



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier NA66D/174
Land Registration District North Auckland
Date Issued 05 August 1987

Prior References

NA55D/1226

Estate Fee Simple
Area 2.6085 hectares more or less
Legal Description Lot 1 Deposited Plan 117365

Registered Owners

Jian Zhong as to a 1/3 share
Lihua Chen as to a 1/3 share
Yanqing Tang as to a 1/3 share

Interests

Subject to Section 59 Land Act 1948
Subject to Section 8 Coal Mines Amendment Act 1950
6700899.3 Mortgage to ASB Bank Limited - 21.12.2005 at 9:00 am

Search Copy Dated 24/08/20 6:16 pm, Page 2 of 2
Register Only



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA66D/175**
Land Registration District **North Auckland**
Date Issued 05 August 1987

Prior References

NA55D/1226 NA55D/1227

Estate Fee Simple
Area 6.9775 hectares more or less
Legal Description Lot 2 Deposited Plan 101583 and Lot 2
Deposited Plan 117365

Registered Owners

Robert Anthony Ming, Anthea Joy Ming and Catherine Lianne Ming

Estate Fee Simple - 1/2 share
Area 4485 square metres more or less
Legal Description Lot 5 Deposited Plan 101583

Registered Owners

Robert Anthony Ming, Anthea Joy Ming and Catherine Lianne Ming

Interests

Subject to Section 308 (4) and (5) Local Government Act 1974

Subject to Section 59 Land Act 1948

Subject to Section 8 Coal Mines Amendment Act 1950

B306787.3 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 9.7.1984 at 2.31 pm

11905196.1 CAVEAT BY NEIL CONSTRUCTION LIMITED - 27.10.2020 at 9:03 am

[illegible]

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51
 CENTIMETERS
 W. 1403A
 W. HAWLEY, STANFORD UNIVERSITY, DEPARTMENT OF LAND AND WATER RESOURCES
 Printed by the University of California Press



View Instrument

Instrument Type Certificate under s321 Local Government Act 1974
Instrument Number B306787.3
Status Registered
Completion Date
Date & Time Lodged 09/07/1984 14:31:00

Lodged By
Lodged For
Approved By

Affected Computer Registers	Land District
NA55D/1228	North Auckland
NA66D/175	North Auckland

*** End of Report ***



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier NA55D/1228
Land Registration District North Auckland
Date Issued 09 July 1984

Prior References
NA45D/669

Estate Fee Simple
Area 5.7170 hectares more or less
Legal Description Lot 3 Deposited Plan 101583
Registered Owners
Neil Construction Limited

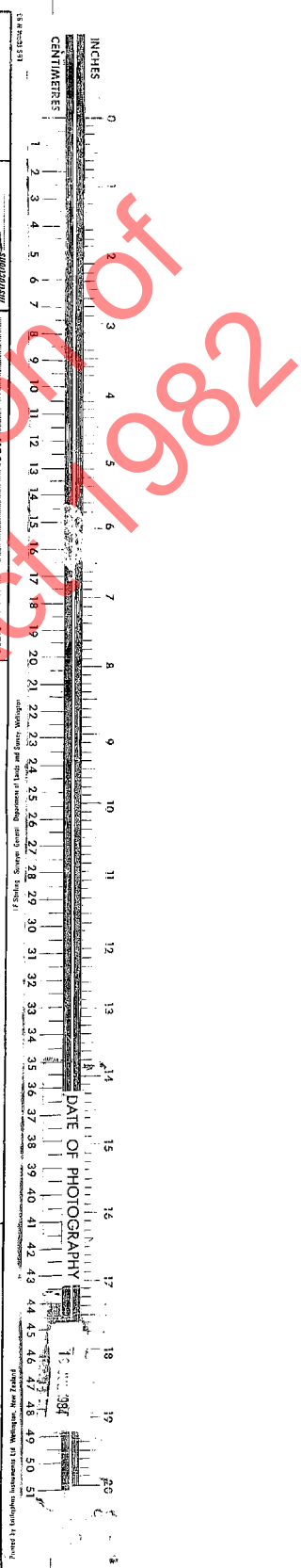
Estate Fee Simple - 1/2 share
Area 4485 square metres more or less
Legal Description Lot 5 Deposited Plan 101583
Registered Owners
Neil Construction Limited

Interests

Subject to Section 308 (4) Local Government Act 1974
Subject to Section 59 Land Act 1948
Subject to Section 8 Coal Mines Amendment Act 1950
B306787.3 Resolution pursuant to Section 321(3) (c) Local Government Act 1974 - 9.7.1984 at 2.31 pm

<p>APPROVED BY: <i>[Signature]</i> M.P. PITTS <i>[Signature]</i> T.A. BOSS</p>		<p>APPROVED BY: <i>[Signature]</i> A.J. NIXON</p>	
<p>IN ACCORDANCE WITH A RESOLUTION OF THE WATERLOO CITY COUNCIL PASSED ON THE 15th DAY OF DEC. 1983 AFFIRMING PURSUANT TO SECTION 203 OF THE LOCAL GOVERNMENT ACT 1973 THAT THIS SUBDIVISION PLAN IS IN ACCORDANCE WITH A CONSENT GRANTED UNDER ACT 107 OF THE TOWN AND COUNTRY PLANNING ACT 1977 BY THE TOWN AND COUNTRY PLANNING COMMISSION OF THE WATERLOO CITY COUNCIL HAS OF AFFIRMED HERETO IN THE PRESENCE OF</p>		<p>IN ACCORDANCE WITH A RESOLUTION OF THE WATERLOO CITY COUNCIL PASSED ON THE 15th DAY OF DEC. 1983 AFFIRMING PURSUANT TO SECTION 203 OF THE LOCAL GOVERNMENT ACT 1973 THAT THIS SUBDIVISION PLAN IS IN ACCORDANCE WITH A CONSENT GRANTED UNDER ACT 107 OF THE TOWN AND COUNTRY PLANNING ACT 1977 BY THE TOWN AND COUNTRY PLANNING COMMISSION OF THE WATERLOO CITY COUNCIL HAS OF AFFIRMED HERETO IN THE PRESENCE OF</p>	
<p>NEW C&T ALLOCATED LOT 1 - 550-1226 LOT 2 - 550-1227 LOT 3 - 550-1228 LOT 4 - 550-1229 LOT 5 - 550-1227 Undivided 1/2 Shares</p>		<p>BE THE D&S TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 2 AND 3 HEREIN AS SHOWN ON THE PLAN AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. SEE FILE A 625239.</p>	
<p>Total Area 21.8785 ha. Comprised in C.T. 450-668 (All) C.T. 450-668 (Pt.)</p>		<p>APPROVED BY: <i>[Signature]</i> T.A. BOSS T.A. BOSS T.A. BOSS</p>	
<p>APPROVED BY: <i>[Signature]</i> M.P. PITTS M.P. PITTS M.P. PITTS</p>		<p>APPROVED BY: <i>[Signature]</i> A.J. NIXON A.J. NIXON A.J. NIXON</p>	

<p>LAND DISTRICT NORTH AUCKLAND SURVEY BLK & DIST X. WATERLOO NZMS SHEET NO. R11/06.02</p>		<p>LOCAL AUTHORITY WATERLOO CITY Surveyed by MARTIN MCCALLUM & MORTON 1986 Scale 1:2000 Date JULY 1993</p>	
<p>LOTS 1-5 BEING SUBDIVISION OF LOTS 1 and 2 DP88439</p>		<p>DP101583</p>	



Approved by Registrar-General of Land under No. 2002/1026

Transfer instrument
Section 90, Land Transfer Act 1952



T 6085470.1 Transfer
Cpy - 01/04, Pgs - 006, 20/07/04, 07:57

DocID: 311516878

Land registration district

NORTH AUCKLAND

Unique identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

143112

All

Transferor

Surname(s) must be underlined or in CAPITALS.

TELECOM NEW ZEALAND LIMITED

Transferee

Surname(s) must be underlined or in CAPITALS.

Paul Christopher MATTHEWS, Kevin Richard WALKER and David John Warwick NICOLL
(as to a one half share) (continued on attestation page 1 of 2)

Estate or interest to be transferred, or easement(s) or profit(s) à prendre to be created
State if fencing covenant imposed.

Fee simple subject to a land covenants

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or profit à prendre is described above, that easement or profit à prendre is granted or created.

Dated this 23rd day of June 2004

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

See Annexure Schedule Pages 2, 3 and 4	Signed in my presence by the Transferor
	_____ Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Transferee

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

**Transfer**

Dated

23 June 2004

Page

1

of

4

Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Attestation

and Wendy Fay MATTHEWS, Kevin Richard WALKER and David John Warwick NICOLL (as to a one half share)

Continuation of "Estate or Interest or Easement to be created"

The Transferee as purchaser of the land hereby transferred ("the servient land") **ACKNOWLEDGES AND AGREES** with the Transferor that the Transferor shall have the right to carry on its business of a network operator (as that term is defined in the Telecommunications Act 2001) on the land contained in Certificate of Title 143111 (North Auckland Registry) ("the dominant land") by operating a telecommunications network site using any buildings and equipment already erected and installed on the dominant land or which the Transferor may hereafter erect or install on that land and in the course of the carrying on of such business and operating its equipment on the dominant land the Transferor shall be entitled to discharge and emit from the dominant land over and upon the land hereby transferred such electromagnetic fields and noise as shall customarily be discharged by the operation of such equipment without hindrance or objection by the Transferee, provided that the level of such radiated fields shall not exceed the level prescribed in the New Zealand Standard for Radiated Fields NZS2772 (1999) or any other Standard established from time to time in substitution therefor **AND** in recognition of these objects the Transferee (including the Transferee's executors administrators assigns and successors in title and the persons deriving title under him her or them and any occupier for the time being of the servient land) **HEREBY COVENANTS** with the Transferor (including its successors in title carrying on the business of a network operator under the Telecommunications Act 2001 on the dominant land) for the benefit of the dominant land while it shall be so used and with the intent that the burden of these covenants shall attach to and run with the servient land.

- 1.1 **THAT** the Transferee will not object to any application which the Transferor may make under any Act (including the Resource Management Act 1991 or any substituted enactment), Regulation or bylaw with respect to any proposed use or development of the dominant land so long as such use or development is for the purposes of telecommunication or any use related to or touching upon its use for telecommunication.
- 1.2 **THAT** the Transferee will not take any steps to enforce in any way, whether by Court proceedings or otherwise howsoever, any cause of action or other right or remedy which the Transferee might have arising from the use of the dominant land by the Transferor in terms of the acknowledgement and agreement set out above.
- 1.3 **THAT** the Transferee will not grant any lease, licence or easement with respect to any part of the servient land or any building erected on it to any other party which authorises the operation of any equipment which causes interference (as defined in s2 of the Radiocommunications Act 1989) with the operation of the Transferor's telecommunication equipment on the dominant land.
- 1.4 **THAT** the Transferee will not operate any equipment on the servient land or any building erected on it which causes interference (as defined in s2 of the Radiocommunications Act 1989) with the operation of the Transferor's telecommunication equipment on the dominant land.
- 1.5 **THAT** the Transferee will not grow or permit to be grown any tree, shrubs or bushes of any description or build any structure on the servient land which will interfere with the operation of the Transferors telecommunication equipment on the dominant land.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Handwritten signatures and initials: "P-M", "F2", "W M", and others]

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

23 June 2004

Page

2

of

4

Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Attestation

SIGNED by the Transferee

PAUL CHRISTOPHER MATTHEWS

in the presence of:

P. C. Matthews

P C Matthews

Witness

Signature:

Heather Rooke

Full Name:

Heather ROOKE

Occupation:

Secretary

Address:

369 Parnell Rd, Auckland

SIGNED by the Transferee

KEVIN RICHARD WALKER

in the presence of:

K R Walker

K R Walker

Witness

Signature:

Lyn Boswell

Full Name:

Lyn Boswell

Occupation:

Receptionist
24 VERONICA ST, NEW LYNN

Address:

AUCKLAND

SIGNED by the Transferee

DAVID JOHN WARWICK NICOLL

in the presence of:

D J W Nicoll

D J W Nicoll

Witness

Signature:

Wensley Peterson

Full Name:

WENSLEY PETERSON

Occupation:

LEGAL EXECUTIVE

Address:

AUCKLAND

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

P.C.M.
WM

K.R.W.

D.J.W.

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

23rd June 2004

Page

3

of

4

Pages

(Continue in additional Annexure Schedule, if required.)

SIGNED by the Transferee
WENDY FAY MATTHEWS
in the presence of:

W Matthews

W F Matthews

Witness

Signature:

H Rooke

Full Name:

Heather ROOKE

Occupation:

Secretary

Address:

369 Parnell Rd, Auckland

SIGNED by the Transferee
KEVIN RICHARD WALKER
in the presence of:

K R Walker

K R Walker

Witness

Signature:

Lyn Bodwell

Full Name:

LYN BODWELL

Occupation:

RECEPTIONIST
214 VERONICA ST, NEW LYNN
AUCKLAND

Address:

SIGNED by the Transferee
DAVID JOHN WARWICK NICOLL
in the presence of:

D J W Nicoll

D J W Nicoll

Witness

Signature:

Wensley Petterson

Full Name:

WENSLEY PETTERSON

Occupation:

LEGAL EXECUTIVE

Address:

AUCKLAND

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

WM *R.P.* *R* *W* *AS*

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

Page **4** of **4** Pages



(Continue in additional Annexure Schedule, if required.)

Continuation of Attestation

SIGNED for and on behalf of **TELECOM NEW ZEALAND LIMITED**

on the **23** day of **JUNE** 2004 by two of its Attorneys:
and

Paul Ronald Alfred Dickason
Property Assets Manager
Wellington

Craig Ritchie Bonnington
Property Support Analyst
Telecom New Zealand Limited

Signature

Signature

in the presence of:

WITNESS: (to both signatures)

Signature

Name: **Ben Hadyn Easte**
Occupation: **Acquisition Project Consultant**
Address: **Wellington**

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

We: **Paul Ronald Alfred Dickason**
Property Assets Manager
Wellington

and

Craig Ritchie Bonnington
Property Support Analyst
Telecom New Zealand Limited

hereby severally certify:

1. That by a Power of Attorney dated 2 July 2001 ("the Power of Attorney") we were, by virtue of being Authorised Signing Officers, appointed jointly as attorneys of Telecom New Zealand Limited ("Telecom") on the terms and subject to the conditions set out in the Power of Attorney.
2. That copies of the Power of Attorney are deposited in the Land Titles Offices at:

Auckland	as No D.627839.1	Gisborne	as No 234465.1	New Plymouth	as No 481759.1
Christchurch	as No 5074754.1	Hamilton	as No B.674932.1	Wellington	as No 5074486.1
Dunedin	as No 5074473.1	Napier	as No 719487.1		
3. That we executed the instrument(s) to which this certificate relates under the powers conferred by the Power of Attorney.
4. That at the date hereof we have not received any notice or information of the revocation of that appointment by the commencement of liquidation of Telecom or otherwise.

SIGNED at Wellington
this **23rd** day of **June** 2004

SIGNED at Wellington
this **23** day of **JUNE** 2004

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Landonline User ID: ramiliesaslau

LODGING FIRM: Ramilies Agency Services

Address: PO Box 105-472

Auckland

DX CP 21515

Lifting Box Number:

206

ASSOCIATED FIRM:

D Nicoll

Client Code / Ref: 24-5631

Dealing / SUD Number:
(LINZ Use only)

Priority Barcode/Data Stamp
(LINZ use only)

T 6085470.1 Transfer

Cpy - 02/04, Pgs - 006, 20/07/04, 07:57

Copies
(inc. original)

DocID: 311516878

HEREWITH

Survey Plan (#)

Title Plan (#)

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

Survey Report

Plan Number Pre-Allocated or
to be Deposited:

Rejected Dealing Number:

Other (state)

Priority Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	143112	T	Telecom NZ Ltd-PC Matthews & KR Walter & DJW Nicoll	50.00							\$50.00
2											
3											
4											
5											
6											

Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

Original Signatures?

Less Fees paid on Dealing #

Subtotal (for this page) \$50.00

Total for this dealing \$50.00

Debit my Account for \$50.00

CONO 6043182.3 Consen

Cpy - 01/01, Pgs - 002, 15/06/04, 11:51



DocID: 311462427

IN THE MATTER of a Plan lodged for
Deposit under Number
334953

Pursuant to Section 221 of the Resource Management Act 1991 the **WAITAKERE CITY COUNCIL HEREBY GIVES NOTICE** that its subdivision consent given in respect of Land Transfer Plan 334953 is conditional inter alia upon the compliance on a continuing basis by the Subdivider and the subsequent owners of the land in the Second and Third Schedules hereto with the condition/s set forth in the First Schedule hereto.

FIRST SCHEDULE

The owner shall not:

1. Place, erect, construct or permit to remain on any part of the land described in the Second Schedule hereto any residential building.
2. Place, erect, construct or permit to remain on any part of the land described in the Third Schedule hereto any residential building without first providing to the Waitakere City Council an acoustic engineer's report showing that the District Plan noise controls and/or any approved New Zealand noise control standard adopted by the Waitakere City Council will be met at any point of measurement within the proposed residential building and that such residential building is constructed in accordance with such report to the satisfaction of the Waitakere City Council.

SECOND SCHEDULE

An estate in fee simple in all those parcels of land situated in the North Auckland Registry described as follows:

Area	Lot	D.P.	C.T.
1.3607 ha	1	334953	143111

THIRD SCHEDULE

An estate in fee simple in all those parcels of land situated in the North Auckland Registry described as follows:

Area	Lot	D.P.	C.T.
3.6244 ha	2	334953	143112

DATED this 19th day of May 2004

SIGNED for and on behalf of
the WAITAKERE CITY COUNCIL


Resource Planner (Subdivisions)

WCC Ref: SPW 21972



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier 143112
Land Registration District North Auckland
Date Issued 15 June 2004

Prior References
NA103D/493

Estate Fee Simple
Area 3.6224 hectares more or less
Legal Description Lot 2 Deposited Plan 334953
Registered Owners
Neil Construction Limited

Interests

6043182.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.6.2004 at 9:00 am
Land Covenant in Transfer 6085470.1 - 20.7.2004 at 9:00 am

Approvals

I hereby certify that this plan is correct and true to the original survey on the 15th day of May 2000.

Glenn Alexander

New CT Allocated
 LOT 1 CT 143111
 LOT 2 CT 143112

Class of Survey ...

Total Area ...

Comprised in ...

1. GLENN ALEXANDER
 2. ...
 (a) The survey is made by me or under my direction
 the Surveyor-General's Rule
 (b) This detail is accurate
 (c) I am not responsible for the accuracy of the survey
 Date of ...

Field Book ...
Reference Plans ...
Examined ...

Approved as to Survey ...
 10/5/2004

Deposited by Land ...
 15/6/2004

Filed ...
 Received 23 APR 2004

North Auckland ...
 X WAITEMATA ...
 RECORD MAP N° ...

Subdivision ...
 LOTS 1 AND 2 BEING A SUBDIVISION OF LOTS 1 AND 2 DP 170235

Surveyed by ...
 Barry Satchell Consultants Ltd

Sale ...
 1:2000

Date ...
 MARCH 2004



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier 143112
Land Registration District North Auckland
Date Issued 15 June 2004

Prior References
NA103D/493

Estate Fee Simple
Area 3.6224 hectares more or less
Legal Description Lot 2 Deposited Plan 334953
Registered Owners
Neil Construction Limited

Interests
6043182.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.6.2004 at 9:00 am
Land Covenant in Transfer 6085470.1 - 20.7.2004 at 9:00 am

Approvals

I hereby certify that this plan was approved by the Registrar-General of Land on the 15th day of April 2004.

[Signature]
Regional Administrative Officer/Authorised Officer

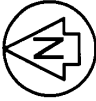
New CT Allocated
LOT 1 CT 143111
LOT 2 CT 143112

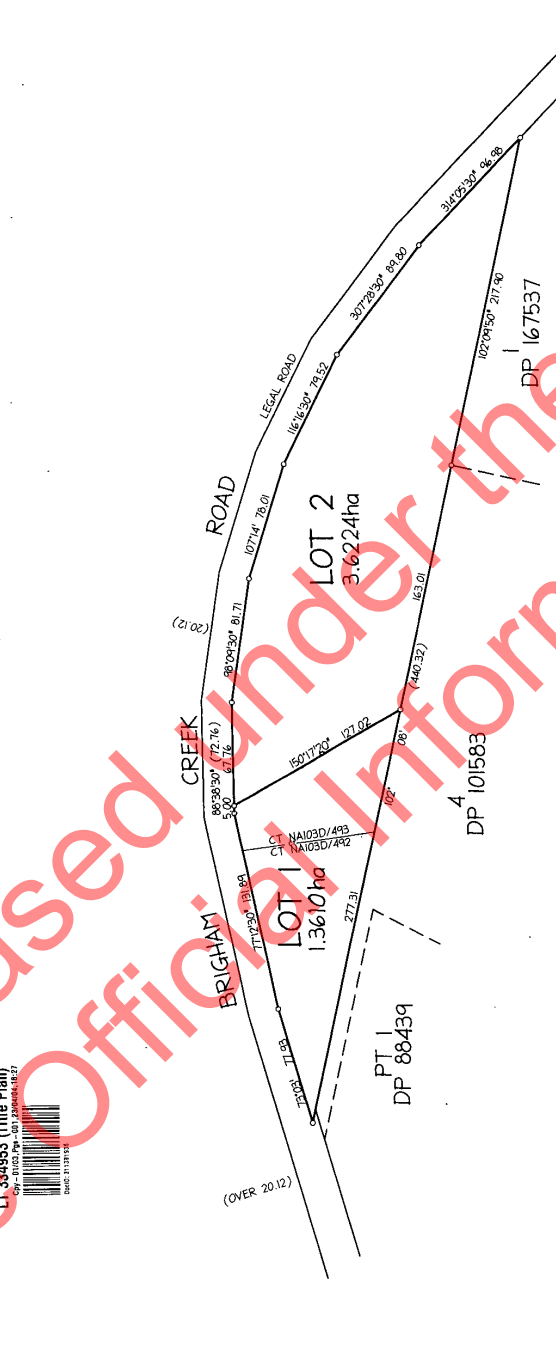
Class of Survey 1

Total Area 4.9851ha

Comprised in CT NA1030/492 &
..... CT NA1030/493

GLENN ALEXANDER METCALE OF AUCKLAND
I am a duly qualified and Licensed Surveyor under the Survey Act 1982 and I have surveyed the land shown on this plan in accordance with the Survey Act 1982 and the Survey-General's Rules for Cadastral Survey 2002/2.
(a) The survey to which this plan relates is accurate, and was undertaken by me or under my direction in accordance with the Survey Act 1982 and the Survey-General's Rules for Cadastral Survey 2002/2.
(b) This plan is accurate, and has been created in accordance with the Act and those Rules.
Dated at AUCKLAND this 21st day of April 2004.
[Signature] 2004 Signature
Field Book P Traverse Book P
Reference Plans
Examined Correct
Approved as to Survey by Land Information NZ on 10/5/2004
Deposited by Land Information NZ on 20/5/2004
for Registrar-General of Land
File DP 334953
Received 23 APR 2004





LT 334953 (Title Plan)

334953/143112

DATE 21 APR 2004

TERRITORIAL AUTHORITY WAITAKERE CITY

Surveyed by Barry Satchell Consultants Ltd

Scale 1:2000

Date MARCH 2004

LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. X WAITEMATA

RECORD MAP NO. NEWS 261 SH

LOTS 1 AND 2 BEING A SUBDIVISION OF

LOTS 1 AND 2 DP 170235



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier NA55D/1229
Land Registration District North Auckland
Date Issued 09 July 1984

Prior References

NA45D/668 NA45D/669

Estate Fee Simple
Area 6.1270 hectares more or less
Legal Description Lot 4 Deposited Plan 101583
Registered Owners
Neil Construction Limited

Interests

Subject to the reservations and conditions imposed by Section 59 Land Act 1948
Subject to the reservations imposed by Section 8 Coal Mines Amendment Act 1950

INCHES

CENTIMETERS

DATE OF PHOTOGRAPH

10/1982

10/1982