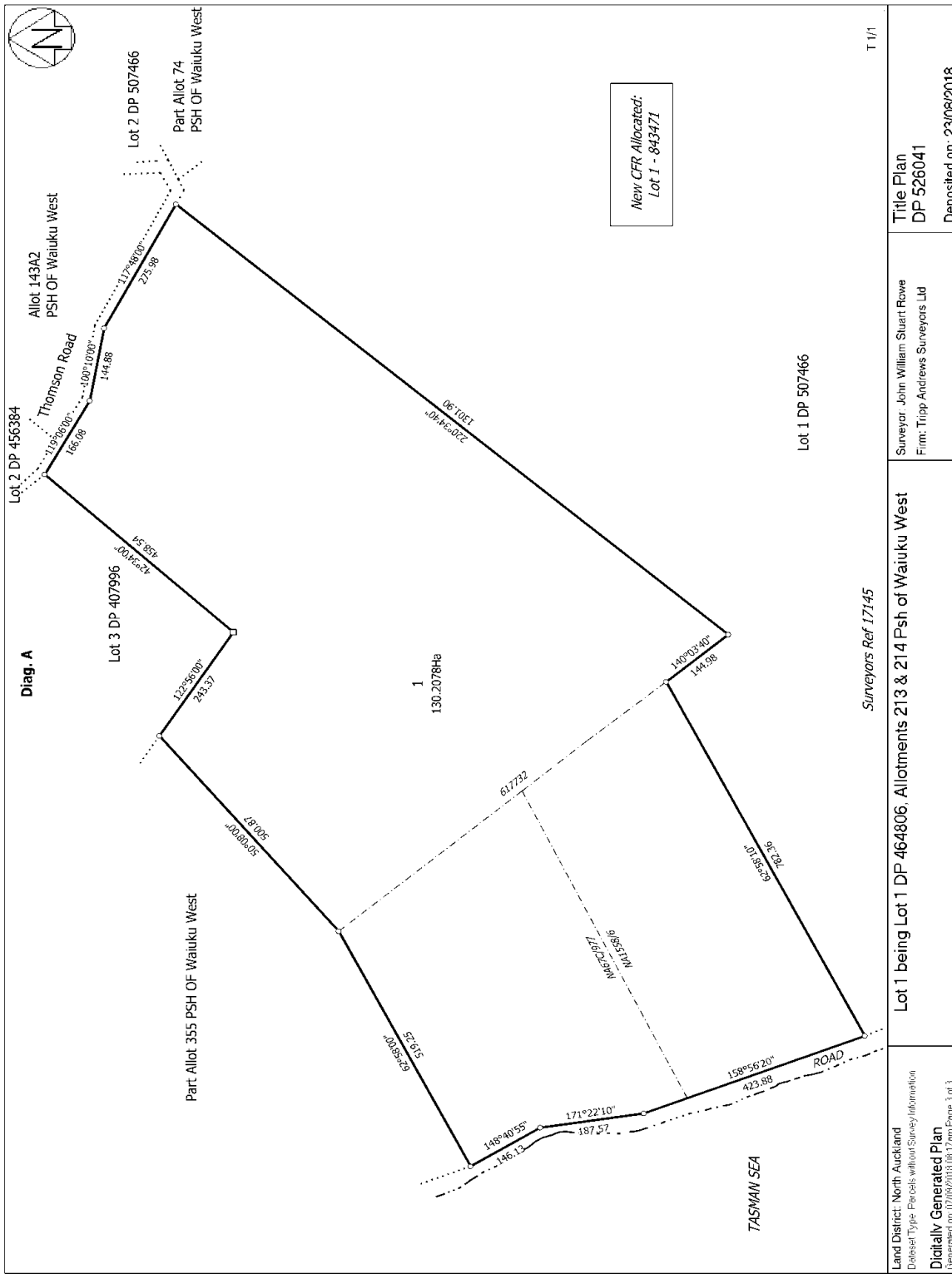
**Registered Owners**

Oceanview Farms Limited

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**Interests**

Subject to a pipeline right over part formerly Lot 1 DP 12202 created by Transfer 310373  
Appurtenant to the part formerly Lot 2 DP 12202 are water rights created by Transfer 310373  
Subject to Section 206 Land Act 1924 (affects part formerly Allot 214 Parish of Waiuku West)  
6263533.2 Mortgage to Rabobank New Zealand Limited - 22.12.2004 at 9:00 am  
8802908.4 Variation of Mortgage 6263533.2 - 26.7.2011 at 4:49 pm  
11210833.2 Encumbrance to Waikato District Council - 23.8.2018 at 4:03 pm  
11330235.1 Mortgage Priority Instrument making Encumbrance 11210833.2 first priority and Mortgage 6263533.2 second priority - 17.1.2019 at 1:13 pm





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R. W. Muir  
Registrar-General  
of Land

**Identifier** **428319**  
**Land Registration District** **North Auckland**  
**Date Issued** 29 May 2009

**Prior References**

NA51D/53

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**Estate** Fee Simple  
**Area** 43.3174 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 407996

**Registered Owners**

Alan Rae Thomson as to a 1/2 share  
Margaret Mary Thomson as to a 1/2 share

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**Interests**

7891006.2 Mortgage to Bank of New Zealand - 8.8.2008 at 9:30 am

Appurtenant hereto are right to convey electricity & telecommunications easements created by Easement Instrument 8157821.3 - 29.5.2009 at 12:23 pm

The easements created by Easement Instrument 8157821.3 are subject to Section 243 (a) Resource Management Act 1991

8833829.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 8.8.2011 at 3:55 pm





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UNDER LAND TRANSFER ACT 2017  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** NA35D/741  
**Land Registration District** North Auckland  
**Date Issued** 10 August 1976

**Prior References**  
NA981/86

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**Estate** Fee Simple  
**Area** 56.8638 hectares more or less  
**Legal Description** Part Allotment 355 Parish of Waiuku West

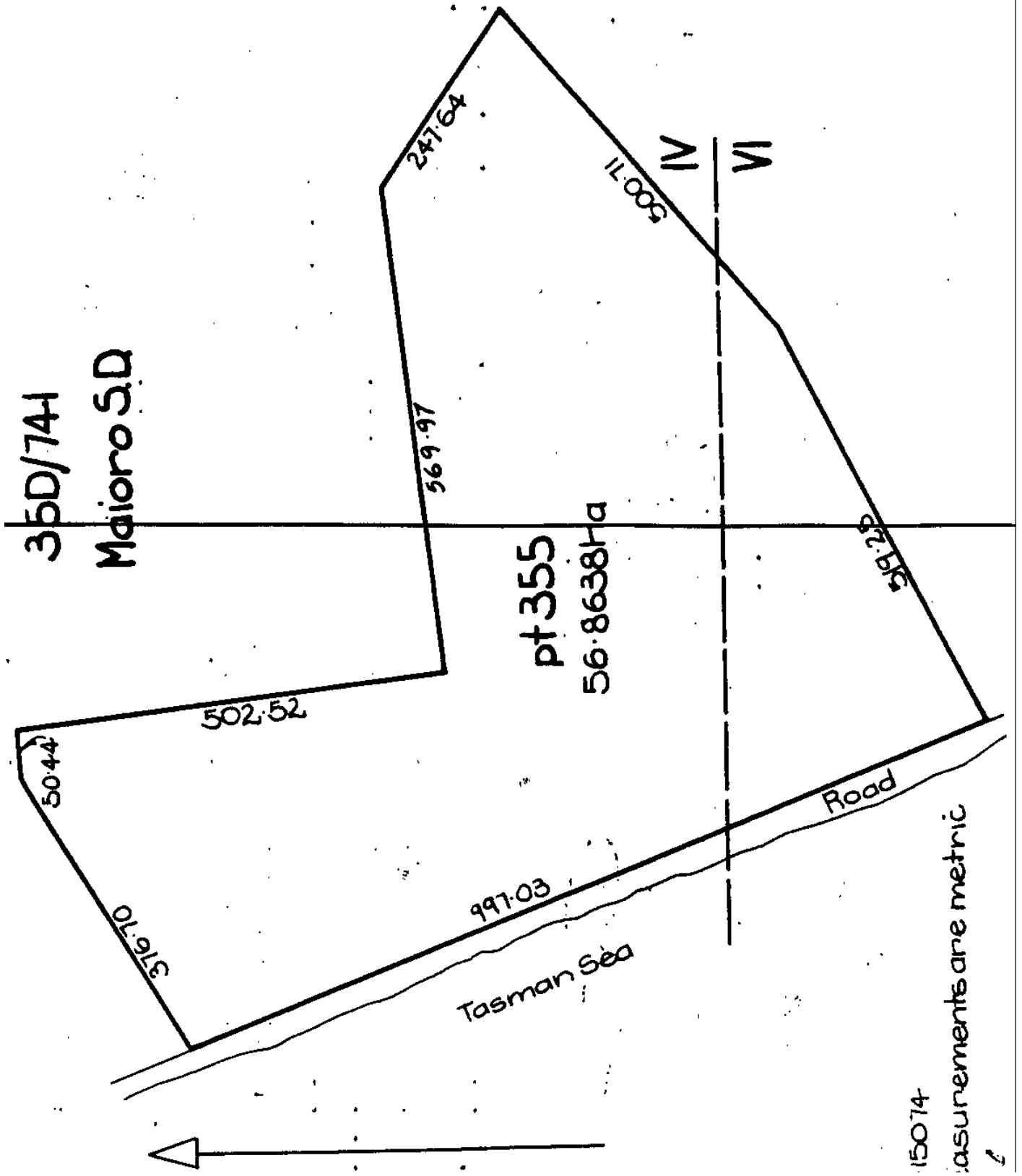
**Registered Owners**

Alan Rae Thomson as to a 1/2 share  
Margaret Mary Thomson as to a 1/2 share

---

**Interests**

Subject to Section 206 Land Act 1924  
7891006.2 Mortgage to Bank of New Zealand - 8.8.2008 at 9:30 am  
Subject to a pedestrian right of way over part marked H on DP 405093 created by Easement Instrument 7921681.2 - 29.8.2008 at 9:00 am  
The easements created by Easement Instrument 7921681.2 are subject to Section 243 (a) Resource Management Act 1991  
8833829.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 8.8.2011 at 3:55 pm





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R.W. Muir  
Registrar-General  
of Land

**Identifier** NA35D/742  
**Land Registration District** North Auckland  
**Date Issued** 10 August 1976

**Prior References**  
NA951/257

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**Estate** Fee Simple  
**Area** 31.9458 hectares more or less  
**Legal Description** Lot 96B Parish of Waiuku West

**Registered Owners**

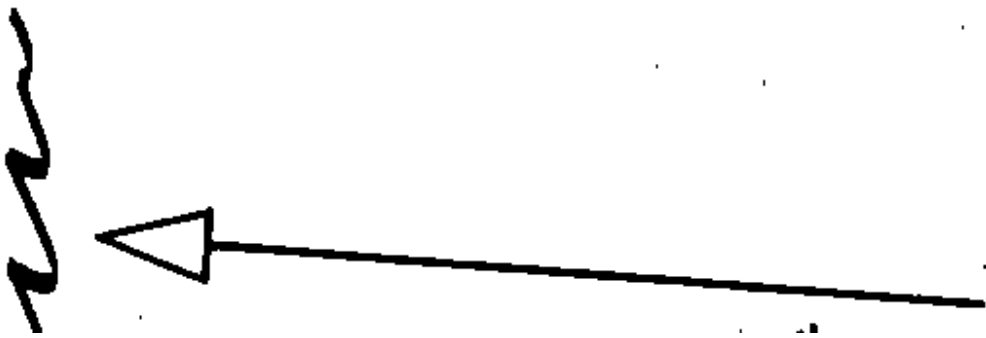
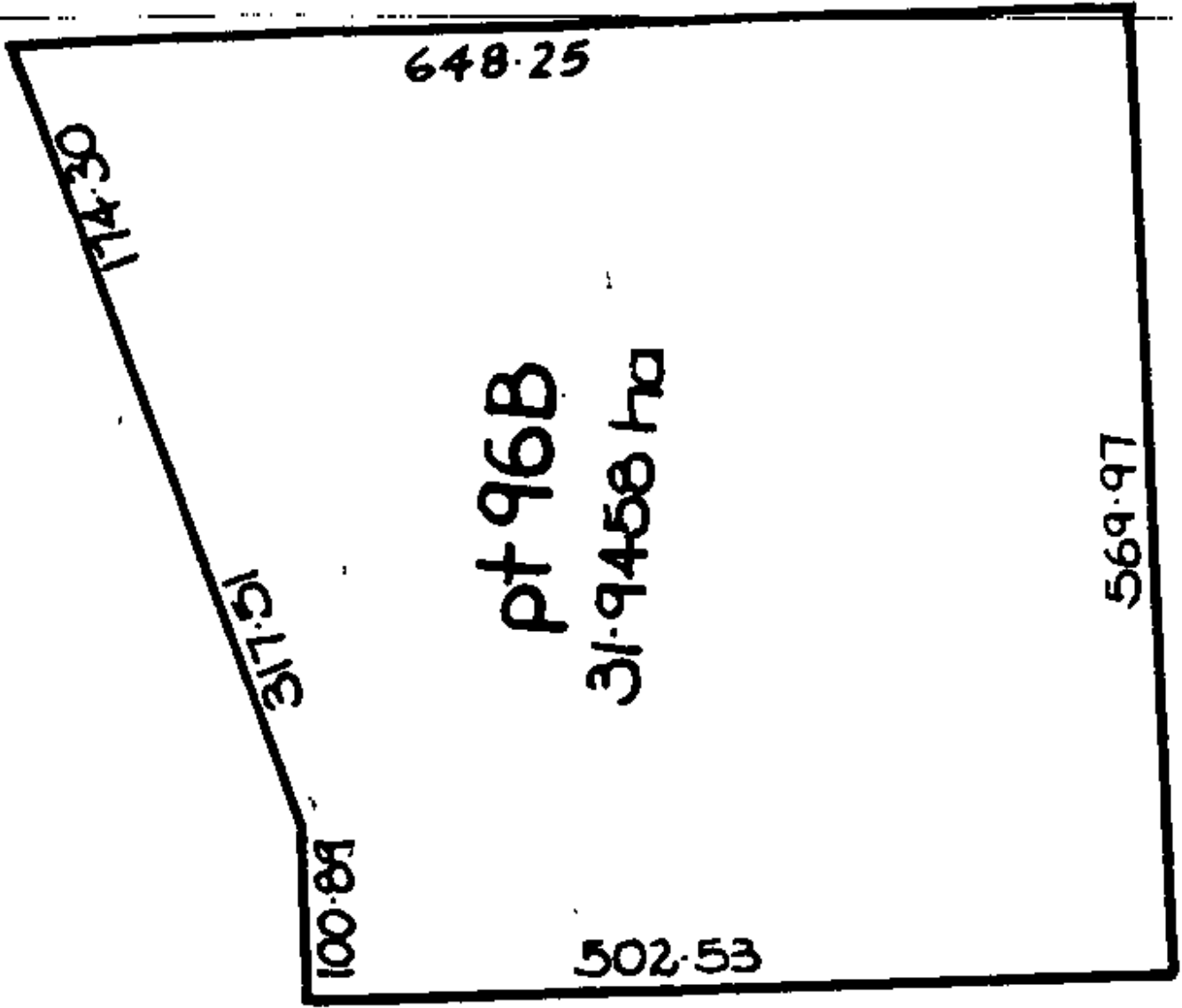
Alan Rae Thomson as to a 1/2 share  
Margaret Mary Thomson as to a 1/2 share

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**Interests**

7891006.2 Mortgage to Bank of New Zealand - 8.8.2008 at 9:30 am  
8833829.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 8.8.2011 at 3:55 pm







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UNDER LAND TRANSFER ACT 2017  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA77D/119**  
**Land Registration District** **North Auckland**  
**Date Issued** 30 August 1989

**Prior References**

NA66A/72            NA69C/982

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**Estate**            Fee Simple  
**Area**             17.7921 hectares more or less  
**Legal Description**    Part Lot 2 Deposited Plan 22917, Lot 1  
                              Deposited Plan 116009 and Lot 3  
                              Deposited Plan 120338

**Registered Owners**

Alan Rae Thomson as to a 1/2 share  
Margaret Mary Thomson as to a 1/2 share

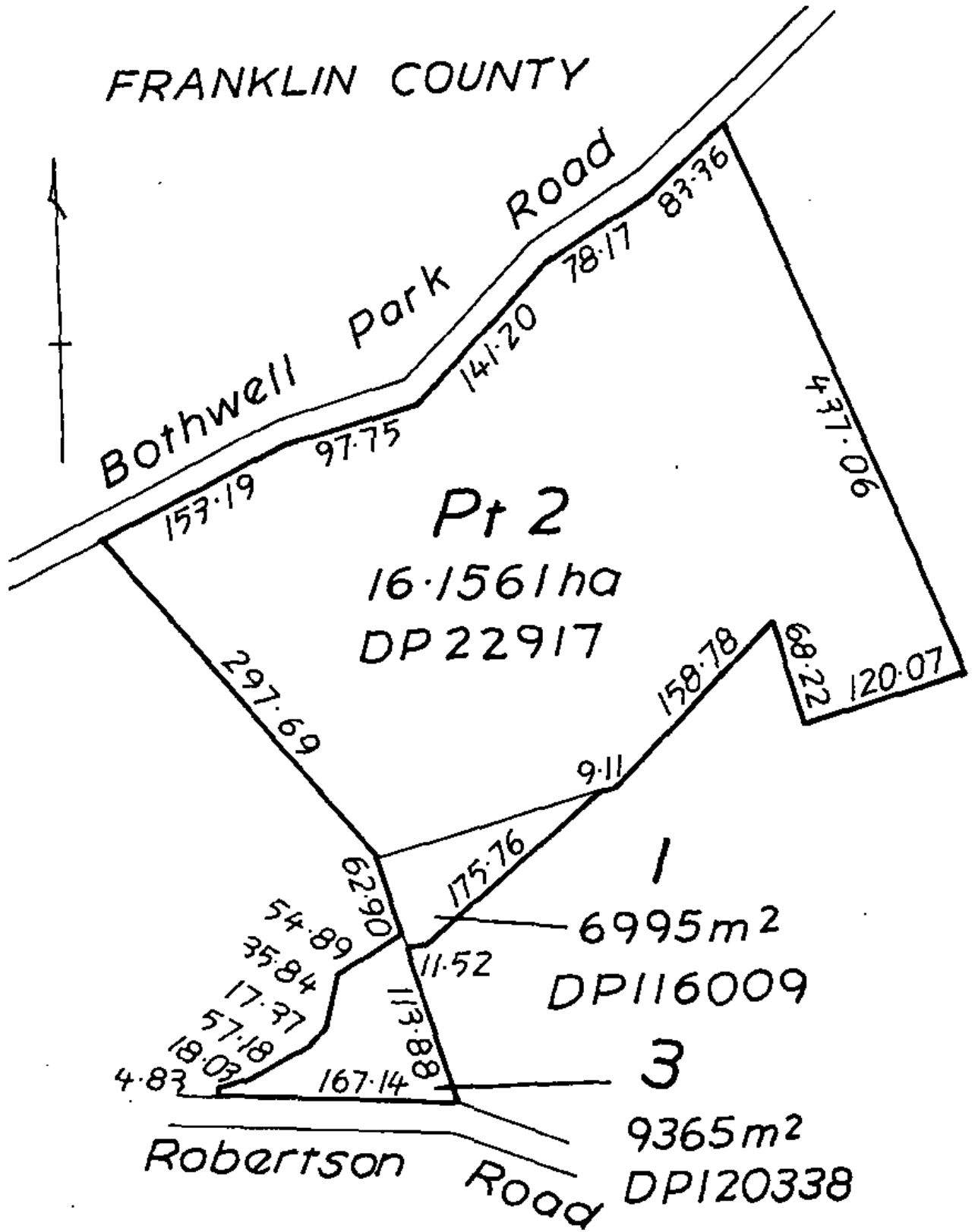
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**Interests**

Subject to Section 308 (4) and (5) Local Government Act 1974  
Appurtenant hereto is a right to convey water created by Transfer C074028.1  
7891006.2 Mortgage to Bank of New Zealand - 8.8.2008 at 9:30 am

77D/119

FRANKLIN COUNTY





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **508667**  
**Land Registration District** **North Auckland**  
**Date Issued** 08 March 2010

**Prior References**  
NA69C/890 NA69C/891

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**Estate** Fee Simple  
**Area** 12.4815 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 427487

**Registered Owners**  
Oceanview Farms Limited

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**Interests**

Subject to a right to convey water over parts marked B and C on DP 427487 created by Transfer C074028.1 - 28.11.1989 at 2:29 pm

Appurtenant to part herein formerly contained in CT NA69C/890 is a right to convey water created by Transfer C121932.2 - 28.3.1990 at 12:14 pm

Appurtenant to part herein formerly contained in CT NA69C/890 is a right to convey water created by Transfer C205420.2 - 25.10.1990 at 2:41 pm



