



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA47A/1223**
Land Registration District **North Auckland**
Date Issued 03 March 1981

Prior References
NA1065/131

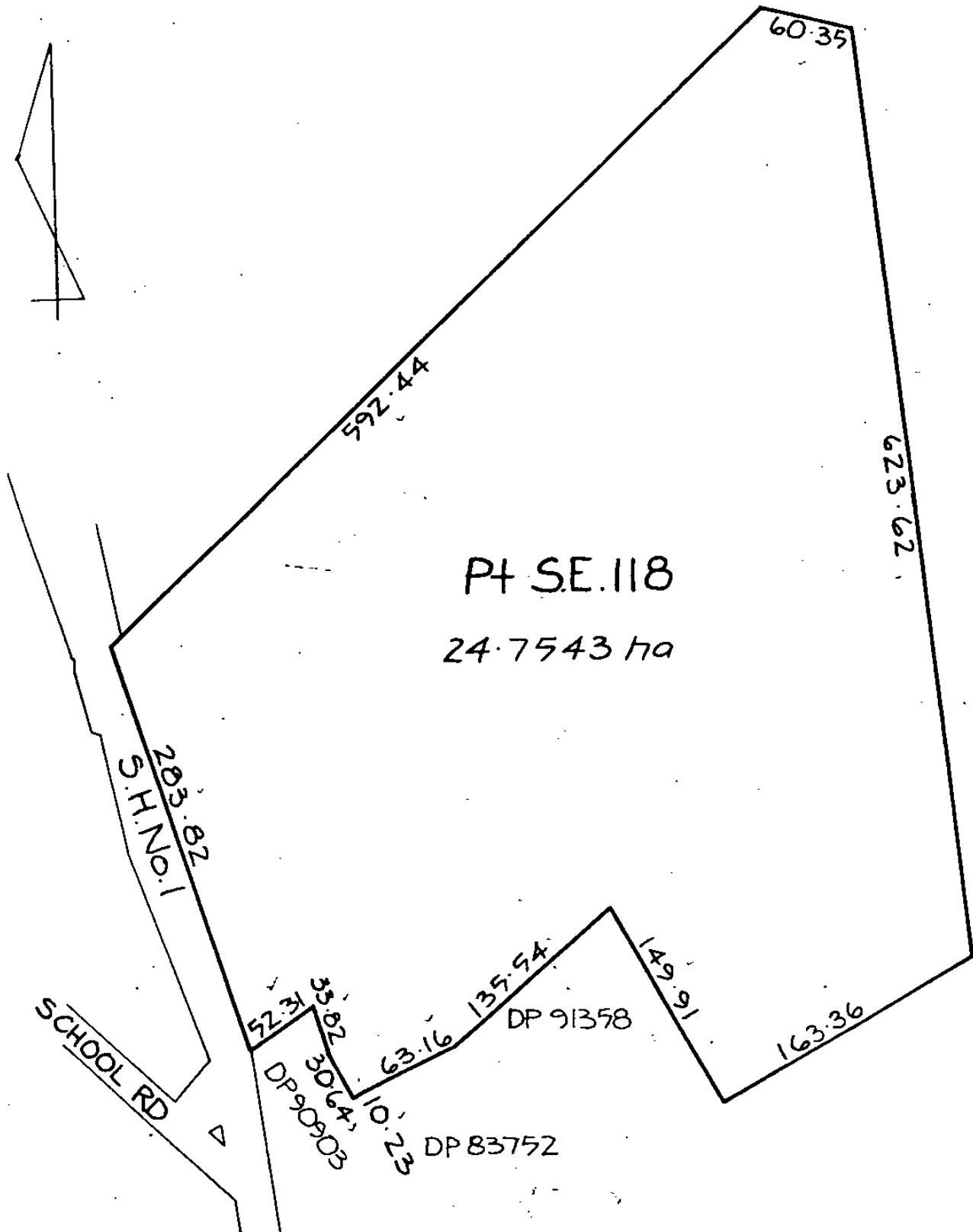
Estate Fee Simple
Area 24.7543 hectares more or less
Legal Description Part South Eastern Portion Allotment 118
Parish of Oruawharo

Registered Owners
Wellsford Welding Club Limited

Interests

661822.1 Gazette Notice (N.Z. Gazette No.23, 30.3.1978 p.730) declaring part State Highway 1 (Awanui-Bluff) adjoining to be a limited access road - 14.4.1978 at 1.56 pm
Subject to a right to drain water (in gross) over part marked A on DP 420659 in favour of Her Majesty the Queen created by Easement Instrument 8495394.2 - 17.5.2010 at 12:12 pm
11847362.3 Mortgage to ASB Bank Limited - 17.9.2020 at 4:18 pm

XII Otamatea S.D.





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



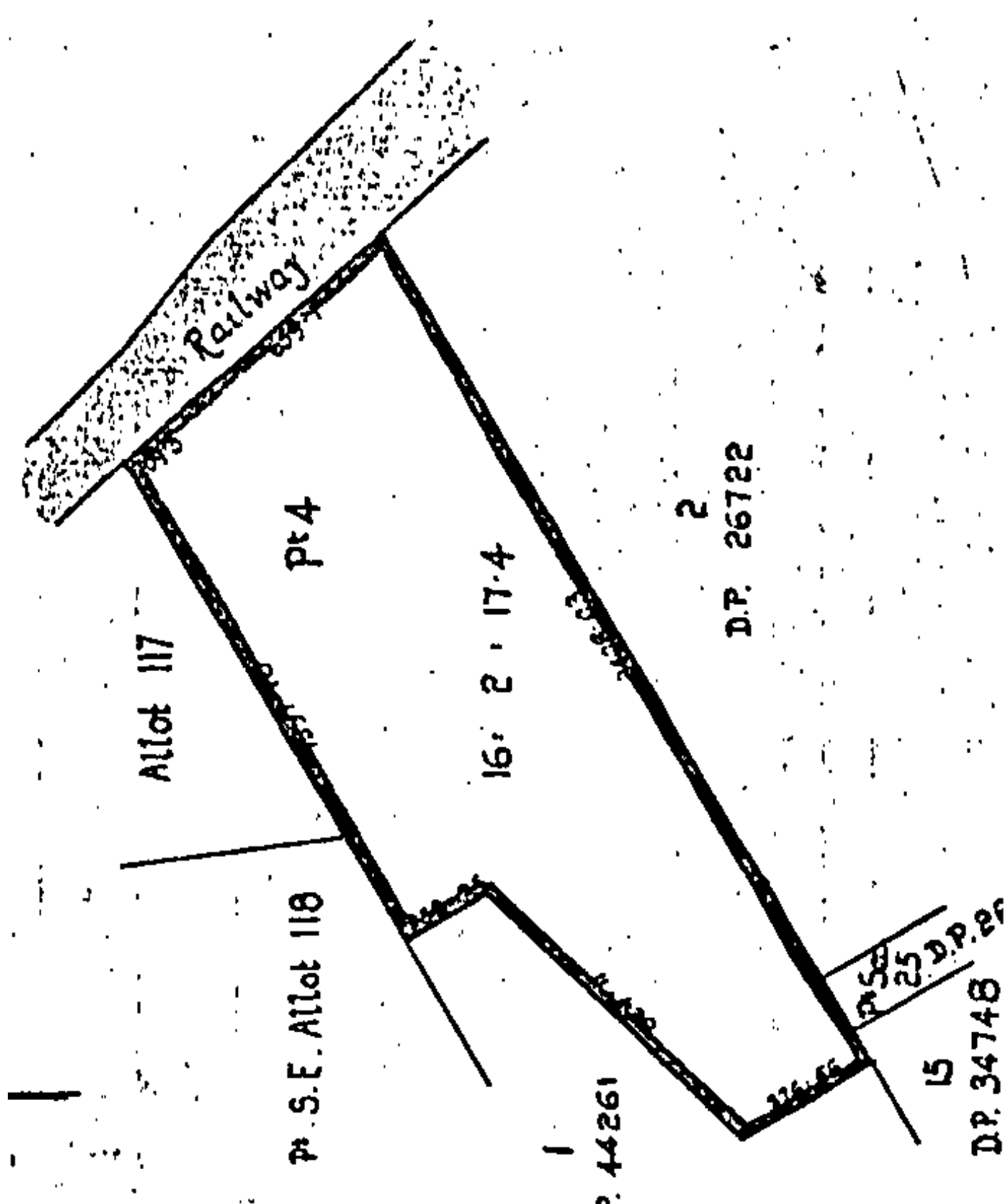

R.W. Muir
Registrar-General
of Land

Identifier **NA1358/94**
Land Registration District **North Auckland**
Date Issued 06 February 1957

Prior References
NA994/219

Estate Fee Simple
Area 6.7213 hectares more or less
Legal Description Part Lot 4 Deposited Plan 9919
Registered Owners
Wellsford Welding Club Limited

Interests
Fencing Agreement in Transfer 85173
K75112 Notice of a Building Restriction on part Lot 21 Scheme Plan 7461(N) - 8.2.1960 at 9.00 am





85173T
01011870

31-1-26.8

Lot 4 SP 9919
Licensing
[New Zealand.]

Memorandum of Transfer

11262 J, WILLIAM ARMITAGE of Wellsford in the Provincial District of Auckland in the Dominion of New Zealand Farmer

_____ , being registered as proprietor _____
of an estate in fee simple _____ subject _____

however, to such encumbrances, liens, and interests as are notified by memoranda underwritten or
endorsed hereon, in all that piece of land situated in the Provincial District of Auckland aforesaid
of _____ , containing THIRTY ONE ACRES ONE ROOD AND TWENTY EIGHT PERCHES

be the same a little more or less Being Lot FOUR on plan deposited in the Land Registry Office
at Auckland aforesaid as No 9919 and being part of the subdivision of portion of
Section Twenty five Block Sixteen of the Otamatea Survey District and being a portion
of the land comprised in Certificate of Title Volume 40 Folio 235 of the Register
Book in the Land Transfer Office at Auckland IN CONSIDERATION of the natural love
and affection which I have and bear towards my son PERCIVAL LEONARD ARMITAGE of
Remuera near Auckland in the Provincial District of Auckland aforesaid Builder

In consideration of the sum of

—paid to me by

the receipt of which sum I hereby acknowledge

Handwritten signature of Percival Leonard Armitage

do hereby transfer to ^{my} ~~the~~ said son Percival Leonard Armitage

all my estate and interest in the said piece of land. above described And

the said Percival Leonard Armitage doth hereby covenant with me the said William Armitage that I shall not be liable or called upon to fence or to contribute towards the cost of erecting or maintaining any boundary or dividing fence between the land hereby transferred and any adjoining land belonging to me the said William Armitage but this covenant shall not enure to the benefit of any purchaser or purchasers of such adjoining land.

In witness whereof I have hereunto subscribed my name this
day of November 1914.

24th

Signed on the day above named by the said

WILLIAM ARMITAGE

in the presence of

H. A. Horner J. P.
Farmer
Hillsford

SIGNED by the said Percival Leonard
Armitage in the presence of:

Percival Leonard Armitage

H. A. Horner J. P.
Farmer
Hillsford

85173

No.

Transfer of Lot 4 of subdn of pth of
Sec 25 Blk XVI

Correct for the purposes of the Land Transfer Act.

Geo. M. Johnston

situated in Parish of Otamatea

Solicitors,

Auckland.

WILLIAM ARMITAGE

TRANSFEROR
Vendor

NORTH

PETER A. L. ARMITAGE
TRANSFEREE
Purchaser

Particulars entered in the Register-Book, Vol. 40

Folio 235, the 25th

day of MARCH 1915, at 10:

o'clock *am*

235/123



Geo. M. Johnston
District Land Registrar

AUCKLAND.

104
medm.
9919

23/15

23/15

10/15

JOHNSTON & COATES,
Solicitors,
AUCKLAND.



661822.1GN

(c)

IN THE MATTER of the Public Works
Amendment Act 1963

TO: THE DISTRICT LAND REGISTRAR
NORTH AUCKLAND REGISTRY

NOTICE DECLARING STATE HIGHWAY TO BE A LIMITED ACCESS ROAD

Pursuant to paragraph (c) Subsection (10) of Section 4, Public Works Amendment Act 1963 the following is a statement giving descriptions and title references of all parcels of land affected by the National Roads Board's declaration of a portion of State Highway No 1 to be a Limited Access Road as notified in NZ Gazette dated 30th day of March 1978, No 23 at page 730.

DATED at Auckland this

10th

day of April 1978



District Commissioner of Works

Extract from N.Z. Gazette, 30 March 1978, No. 23, page 730

National Roads Board—Declaring State Highway to be a
Limited Access Road

It is notified that the National Roads Board, by resolution dated 15 March 1978, and pursuant to section 4 of the Public Works Amendment Act 1963, hereby declares that part of State Highway 1 (Awanui-Bluff), from its junction with Ross Road at the Rodney County boundary, to the southern boundary, Lot 2, D.P. 27508 near School Road, Wellsford, as more particularly shown on sheets 1 to 4 of plan L.A. 10/19/1 and accompanying Schedule, held in the office of the Resident Engineer, Ministry of Works and Development, Auckland North, and there available for public inspection, to be a limited access road.

Dated at Wellington this 20th day of March 1978.

D. J. CHAPMAN, Secretary.

(72/1/2A/5)

E. C. Keating, Government Printer, Wellington, New Zealand—1978

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No. ...1... from ROSS ROAD..... to WELLSFORD.

LEFT HAND SIDE (EAST)

GAZETTE INFORMATION				NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars as at 14-1-77			Registered Proprietor	Occupi
	No.	Description	MOW ref*		
		START OF LIMITED ACCESS ROAD R.S. 235 R.P. 2.35			
		BOUNDARY BETWEEN OTAMATEA AND RODNEY		COUNTIES	
Parts Otioro and A2A Block, Section 6 and Part Sections 3, 4, 5, 7 and 8, Block VIII Otamatea S.D. C.T. 11D/1207 (Balance)	1	Farm Gate	2		
Parts Sections 7 and 8 Block VIII Otamatea S.D. C.T. 8D/1048	3	Vehicle Access Vehicle Access Vehicle Access	3 4 5		
Part Allotment 258, Part C.T. 1373/49 (Balance)	Nil	No existing entrance to State Highway - legal access to Public Road is practical	-		
		PUBLIC ROAD - NOT NAMED - FORMED			
Part Allotment 250 C.T. 35B/931	Nil	No existing entrance to Stage Highway - legal access to Public Road is practical	-		

* As more particularly shown on Plan No. LA.10/19/1.
office of the Ministry of Works at Wellington.

NIP

NIP

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No. ..1... from ..ROSS ROAD..... to WELLSFORD..

LEFT HAND SIDE (NORTH)

GAZETTE INFORMATION				NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars as at 14-1-77			Registered Proprietor	Occupie
	No.	Description	MOW ref*		
		MAENEENE RIVER			
		PUBLIC ROAD - NOT FORMED			
Part Lot 1 D.P. 30301 Gazette 1942 p. 1151 (Balance)	Nil	No existing entrance to State Highway - legal access to Public Road is practical	-	5/155 6/6/207	
		VIPONDS ROAD - Formed			
Parts of the Western, Middle and South-Eastern portions of Allotment 75, Parish of Oruawharo C.T. 564/106 Ltd. (Balance)	4	Vehicle Access Farm Gate Taranaki Gate Taranaki Gate	6 7 9 10		
Part Allotment 220 C.T. 658/73 (Balance)	1	Farm Gate	8		
Part Lot 3 D.P. 24208 C.T. 723/130 (Balance)	3	Farm Gate Vehicle Access Vehicle Access	11 12 13		
		TE HANA - TOMARATA ROAD			

* As more particularly shown on Plan No. ...LA10/19,
office of the Ministry of Works at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No. ...1.. from .ROSS. ROAD..... to WELLSFORD.

LEFT HAND SIDE (EAST)

GAZETTE INFORMATION				NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars as at 14-1-77			Registered Proprietor	Occupie
	No.	Description	MOW ref*		
Part South Western Allotment 180 and Part Allotment 217 Parish of Oruawharo D.P. 25109 pt C.T. 657/149 (Balance)	Nil	No existing entrance to State Highway - legal access to Te Hana - Tomarata Road is practical	-		
Part Lot 5 D.P. 24208 C.T. 741/82 (Balance)	3	Taranaki Gate Vehicle Access Vehicle Access	14 15 16		
Allotment 278 Parish of Oruawharo C.T. 1975/98	1	Farm Gate	17		
Part Lot 6 D.P. 24208 C.T. 358/1404	4	Farm Gate Farm Gate Vehicle Access Taranaki Gate	18 19 20 21		
Part Lot 6 D.P. 24208 Gazette 1954 p. 1515 14330	Nil	No existing entrance to State Highway - access available from Public Road if required	-		
		PUBLIC ROAD - NOT FORMED			
Lot 7 D.P. 24208 Gazette 1954 p. 1515 14330	Nil	No existing entrance to State Highway - access available from Public Road if required	-		
		PUBLIC ROAD - NOT FORMED			
NORTH AUCK- LAND RAILWAY Gaz 1909 p.1100	Nil	No existing entrance to State Highway - access Via Te Hana Station	-		
		NOTE : No Crossing Place No. 22			

Proc 14330

Proc 14330

* As more particularly shown on Plan No. L.A.P./19/ office of the Ministry of Works at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No. ...1... fromROSS ROAD..... to WELLSFORD.

LEFT HAND SIDE (EAST)

GAZETTE INFORMATION				NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars as at 14-1-77			Registered Proprietor	Occupier
	No.	Description	MOW ref*		
		TE HANA RIVER			
North Auckland Railway - Te Hana Station Gaz's 1909 p.1100 1911 p.2767 1911 p.2904	10	Vehicle Access	23		
		Vehicle Access	24		
		Vehicle Access	25		
		Vehicle Access	26		
		Vehicle Access	27		
		Vehicle Access	30		
		Vehicle Access	31		
		Vehicle Access	32		
		Vehicle Access	33		
		Vehicle Access	34		
	Note: No Crossing places Numbered 28 & 29				
		SILVERHILL ROAD (formed)			
North Auckland Railway Gaz 1909 p. 1100	1	Vehicle Access - gives practical access to Lot 2, D.P. 50340, C.T. 1B/1399	35		
North Auckland Railway Gaz. 1909 p.1100	1	Vehicle Access	36		
Lot 1 D.P. 66573 C.T. 26C/1455	3	Farm Gate Farm Gate Farm Gate	37 38 39		
Part Allotment 114, Parish of Oruawhoro C.T. 30A/676	Nil	No existing entrance to State Highway - legal access to Public Road is practical	-		
		PUBLIC ROAD - NOT NAMED - (formed)			

* As more particularly shown on Plan No. ...LA 10/11
office of the Ministry of Works at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No. ...1. from ...ROSS ROAD..... to WELLSFORD.

LEFT HAND SIDE (EAST)

GAZETTE INFORMATION			NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars as at 14-1-77			Registered Proprietor
	No.	Description	MOW ref*	
Part Middle Portion Allotment 120 Parish of Oruawhoro C.T. 19A/194 Ltd.	Nil	No existing entrance to State Highway - legal access to Public Road is practical	-	
Part Eastern Portion Allotment 120 and Part Northern Portion of Allotment 119, Parish of Oruawhoro Part C.T. 18D/401	3	Farm Gate Farm Gate Farm Gate	40 41 42	
Part Allotment 228 Part C.T. 1137/68 (Balance)	Nil	No existing entrance to State Highway - independent access through adjoining land in same ownership	-	
		STREAM NOT NAMED (LITTENS BRIDGE)		
Lot 1 D.P. 61904 C.T. 18D/400	1	Vehicle Access	43	
		PUBLIC ROAD NOT FORMED		

* As more particularly shown on Plan No. LA10/19/1
office of the Ministry of Works at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No1... from ...ROSS ROAD..... to.....WELLSFORD.....
 LEFT HAND SIDE (EAST)

GAZETTE INFORMATION				NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars at 14.1.77			Registered Proprietor	Occupier
	No.	Description	NOW ref.		
Pt. SE. 118 C.T. 1656/67	2	Vehicle Access	44		
		Vehicle Access	45		
Lot 1 D.P. 46858 C.T. 1656/64	1	Vehicle Access	46		
Lot 2 D.P. 46858 C.T. 1656/65	1	Vehicle Access	47		
Lot 3 D.P. 46858 C.T. 1918/85	1	Vehicle Access	48		
Lot 4 D.P. 46858 C.T. 1864/29	1	Vehicle Access	49		
Pt. SE 118 C.T. 1065/131	2	Vehicle Access	50		
		Vehicle Access	51		
Lot 1 D.P. 40311 C.T. 1065/130	1	Vehicle Access	52		
		Parish Boundary (Oruawharo)			
		LIMITED ACCESS ROAD ENDS R.P. 235 - R.S. 11.54			

* as more particularly shown on plan No. LA 10/19/1
 of the Minister of Works at Wellington

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

ate Highway No. .1... from ..ROSS.ROAD..... to WELLSFORD.

RIGHT HAND SIDE (WEST)

GAZETTE INFORMATION			NOT FOR PUBLICATION	
Land in North Buckland Land District	Access Particulars as at 14-1-77		Registered Proprietor	Occupier
	No.	Description		
		BOUNDARY BETWEEN OTAMATEA AND RODNEY COUNTIES		
		START OF LIMITED ACCESS ROAD R.S. 235 R.P. 2. 52		
Part Otioro and Te Topuni A 2B Part C.T. 1626/64 (Balance)	3	Farm Gate Farm Gate Vehicle Access (also gives practical access to C.T. 8A/1228)	54 55 56	
Part Otioro and Te Topuni B3 Block C.T. 8A/1228	1	Vehicle Access	57	
Lot 1 D.P. 52926 C.T. 8B/226	1	Vehicle Access	58	
Lot 1 D.P. 55686 C.T. 8B/225	1	Vehicle Access	59	
Part Allotment 258, Pt C.T. 1373/49 (Balance)	2	Taranaki Gate Vehicle Access (Private Road known as Waimanu Road)	60 61	
		MAENEENE RIVER		

* As more particularly shown on Plan No. LA 10/19,
office of the Ministry of Works at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No. ...1.. from ..ROSS ROAD..... to WELLSFORD..

RIGHT HAND SIDE (SOUTH)

GAZETTE INFORMATION				NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars as at 14-1-77			Registered Proprietor	Occup
	No.	Description	MOW ref*		
Part Allotment 259 Pt C.T. 1373/49 (Balance) <i>See Page 1</i>	Nil	No existing entrance to State Highway - access point allocated	62		
Part Lot 1 D.P. 38696 C.T. 1083/286 (Balance)	3	Farm Gate Vehicle Access Vehicle Access	63 64 65		
Part Lot 2 D.P. 38696 C.T. 1056/51 (Balance)	2	Vehicle Access Farm Gate	66 67		
Lot 1 D.P. 29217 C.T. 723/128	1	Vehicle Access	68		
Part Lot 8 D.P. 24208 C.T. 358/1466 <i>14330</i>	1	Farm Gate	69		
Part Lot 8 D.P. 24208 Gazette 1954 p. 1515 <i>14330</i>	Nil	No existing entrance to State Highway - access point allocated	70		
		NORTH AUCKLAND RAILWAY (ROAD OVER BRIDGE)			
Part Lot 2 D.P. 24208 Gazette 1954 p. 1515 <i>14330</i>	Nil	No existing entrance to State Highway - access point allocated	71		
		NOTE: No Crossing Place No 72			

* As more particularly shown on Plan No. *LA 10/19/*
office of the Ministry of Works at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No. .1... from ..ROSS.ROAD..... to WELLSFORD.

RIGHT HAND SIDE (WEST)

GAZETTE INFORMATION				NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars as at 14.1.77			Registered Proprietor	Occupi
	No.	Description	MOW ref*		
		TE HANA RIVER			
Allotment 291 Parish of Oruawharo Gazette 1969 p. 1281	Nil	No existing entrance to State Highway - access through adjoining land in same ownership.	-		
Allotment 292 Parish of Oruawharo Gazette 1969 p. 1281	Nil	No existing entrance to State Highway - legal access to Public Road is practical	--		
		PUBLIC ROAD - NOT NAMED	(form		
Lot 1 D.P. 60092 C.T. 15B/84	1	Commercial - Service Station	73		
		TE HANA - PORT ALBERT ROAD	- (fo		
Allotment 270, Parish of Oruawharo Gazette 1958 p. 1077 1081 p. 16370	Nil	No existing entrance to State Highway - legal access to Te Hana - Port Albert Road is practical	-		
Lot 1 D.P. 60574 C.T. 16B/44	1	Commercial - General Store and Service Station	74		

* As more particularly shown on Plan No. LA10/19/
office of the Ministry of Works at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No. ...1... from ...ROSS ROAD..... to .WELLSFORD.

RIGHT HAND SIDE (WEST)

GAZETTE INFORMATION				NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars as at 14.1.77			Registered Proprietor	Occupi
	No.	Description	MOW ref*		
Part Eastern Portion Allotment 110 Parish of Oruawharo Gazette 1909 p. 1100 <i>fullway land</i>	3	Vehicle Access	75	<i>Proc 2474</i>	
		Vehicle Access	76		
		Vehicle Access	77		
		PUBLIC ROAD - Formed			
Lot 1 D.P. 64794 C.T. 20D/93	Nil	No existing entrance to State Highway - legal access to Public Road is practical	-		
Part Lot 1 D.P. 20526 C.T. 7C/409	1	Vehicle Access	78		
Lot 1 D.P. 53925 C.T. 6A/901	1	Vehicle Access	79		
Part Northern Portion Allotment 113, D.P. 25725 C.T. 1394/33	1	Vehicle Access	80		
Part Western Portion Allotment 113 D.P. 13301 Pt C.T. 1569/69 (Balance)	1	Farm Gate	82		
Lot 1 D.P. 45728 C.T. 1579/60	1	Vehicle Access	81		

* As more particularly shown on Plan No. ...*LA10/19*... office of the Ministry of Works at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No. ...1... from ...ROSS ROAD..... to WELLSFORD.....

RIGHT HAND SIDE (WEST)

GAZETTE INFORMATION				NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars as at 14-1-77			Registered Proprietor	Occupied
	No.	Description	MOW ref*		
Stopped Road Gazette 1963 p. 901	Nil	No existing entrance to State Highway - access through adjoining land is practical.	-		
Part Allotment 236, Pt C.T. 726/80 (Balance)	Nil	No existing entrance to State Highway - practical access available through C.T. 723/123 in same ownership.	-		
Part Western Portion of Allotment 113, Parish of Oruawharo C.T. 723/123 (Balance)	6	Farm Gate	83		
		Farm Gate	85		
		Vehicle Access	86		
		Vehicle Access	87		
		Vehicle Access	88		
		Vehicle Access	89		
		Note: No Crossing Place No. 90			
Part Western Portion of Allotment 113 D.P. 29165 C.T. 721/155 (Balance)	1	Vehicle Access	84		
Allotment 237, Parish of Oruawharo Part C.T. 726/80	Nil	No existing entrance to State Highway - practical access available through C.T. 723/123 in same ownership	-		
		PUBLIC ROAD (OLD HIGHWAY) (Form			
Part Middle Portion Allotment 120, Parish of Oruawharo C.T. 19A/1311 Ltd.	1	Farm Gate	91		

* As more particularly shown on Plan No. ...LA10/19.
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SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No. 1.. fromROSS.ROAD..... to WELLSFORD.

RIGHT HAND SIDE (WEST)

GAZETTE INFORMATION				NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars as at 14-1-77			Registered Proprietor	Occupied
	No.	Description	MOW ref*		
Part Eastern Portion Allotment 120 Part C.T. 18D/401	Nil	No existing entrance to State Highway - practical access available through adjoining land in same ownership	-		
Part Allotment 223 Part C.T. 1137/68 (Balance)	Nil	No existing entrance to State Highway - legal access to Public Road is practical	-		
		PUBLIC ROAD (OLD HIGHWAY)	(for		
Lot 3 D.P. 41354 C.T. 1319/82	1	Farm Gate	92		
Part Lot 2 D.P. 41354 Pt C.T. 1137/68 (Balance)	2	Farm Gate Farm Gate	93 94		
		STREAM NOT NAMED (LITTENS BRIDGE)			
Lot 4 D.P. 41354 C.T. 1319/80	1	Vehicle Access	95		
Part Northern Portion Allotment 119 Parish of Oruawhara C.T. 35B/1102 Ltd.	Nil	No existing entrance to State Highway - practical access available through C.T. 1137/68 in same ownership	-		
		PUBLIC ROAD NOT FORMED			

* As more particularly shown on Plan No. LA10/12
office of the Ministry of Works at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

State Highway No ..1... from .ROSS ROAD..... to.....WELLSFORD.....

RIGHT HAND SIDE (WEST)

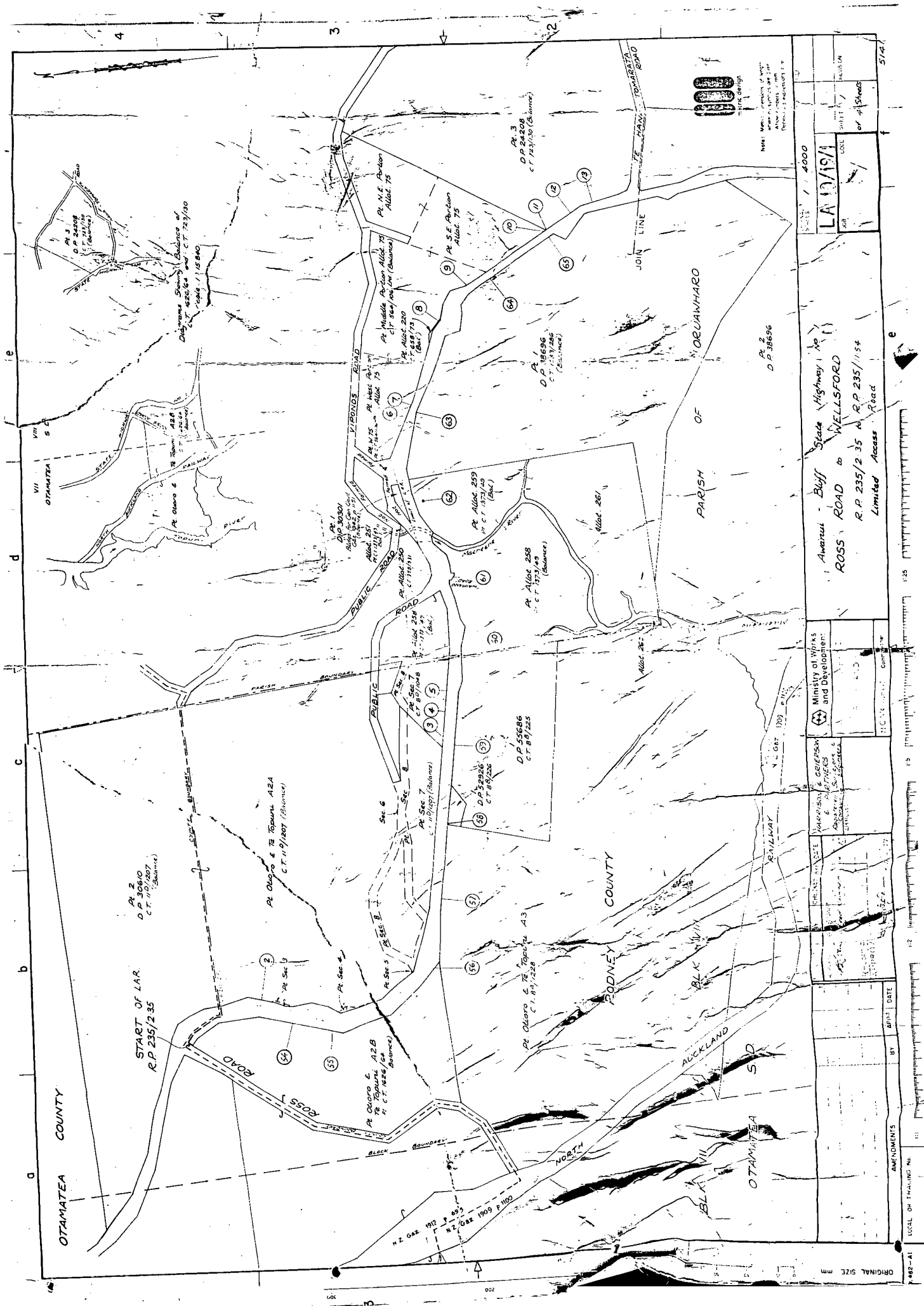
GAZETTE INFORMATION				NOT FOR PUBLICATION	
Land in North Auckland Land District	Access Particulars at 14.1.77			Registered Proprietor	Occupier
	No.	Description	HOW ref.		
Pt. S.W. 118 C.T. 139/1350	2	Vehicle Access Vehicle Access	96 97		
Lot 1 D.P. 55762 C.T. 12B/66	2	Vehicle Access Vehicle Access	98 99		
Lot 12 D.P. 29703 C.T. 1139/51	1	Vehicle Access	100		
Lot 13 D.P. 29703 C.T. 822/274	1	Vehicle Access	101		
Lot 14 D.P. 29703 C.T. 1122/185	1	Vehicle Access	102		
Lot 15 D.P. 29703 C.T. 961/291	2	Vehicle Access Vehicle Access	103 104		
Lot 16 D.P. 29703 C.T. 974/14	Nil	No existing entrance to State Highway - Access Point allocated	105		
Lot 17 D.P. 29703 C.T. 1000/235	1	Vehicle Access	106		

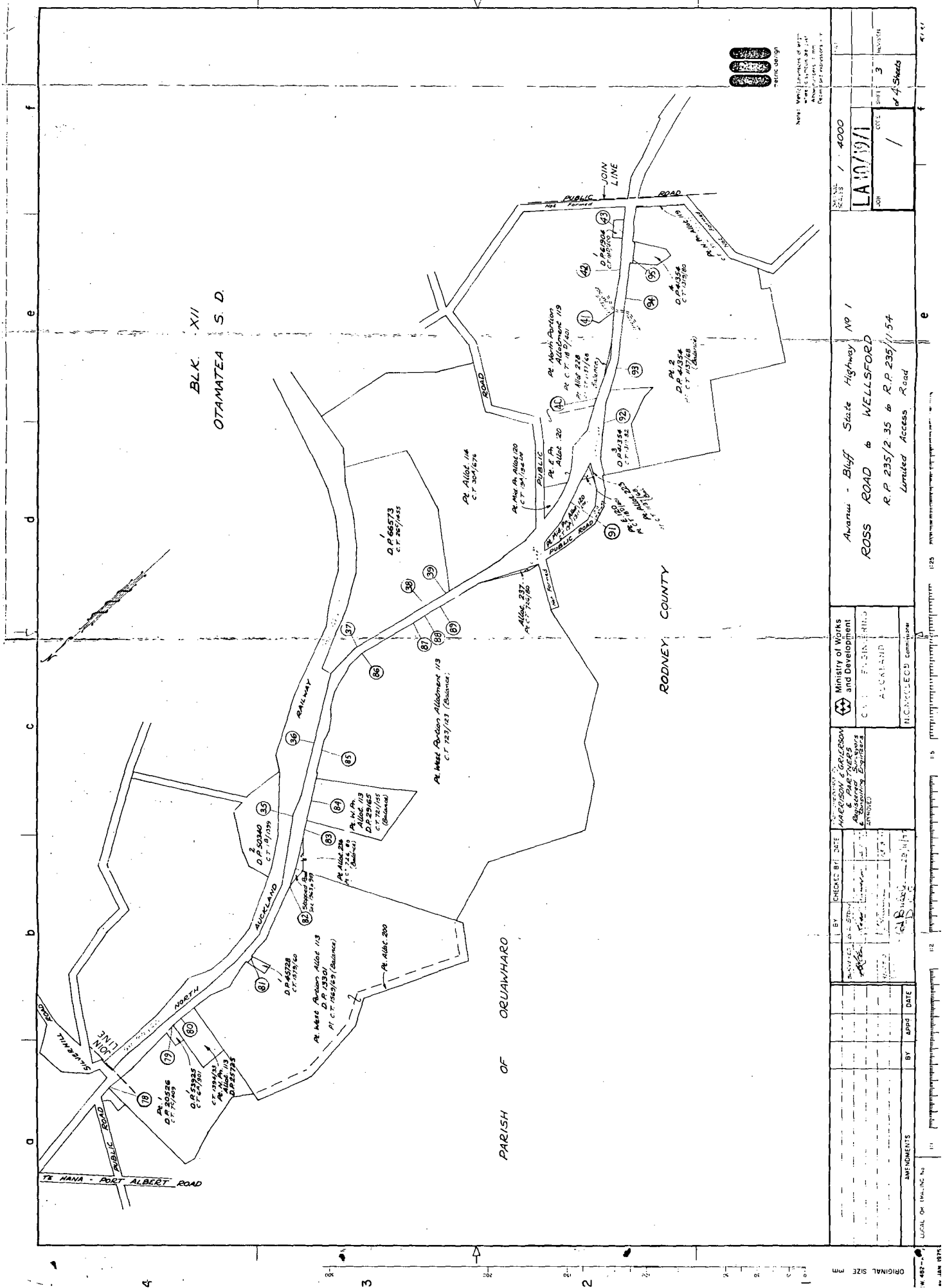
* as more particularly shown on plan No...LA10/19/1...
of the Minister of Works at Wellington

State Highway No ..1... fromROSS ROAD..... to.....WELLSFORD.....

$$\begin{array}{r} \cancel{646} \cancel{66} \\ 294192 \end{array}$$

* as more particularly shown on plan No. LA10/19/11
of the Minister of Works at Wellington





Memorialised for C&T-

35B/1102	1569/69
1464	1394/33
1466	1319/82
30A/676	1319/80
26C/1455	1139/51
20D/93	1137/68
19A/1311	1122/85
194	1065/131
180/400	1065/130
401	1056/51
16B/44	1000/235
158/84	974/14
130/1350	961/291
12B/66	822/274
110/1207	801/26
80/1048	741/82
8B/226,	726/80
225	723/130
8A/1228	723/128
7C/409	723/123
6A/901	551/121
18/1399	696/66
1975/98	658/73
1918/85	564/106
1917/15	657/149
1908/25	
1864/29	
1688/88	
1656/67	
1656/65	
1656/64	
1626/64	
1578/60	

882946:1 Gazette Notice (N.Z. Gazette
28.5.1981 No. 67 P. 1515) revoking part
of the within limited access road
declaration for half its width on the
western side commencing at the point
of junction of the southern boundary of Part
Lot 1 Plan 38696 (ct 1083/286) with the
State Highway and extending southwards
for 400 metres across the frontage of
Part Lot 2 Plan 38696 (ct 1056/51)
- 24-6-1981 at 11-500' in extent.

NOTICE DECLARING STATE HIGHWAY A LIMITED
ACCESS ROAD

IN THE MATTER of the Public Works
Amendment Act 1963 AND NZ Gazette Notice
No 23 page 730



26684
124 801 05



APR 14 1981

DISTRICT LAND REGISTRY
AUCKLAND NO. 3

66102221



View Instrument Details



Instrument No 8495394.2
Status Registered
Date & Time Lodged 17 May 2010 12:12
Lodged By Fletcher, Adrienne Mhairi
Instrument Type Easement Instrument



Affected Computer Registers **Land District**
NA47A/1223 North Auckland

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor 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 ☒
- I certify that the Mortgagee under Mortgage B613259.2 has consented to this transaction and I hold that consent ☒

Signature

Signed by Grant Danvers Rainsford Davies as Grantor Representative on 07/05/2010 12:27 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee 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 Jacqueline Marie Haynes as Grantee Representative on 07/05/2010 11:42 AM

*** End of Report ***

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

Graham William POWELL

Grantee

HER MAJESTY THE QUEEN for Use in Connection with a Road

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) ~~or profit(s) à prendre~~ set out in Schedule A, ~~or creates 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 (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right to Drain Water	Marked "A" on DP 420659	NA47A/1223	In Gross

Form B - continued

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

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

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negative]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule]~~

Covenant provisions

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

~~The provisions applying to the specified covenants are those set out in:~~

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule —]~~

Form L**Annexure Schedule**

Page 1 of 2 Pages

*Insert instrument type***Easement Instrument***Continue in additional Annexure Schedule, if required***Background**

- A. The Grantor owns the servient tenement.
- B. The Grantor has agreed to grant to the Grantee by way of an easement in gross, a right to drain water over that part of the Servient tenement described as A on Deposited Plan 420659.
- C. The easement referred to above is to have the rights and powers implied in the right to drain water prescribed by Schedule 4 of the Land Transfer Regulations 2002 subject to the variations and / or additional terms set out in this Instrument.

Definitions

- 1. In this Easement Instrument, unless the context requires otherwise, -

Easement means the grant of the right to drain water over the Stipulated Area.

Grantee includes for the purposes of the easement granted under this Instrument, any assigns of the Grantee.

Grantor includes for the purpose of the easement granted under this Instrument, any subsequent registered proprietor of any part of the Servient tenement and where referred to collectively, then all of them, together with their respective successors in title.

Implied Terms means the terms contained in Schedule 4 of the Land Transfer Regulations 2002.

Stipulated Area means that part of the Servient tenement described in Schedule A

Interpretation

- 2. Clause headings are included for the purpose of convenience only and should not be taken into account in interpreting the meaning of any of the provisions contained in this Instrument.

Form L

Annexure Schedule

Page 2 of 2 Pages

Insert instrument type

Easement Instrument

*Continue in additional Annexure Schedule, if required***Implied Terms and Variations**

3. The Implied Terms shall apply to the grant of the Easement subject to the following variations and / or additions as set out in this Instrument:

Variations to Implied Terms

4. The Easement shall have the rights and powers implied in easements to drain water as set out in the Fourth Schedule to the Land Transfer Regulations 2002, except as expressly varied herein.
- 4.1 The maintenance provisions in the Fourth Schedule of the Land Transfer Regulations 2002 are modified as follows:
- “Any maintenance, repair or replacement of the Easement that is necessary because of any act or omission by the Grantor (which includes any agents, employees, contractors, subcontractors or invitees of the Grantor) must be carried out promptly by the Grantor at the sole cost of the Grantor or in such proportion as relates to the act or omission.”
- 4.2 Clause 11(2) of the Fourth Schedule of the Land Transfer Regulations 2002 is hereby deleted.
- 4.3 All equipment (including the pipes or line of pipes) placed by the Grantee on any part of the Stipulated Area will remain the property of the Grantee and on no part of it will become a fixture on the Stipulated Area.
- 4.4 Except with the prior written consent of the Grantee and then only in accordance with such terms and conditions as it may impose in respect of such consent, the Grantor shall not nor will plant or cause or allow to be planted any medium or large trees on the Stipulated Area nor will erect nor place thereon nor cause nor allow to be erected or placed thereon any buildings or other erections or fences (other than a boundary fence) nor at any times hereafter to permit or suffer any act whereby the rights, powers, licences and liberties hereby granted to the Grantee may be interfered with or affected.

K75112 BLR

NOTICE NO. 1574.

SCHEME PLAN NO. 7461.

NOTICE AS TO BUILDING RESTRICTION.

SECTION 5 LAND SUBDIVISION IN COUNTIES ACT, 1946.

PURSUANT to the provisions of Section 5 (4) of the Land Subdivision in Counties Act 1946, as amended by Section 3 of the Land Subdivision in Counties Amendment Act 1954, I, ROBERT PHILIP GOUGH, Chief Surveyor North Auckland Land District, HEREBY GIVE NOTICE that Lot 21, more particularly delineated in the Scheme Plan of the Town of Wellsford Extension No. 91, being a subdivision of Parts Section 25, Block XVI, Otamatea Survey District, and comprised in Certificates of Title Volume 711 folio 230, Volume 780 folio 52, Volume 1118 folio 228 and Volume 1358 folio 94 Auckland Land Registry, is subject to the condition that no buildings or hoardings shall be erected on that portion of the said Lot 21, shown as Possible Future Road and coloured blue on the aforementioned scheme plan.

GIVEN under my hand this 1st
day of December, 1959.

SIGNED: R. P. Gough

CHIEF SURVEYOR.

NORTH AUCKLAND LAND DISTRICT.

I, ROBERT PHILIP GOUGH, Hereby Certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act 1946.

R. P. Gough
CHIEF SURVEYOR

CONDITIONS OF BUILDING LINE.

SECTION 5 LAND SUBDIVISION IN COUNTIES ACT 1946.

PURSUANT to the provisions of Section 5 (4) of the Land Subdivision in Counties Act 1946, I, ROBERT PHILIP GOUGH, Chief Surveyor, North Auckland Land District, HEREBY GIVE NOTICE that Lots 1 to 18 and 20, more particularly delineated in the Scheme Plan of the Bwn of Wellsford Extension Number 91, being a subdivision of Parts Section 25 Block XVI Otamatea Survey District, and comprised in Certificates of Title Volume 711 folio 230, Volume 780 folio 52, Volume 1118 folio 228, and Volume 1385 folio 94, Auckland Land Registry, are subject to the condition that no buildings or hoardings shall be erected on the said Lots within 33 feet of the middle line of the Road to be Dedicated (Lot 19) as shown on the aforementioned scheme plan.

GIVEN under my hand this 1st
day of December, 1959

SIGNED: R. P. Gough

CHIEF SURVEYOR.

NORTH AUCKLAND LAND DISTRICT.

I, ROBERT PHILIP GOUGH, Hereby Certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act 1946.

R. P. Gough
CHIEF SURVEYOR.

H. A. Reid

Cancelled as to B.A. 1946
Lot 2 See A. 242147

Lot 1 E. 2253
D.P. 44261

12-107

35 - 3 - 33.6
Balance

Pt. Sec. 25
C.T. 1118/228
M. Fishlock

Ph. Sec. 26
C.T. 1386 '5
B.S. Bolton.

F. 1883
S. P. 6146

Scale: 3 Chs. to an inch.

Wellsford Township

Part Lot 2/ shown as Possible Future Road
coloured blue is subject to a condition
restricting the erection of buildings

Notice N° 1574

Residential Lots : 5 - 2 - 03
Road to be Ded : 0 - 2 - 33
Crown Land : 0 - 0 - 32
Balance : 35 - 3 - 33

Total Area: 42-1-21.6

Town of Wellsford Extn. No. 91

Scheme Plan of Proposed Suboⁿ of P^{ts}. Sec. 25

Comprised in C.Ts 711/230, 780/52, 1358/94

Blk. XVI Otomatea S.D.
 4. 1118/2288

Nth. Auckland L. D. Rodney County

Scale: One chain to an inch

75123456

Memorandum of Easements
Right of Way over Pt Lot 12
 Servient Tenement: Fairview, Lot 12
 Dominant Tenements: Lots 18 & 20

Right of Way over Pt Lot 20
 Servient Tenement: Fairview, Lot 20
 Dominant Tenements: Lots 12 & 18

1. Drainage Easement: 1/2 Acre Lot 1
 Appurtenant to: 1/2 Acre Lot 1
 Purpose of Easement: Stormwater Drainage
 Servient Parcel: Lot 1
 Grantor: Rodney County Council
 Grantee: Rodney County Council

2. Drainage Easement: 1/2 Acre Lot 16
 Appurtenant to: 1/2 Acre Lot 16
 Purpose of Easement: Stormwater Drainage
 Servient Parcel: Lot 16
 Grantor: Rodney County Council
 Grantee: Rodney County Council

3. Drainage Easement: 1/2 Acre Lot 18
 Appurtenant to: 1/2 Acre Lot 18
 Purpose of Easement: Stormwater Drainage
 Servient Parcel: Lot 18
 Grantor: Rodney County Council
 Grantee: Rodney County Council

REFERENCE

1. Date of receipt of plan 2. 10.12.58 D.O. File No. 124
 3. When copy submitted to Local Authority 13.12.58
 4. Number of receipts of comments of Local Authority 13.12.58
 5. Dates of receipt of comments of Local Authority 13.12.58
 6. Dates of receipt of copy of approved plan to :
 Surveyor-General _____ Local Authority _____
 District Land Registrar _____

Alexander Reid

ASST.

Lot 21

35-3-33.6

Balance

Pt Lot 2

227/9440

71/230
70/52

Approved off. <i>for</i> for Lockbox	Recommended for Approval Registered Owner	Recommended for Approval Chief Surveyor <i>in Read.</i>	Recommended for Approval Surveyor General <i>1-16-57</i>
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4775

street 11ed 283285

75112

2

C.P.S. = motion

ENTRIES ENTERED IN THE REGISTER-BULK
and 711 230, 780/52
1358/44
8 DAY OF February 1960
9.0 O'CLOCK.

[Signature]
Assistant Land Registrar,
AUCKLAND



Recorded on L.T. 47752
[Signature]



XRP_0036009

14931
127 AC 1

LAND & DEEDS	
Notary:	<i>Bill 508</i>
Firm:	<i>Chapman & Co</i>
- FEB 1960	
Time:	<i>9</i>
Fee:	<i>100</i>
Abstract No.	<i>14640</i>

