



**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** **600892**  
**Land Registration District** **South Auckland**  
**Date Issued** 24 October 2012

**Prior References**

9217740.2 SA34A/628

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**Estate** Fee Simple  
**Area** 1.9643 hectares more or less  
**Legal Description** Section 1 Survey Office Plan 411114 and  
Section 1, 3 Survey Office Plan 456626

**Registered Owners**

New Zealand Sikh Society

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**Interests**

S340460 Gazette Notice declaring State Highway 1 fronting the within land to be a limited access road - 21.3.1966 at 2:59 pm

Appurtenant hereto is a right of way created by Transfer S375313 - 24.5.1967 at 9:30 am

Subject to a right (in gross) to convey electricity, telecommunications and computer media over part Section 3 SO 456626 marked A on SO 456626 in favour of Chorus New Zealand Limited created by Easement Instrument 9282411.1 - 9.1.2013 at 10:43 am

Subject to a right (in gross) to convey electricity, telecommunications and computer media over part Section 3 SO 456626 marked A on SO 456626 in favour of WEL Networks Limited created by Easement Instrument 9282441.1 - 25.1.2013 at 2:40 pm

Subject to Part IVA Conservation Act 1987

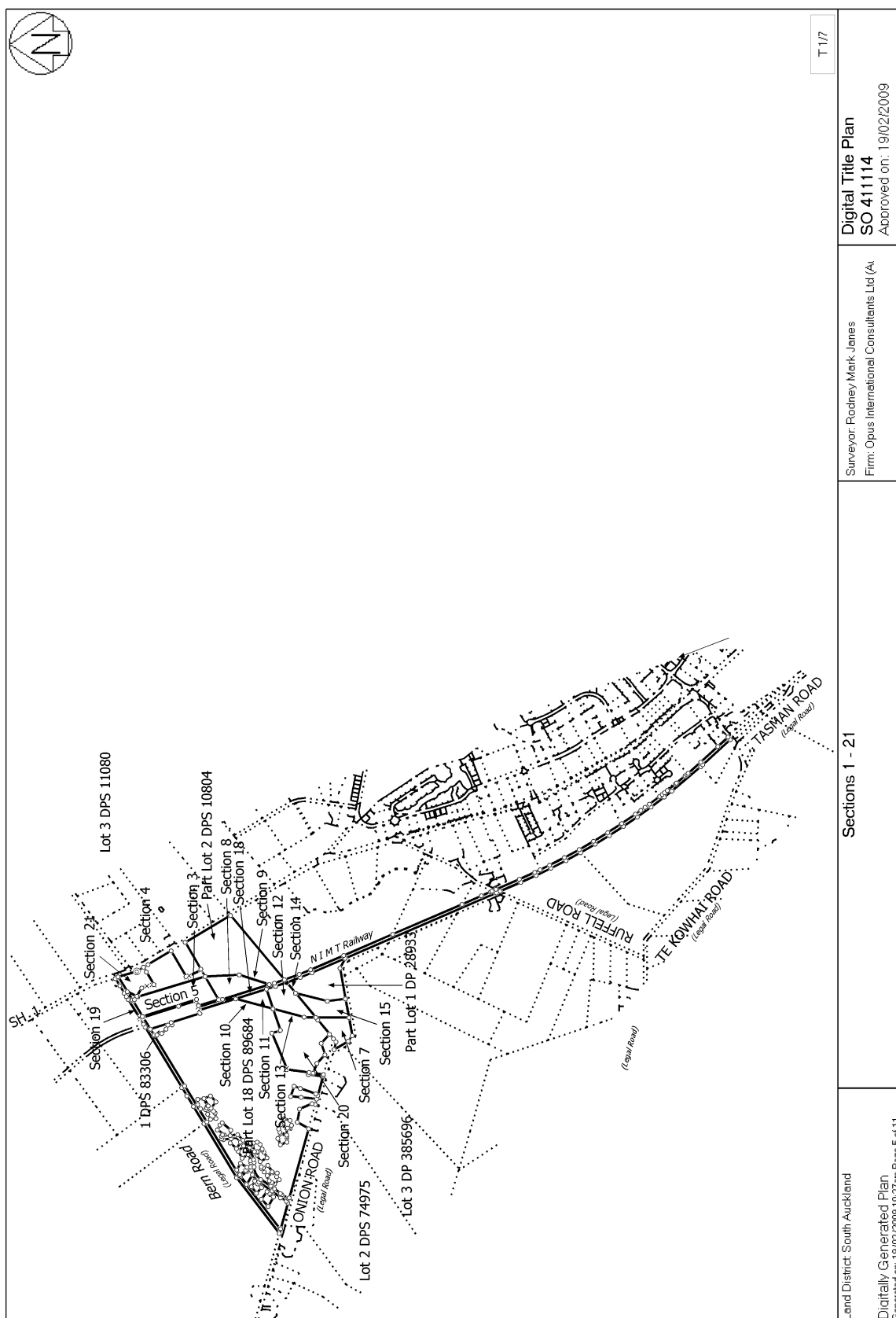
Subject to Section 11 Crown Minerals Act 1991

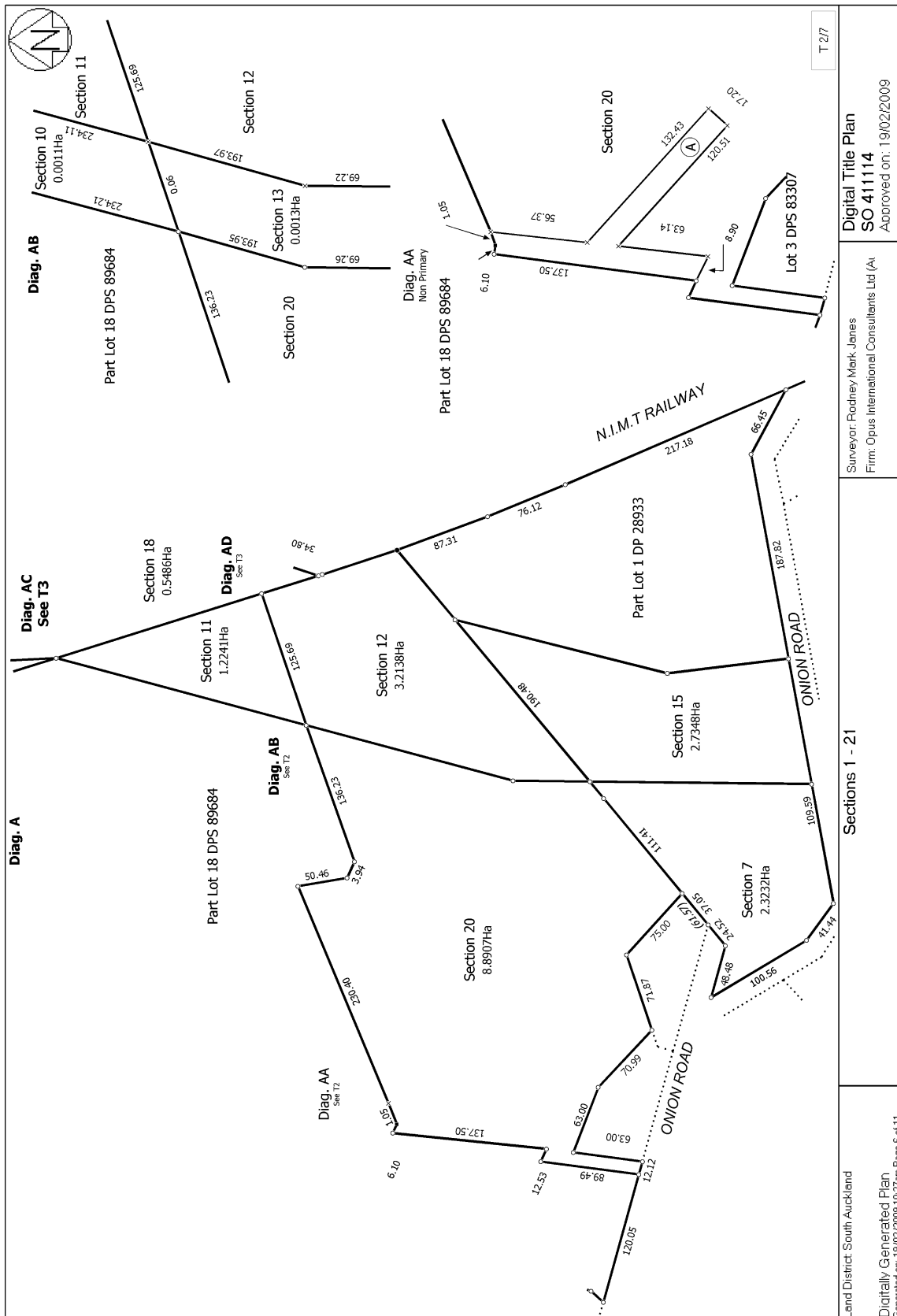
Fencing Covenant in Transfer 9372866.1 - 29.5.2013 at 11:20 am

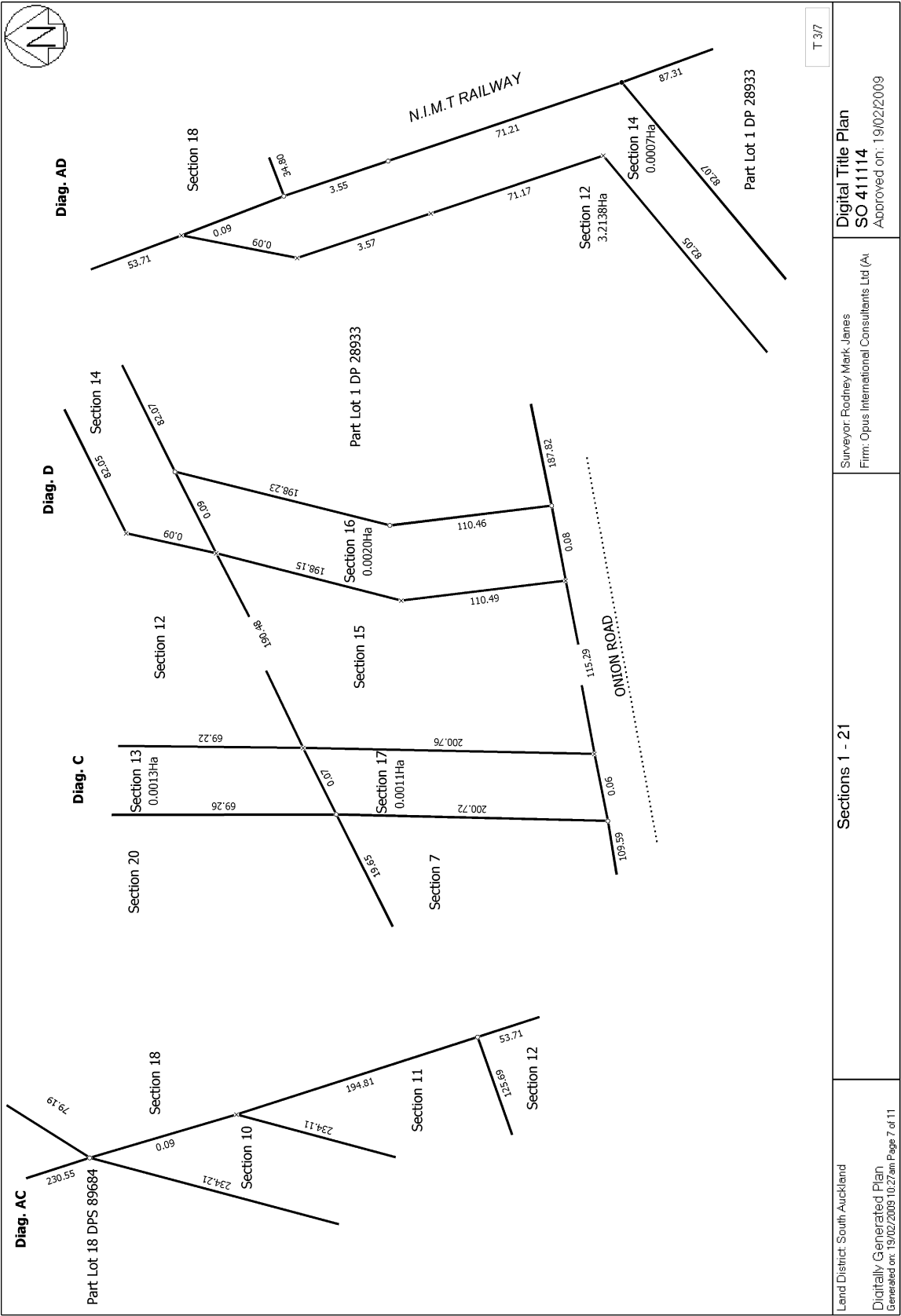
9372866.2 Encumbrance to New Zealand Transport Agency - 29.5.2013 at 11:20 am

9372866.3 Mortgage to ASB Bank Limited - 29.5.2013 at 11:20 am

11448424.1 CAVEAT BY WEL NETWORKS LIMITED - 29.5.2019 at 3:13 pm





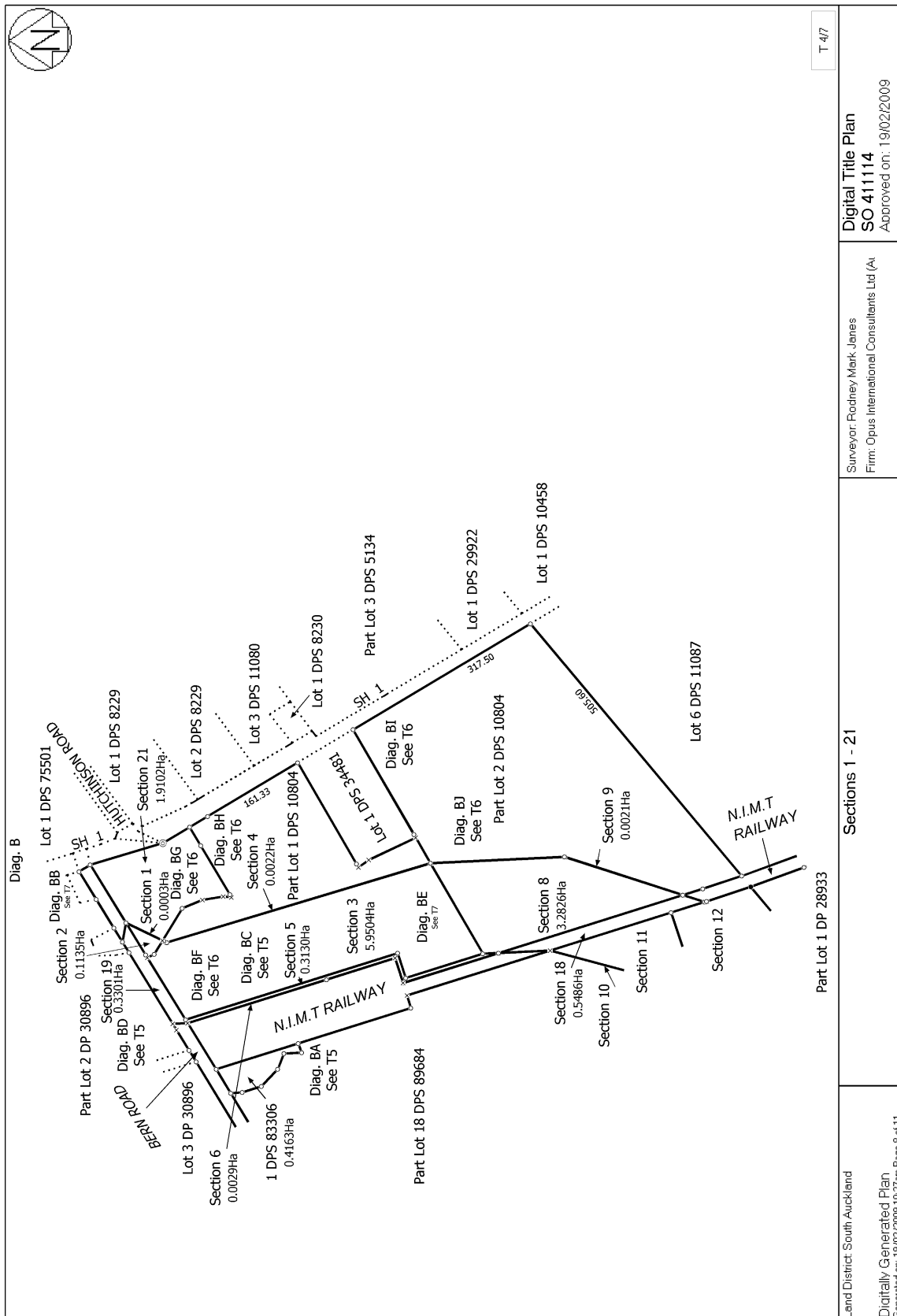


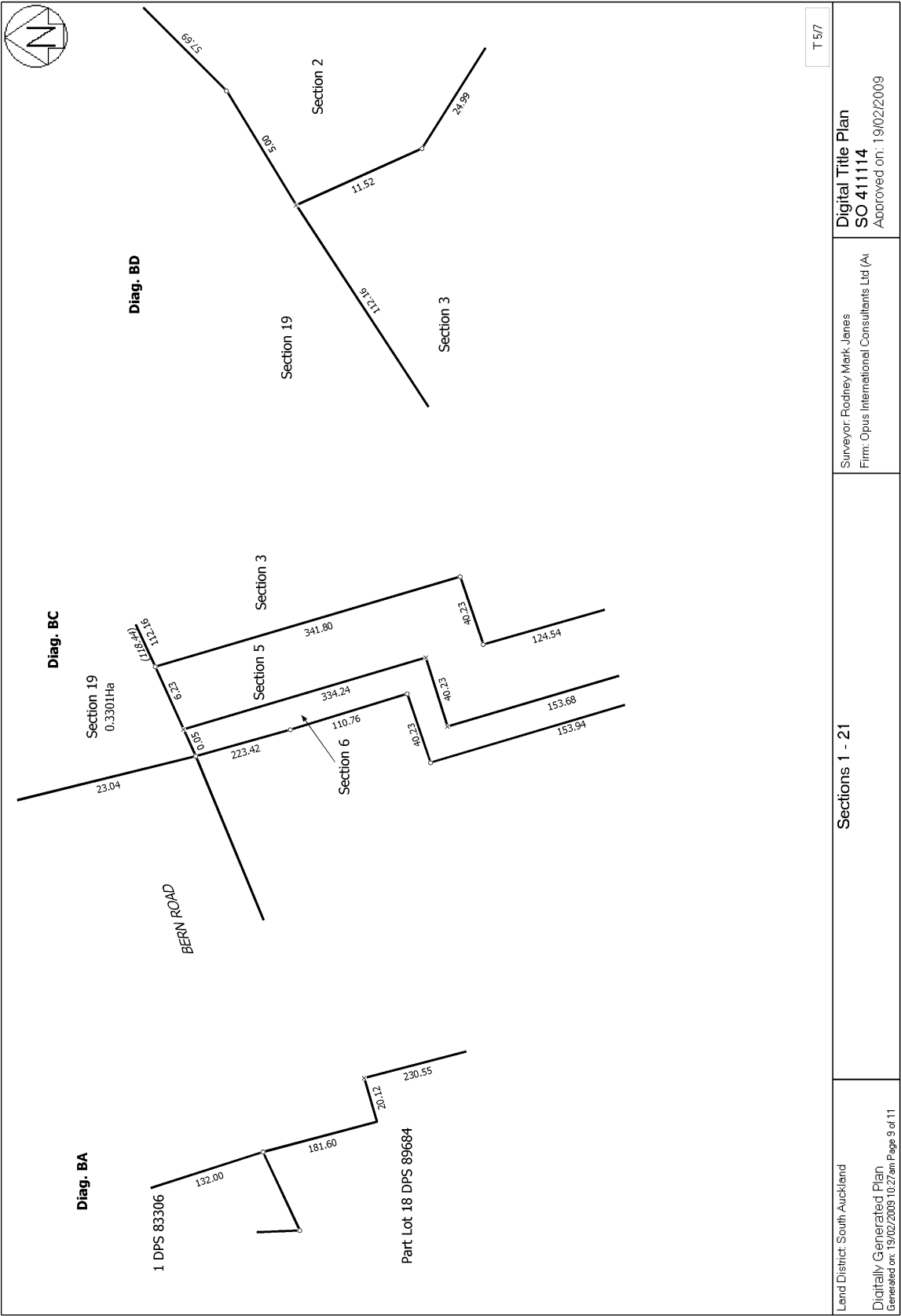
Digital Title Plan  
SO 411114  
Approved on: 19/02/2009

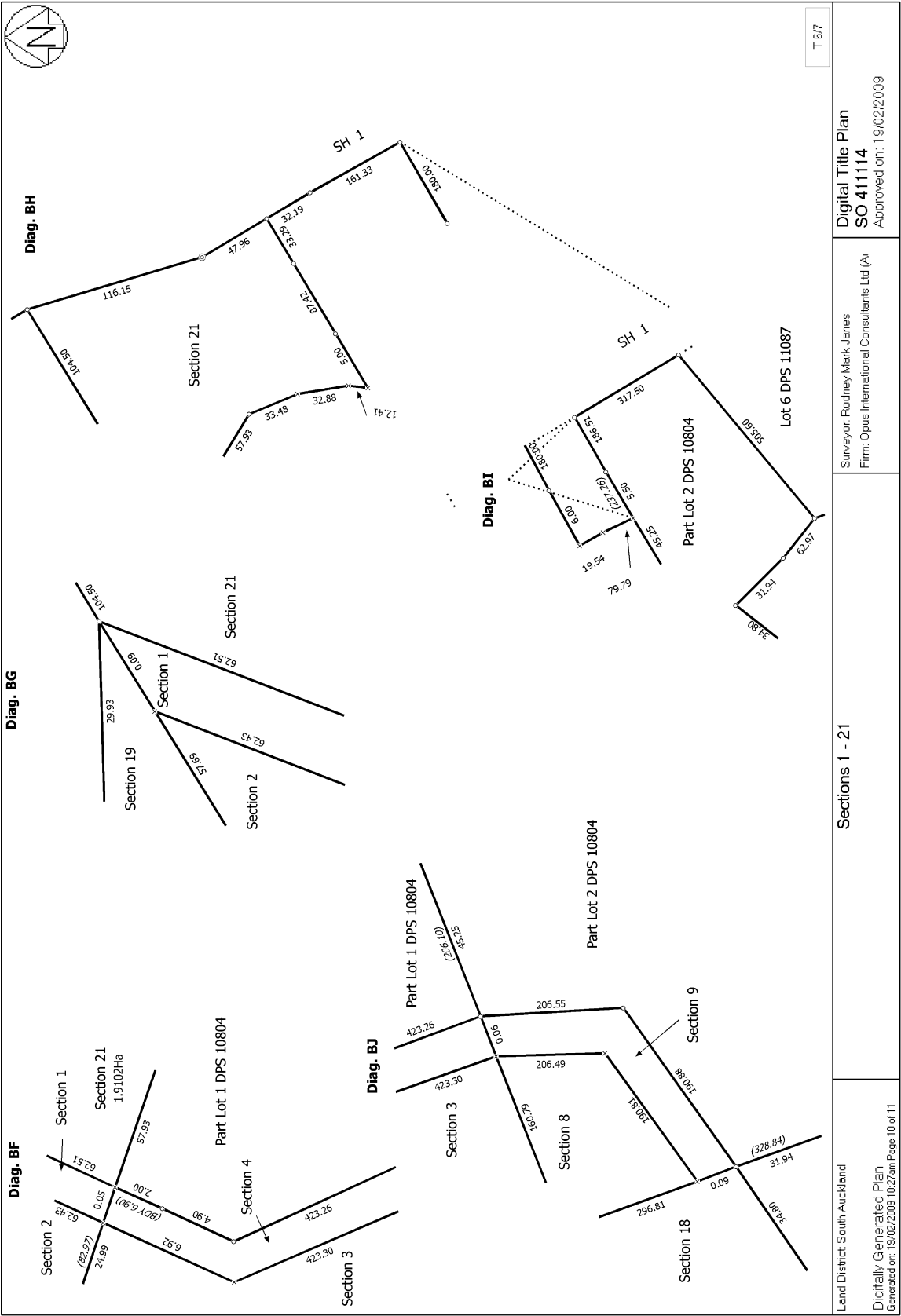
Surveyor: Rodney Mark James  
Firm: Opus International Consultants Ltd (A)

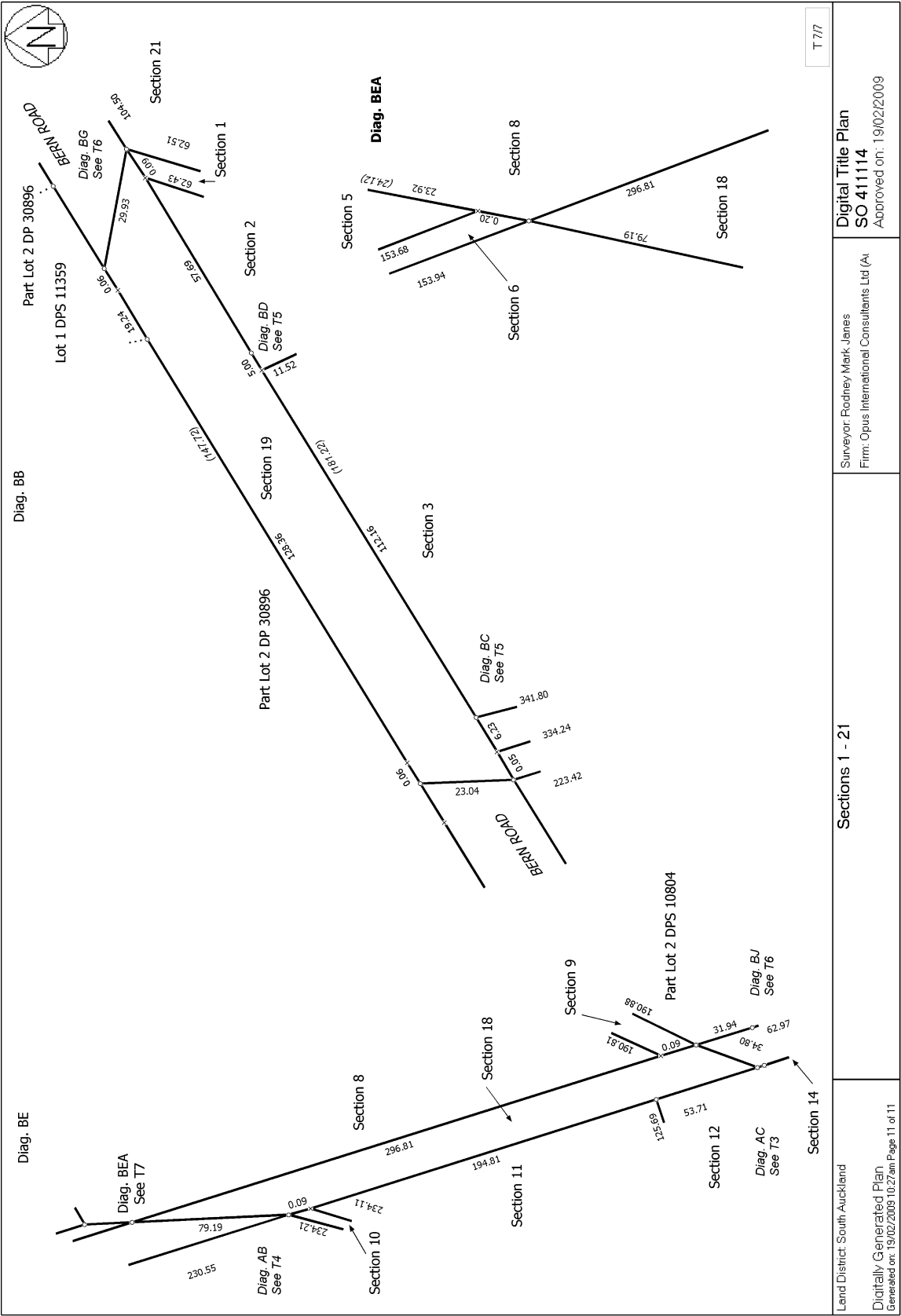
Sections 1 - 21

Land District: South Auckland  
Digitally Generated Plan  
Generated on: 19/02/2009 10:27 am Page 7 of 11

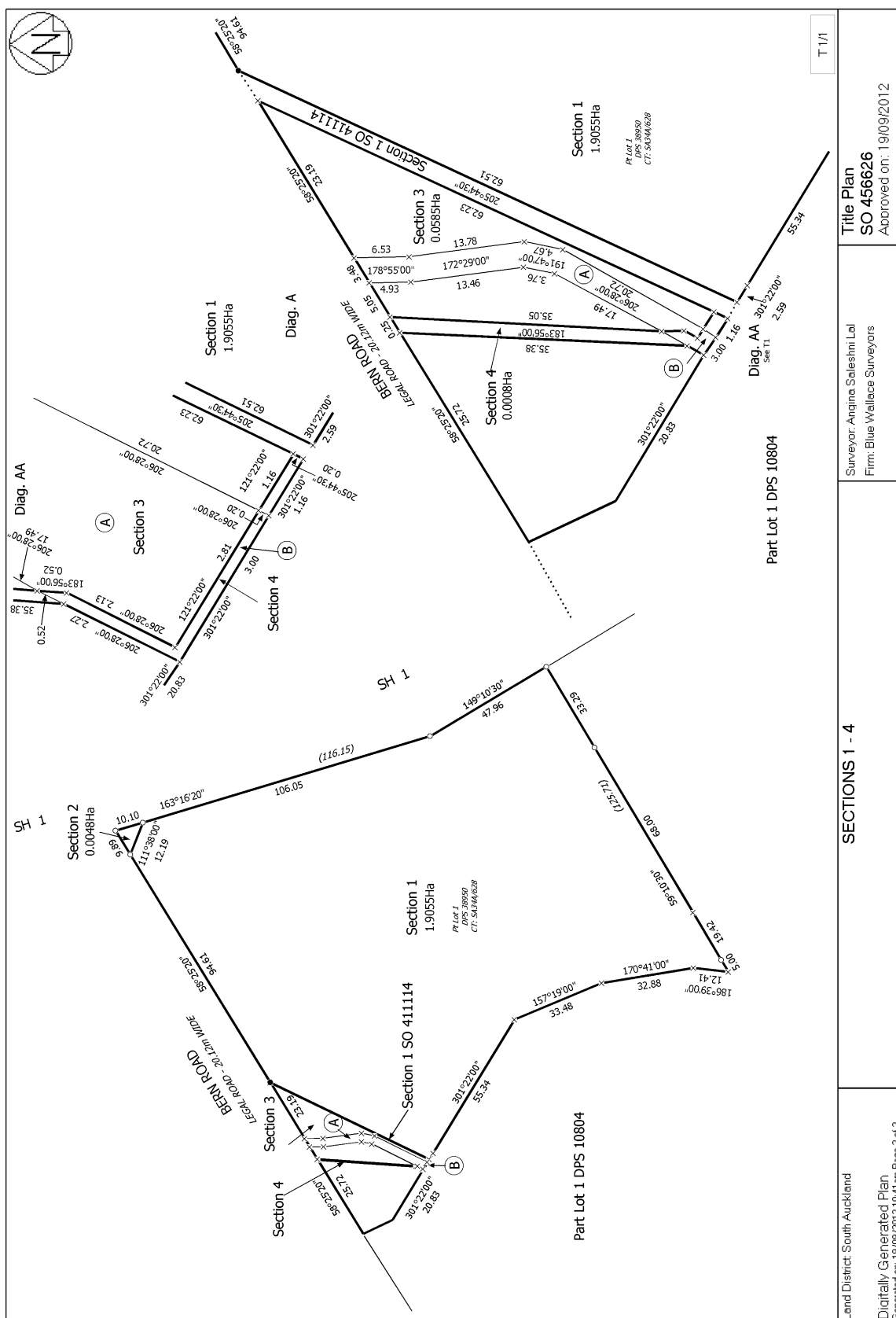














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R.W. Muir  
Registrar-General  
of Land

**Identifier** **951342**  
**Land Registration District** **South Auckland**  
**Date Issued** 06 October 2021

**Prior References**

434976                      434977                      SA9C/120

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**Estate** Fee Simple  
**Area** 6.0076 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 551065  
**Registered Owners**  
Fonterra Limited

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**Interests**

S258205 Building Line Restriction - 31.5.1963 at 3:52 pm

S340460 Gazette Notice declaring No 1 State Highway (Awanui - Bluff) fronting the within land to be a limited access road - 21.3.1966 at 2:59 pm

Subject to a pipeline easement (in gross) over part marked B on DP 551065 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer B067622 - 21.2.1992 at 2:17 pm

8971783.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.2.2012 at 2:44 pm (affects part formerly Lot 3 DP 409281)

Land Covenant in Easement Instrument 8971783.6 - 1.2.2012 at 2:44 pm (affects parts formerly Lots 2-3 DP 409281)

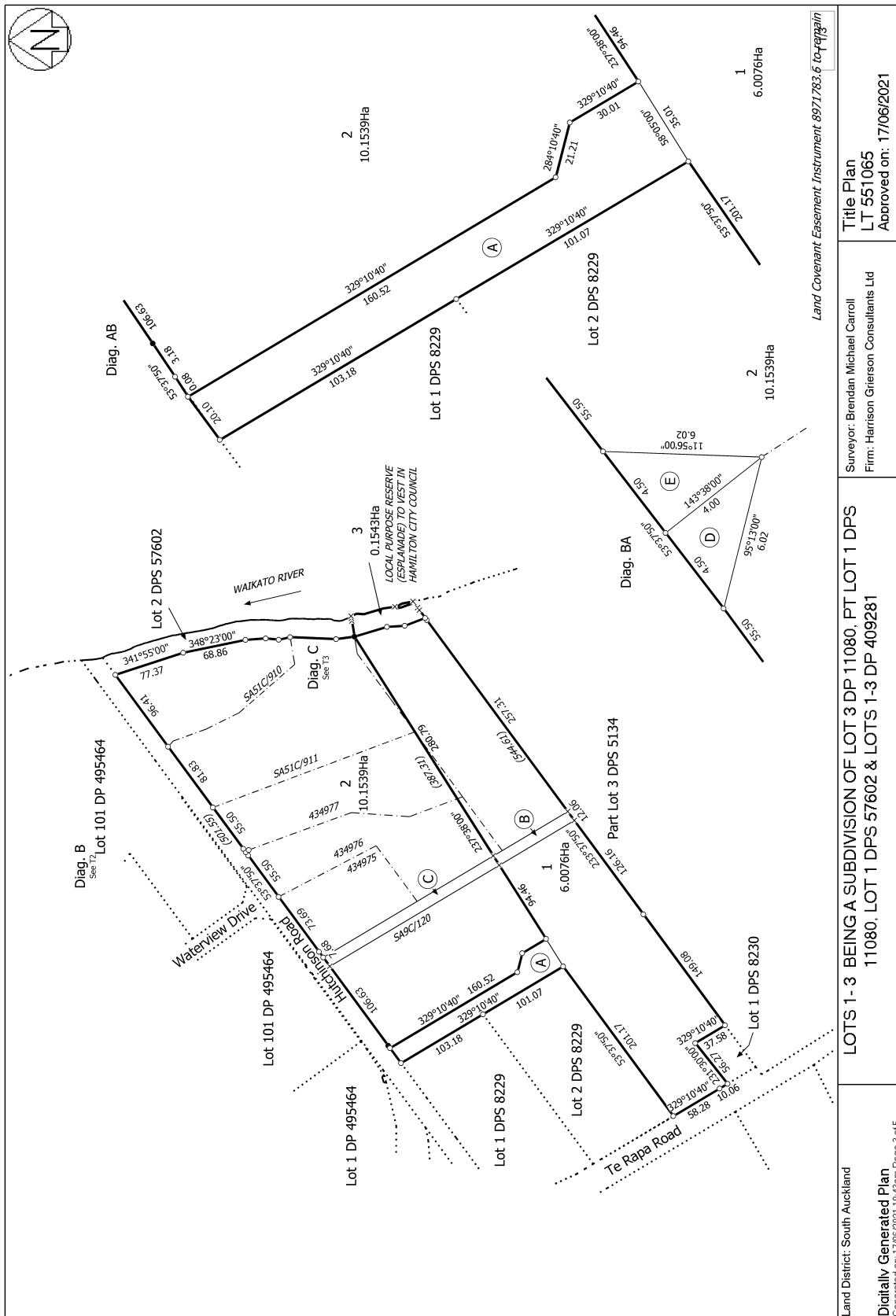
Appurtenant to parts formerly Lots 2-3 DP 409281 is a right of way created by Easement Instrument 8971783.7 - 1.2.2012 at 2:44 pm

The easements created by Easement Instrument 8971783.7 are subject to Section 243 (a) Resource Management Act 1991

12065773.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.10.2021 at 5:11 pm

Subject to a right of way, a right to drain water and stormwater and a right to convey water, electricity, telecommunications and computer media over part marked A on DP 551065 created by Easement Instrument 12065773.8 - 6.10.2021 at 5:11 pm

The easements created by Easement Instrument 12065773.8 are subject to Section 243 (a) Resource Management Act 1991





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R.W. Muir  
Registrar-General  
of Land

**Identifier** SA2A/844  
**Land Registration District** South Auckland  
**Date Issued** 14 June 1963

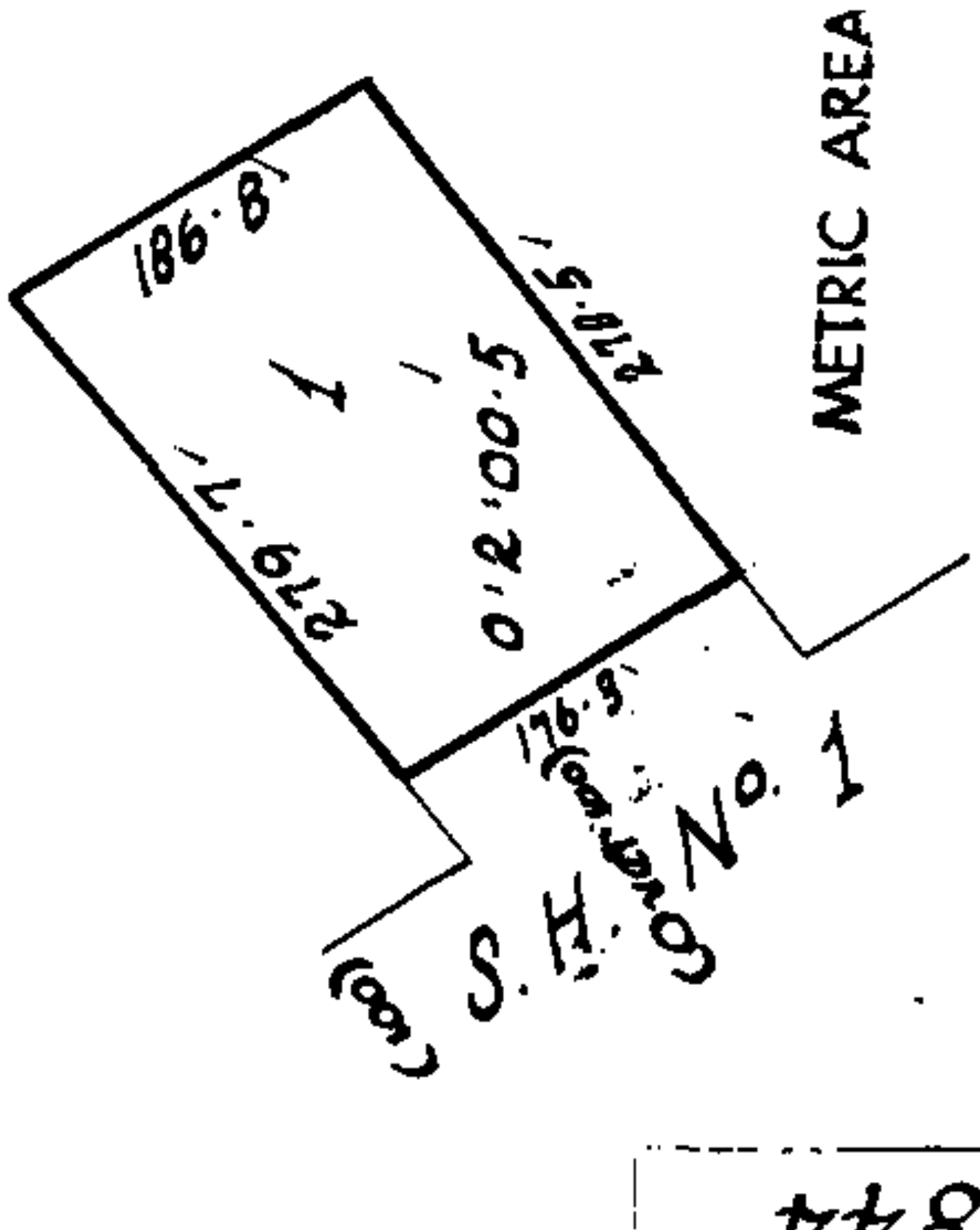
**Prior References**  
SA1426/27

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**Estate** Fee Simple  
**Area** 2036 square metres more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland 8230  
**Registered Owners**  
Fonterra Limited

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**Interests**  
S258205 Building Line Restriction  
S340460 Gazette Notice declaring No.1 State Highway (Awanui-Bluff) to be a limited access road - 21.3.1966 at 2.59 pm





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R.W. Muir  
Registrar-General  
of Land

**Identifier**

**SA7B/163**

**Part-Cancelled**

**Land Registration District** **South Auckland**

**Date Issued** 24 May 1967

**Prior References**

SA165/146 SA70/54

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**Estate** Fee Simple  
**Area** 16.4125 hectares more or less  
**Legal Description** Lot 2 Deposited Plan South Auckland  
10804

**Registered Owners**

Fonterra Limited

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**Interests**

S340460 Gazette Notice declaring No. 1 State Highway (Awanui-Bluff) fronting the within land to be a Limited Access Road - 21.3.1966 at 2.59 pm

Subject to a right of way over part coloured yellow on DPS 10804 created by Transfer S375313 - 24.5.1967

Subject to an electricity right (in gross) over part marked A on DPS 60930 in favour of WEL Energy Group Limited created by Transfer B226675.2 - 6.9.1994 at 10.30 am

9221426.1 Gazette Notice (2012 p3713) acquiring parts (3130 m<sup>2</sup> shown as Section 5 SO 411114, 29m<sup>2</sup> shown as Section 6 SO 411114 and 3.2826 ha shown as Section 8 SO 411114) for road which, pursuant to section 88 of the Government Roading Powers Act 1989, becomes road, limited access road and State highway, and which vests in the Crown; and acquiring part (21m<sup>2</sup> shown as Section 9 SO 411114) for the functioning indirectly of a road (segregation strip), which shall vest in the Crown on 25.10.2012 and CIR 601362 issued - 30.10.2012 at 11:13 am

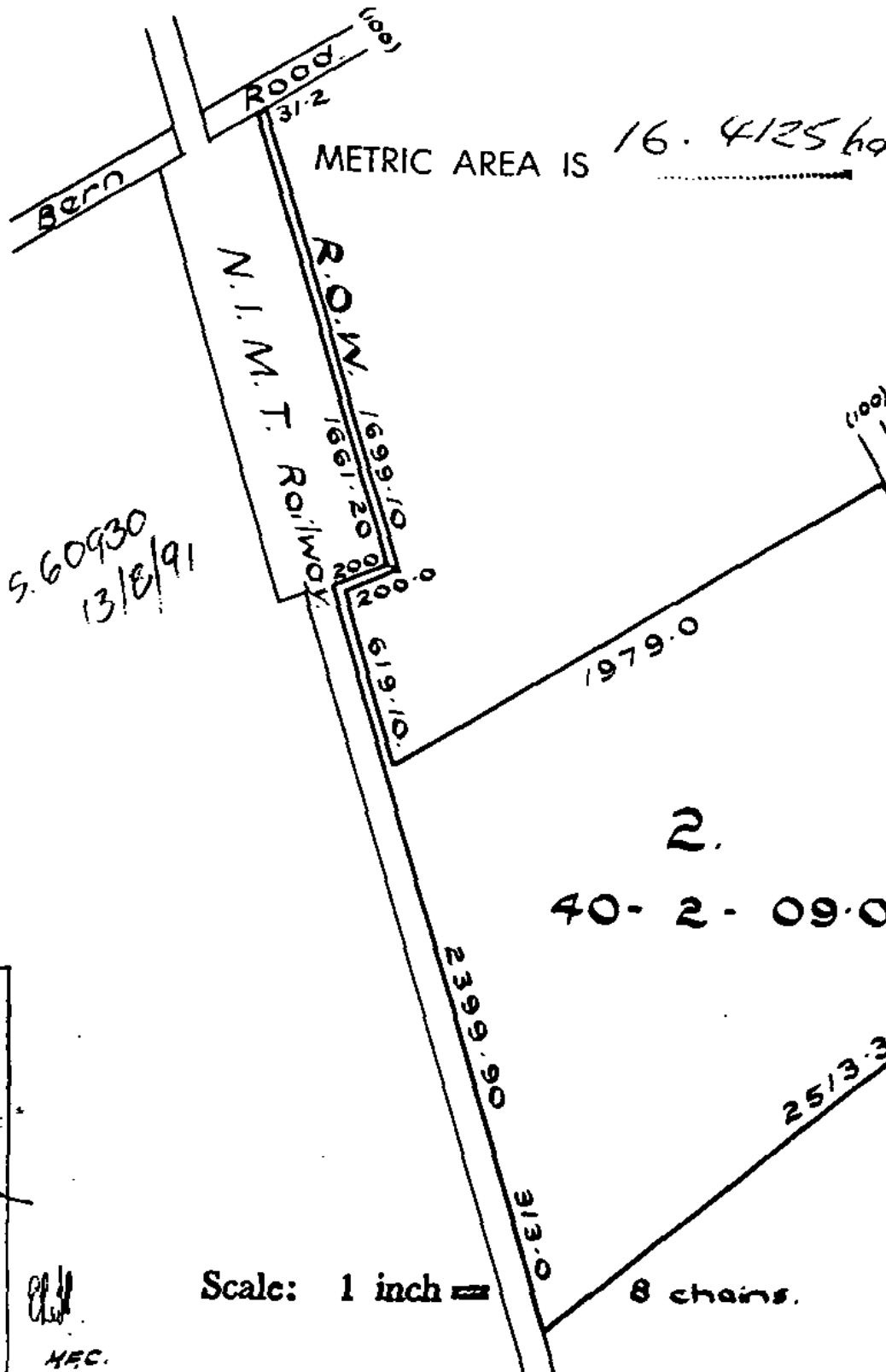
Land Covenant in Covenant Instrument 11945025.1 - 1.4.2021 at 4:21 pm

Land Covenant in Covenant Instrument 12065773.9 - 6.10.2021 at 5:11 pm

X11 Newcastle S.D.

FOLLOWING IN  
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Fencing **EXP**  
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Scale: 1 inch = 8 chains.



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R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA16B/416**  
**Land Registration District** **South Auckland**  
**Date Issued** 18 October 1973

**Prior References**  
SA524/139

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**Estate** Fee Simple - 1/2 share  
**Area** 49.6800 hectares more or less  
**Legal Description** Lot 2-6 Deposited Plan South Auckland  
11087

**Registered Owners**  
Fonterra Limited

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**Interests**

S340460 Gazette Notice declaring No 1 State Highway (Awanui-Bluff) to be a Limited Access Road - 21.3.1966 at 2.59 pm

Appurtenant hereto are rights of way specified in Easement Certificate S454464 - 12.9.1969 at 11.30 am

Subject to a right of way over parts coloured blue (affects Lots 2, 4 and 6 DPS 11087) and yellow (affects Lots 3 and 5 DPS 11087) on DPS 11087 specified in Easement Certificate S454464 - 12.9.1969 at 11.30 am

Subject to a right of way specified in Easement Certificate S454464 - 12.9.1969 at 11.30 am

H330600 CERTIFICATE PURSUANT TO SECTION 643 LOCAL GOVERNMENT ACT 1974 - 5.3.1981 AT 9.22 AM  
(AFFECTS LOTS 3 AND 4 DPS 11087)

Subject to an electricity right (in gross) over part in favour of The Waikato Electricity Limited created by Transfer  
H436699 - 26.10.1982 at 1.47 pm

B664265.1 Certificate pursuant to Section 91 Transit New Zealand Act 1989

Land Covenant in Covenant Instrument 11945025.1 - 1.4.2021 at 4:21 pm

Land Covenant in Covenant Instrument 12065773.9 - 6.10.2021 at 5:11 pm







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R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA16D/1059**  
**Land Registration District** **South Auckland**  
**Date Issued** 20 March 1974

**Prior References**  
SA524/139

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**Estate** Fee Simple - 1/2 share  
**Area** 4.1100 hectares more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland  
11087

**Registered Owners**  
Fonterra Limited

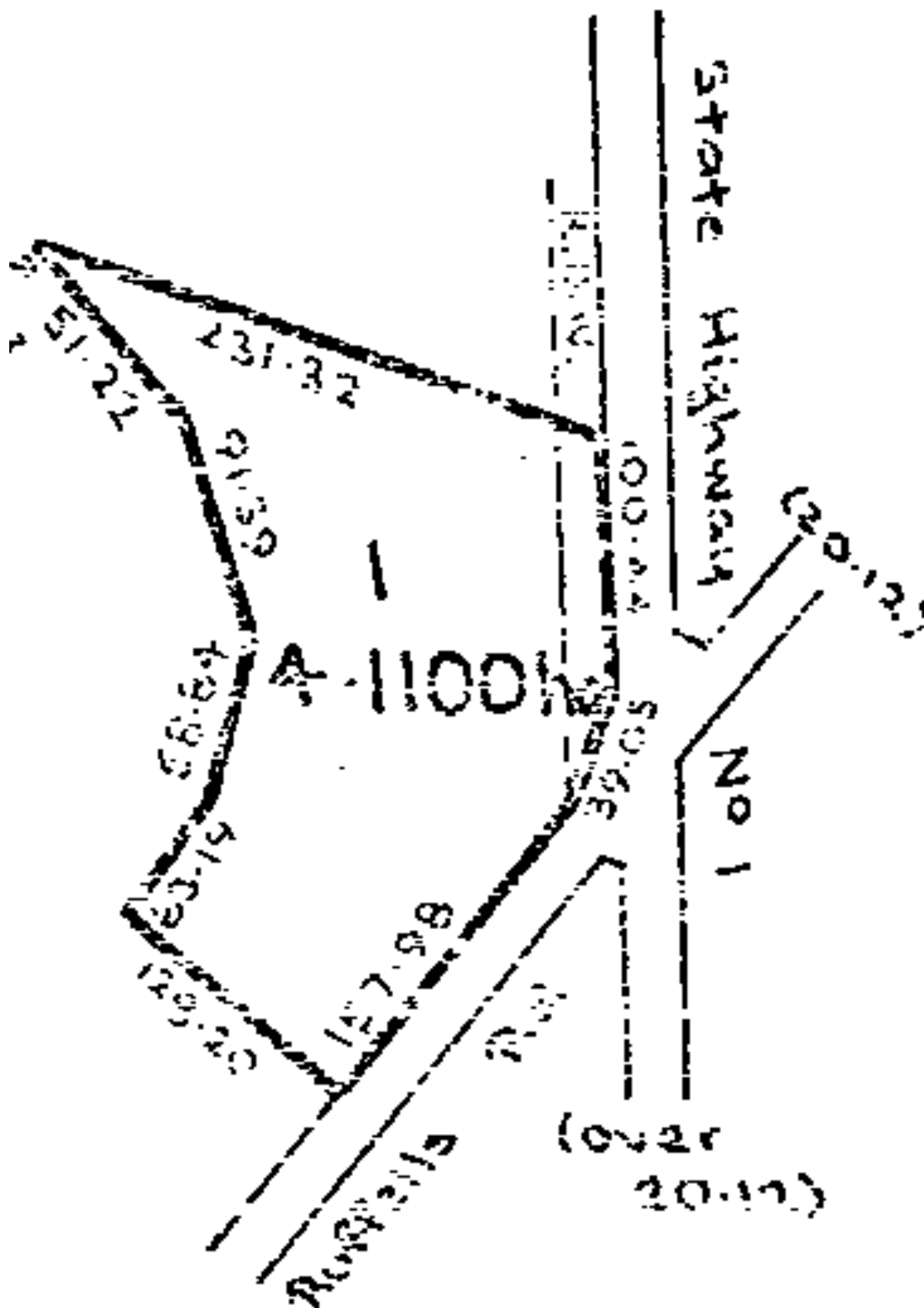
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**Interests**

S340460 Gazette Notice declaring the adjoining State Highway No.1 (Awanui - Bluff) to be a limited access road -  
21.3.1966 at 2.59 pm

Appurtenant hereto is a right of way specified in Easement Certificate S454464

Subject to a right of way over part coloured yellow on DPS 11087 specified in Easement Certificate S454464





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R.W. Muir  
Registrar-General  
of Land

**Identifier** SA16D/1480  
**Land Registration District** South Auckland  
**Date Issued** 03 April 1974

**Prior References**  
SA1D/323

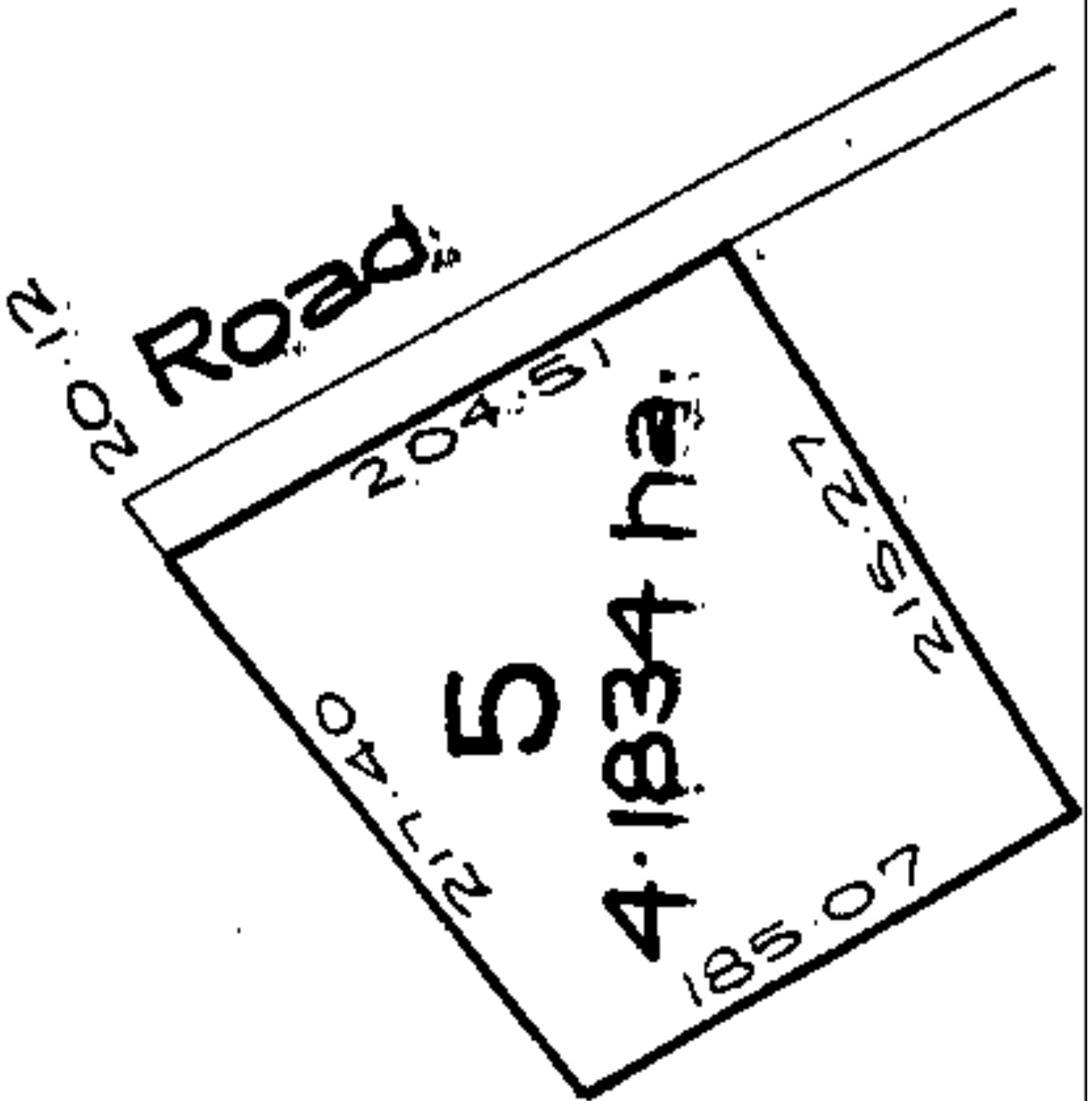
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**Estate** Fee Simple  
**Area** 4.1834 hectares more or less  
**Legal Description** Lot 5 Deposited Plan South Auckland  
18043

**Registered Owners**  
Fonterra Limited

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**Interests**





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Registrar-General  
of Land

**Identifier**

**SA34A/629**

**Part-Cancelled**

**Land Registration District** **South Auckland**

**Date Issued** 02 August 1985

**Prior References**

SA30D/930

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<b>Estate</b>	Fee Simple
<b>Area</b>	10.4064 hectares more or less
<b>Legal Description</b>	Part Lot 1 Deposited Plan South Auckland 10804

**Registered Owners**

Fonterra Limited

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**Interests**

S340460 Gazette Notice declaring No. 1 State Highway (Awanui-Bluff) fronting the within land to be a Limited Access Road - 21.3.1966 at 2:59 pm

Appurtenant hereto is a right of way created by Transfer S375313

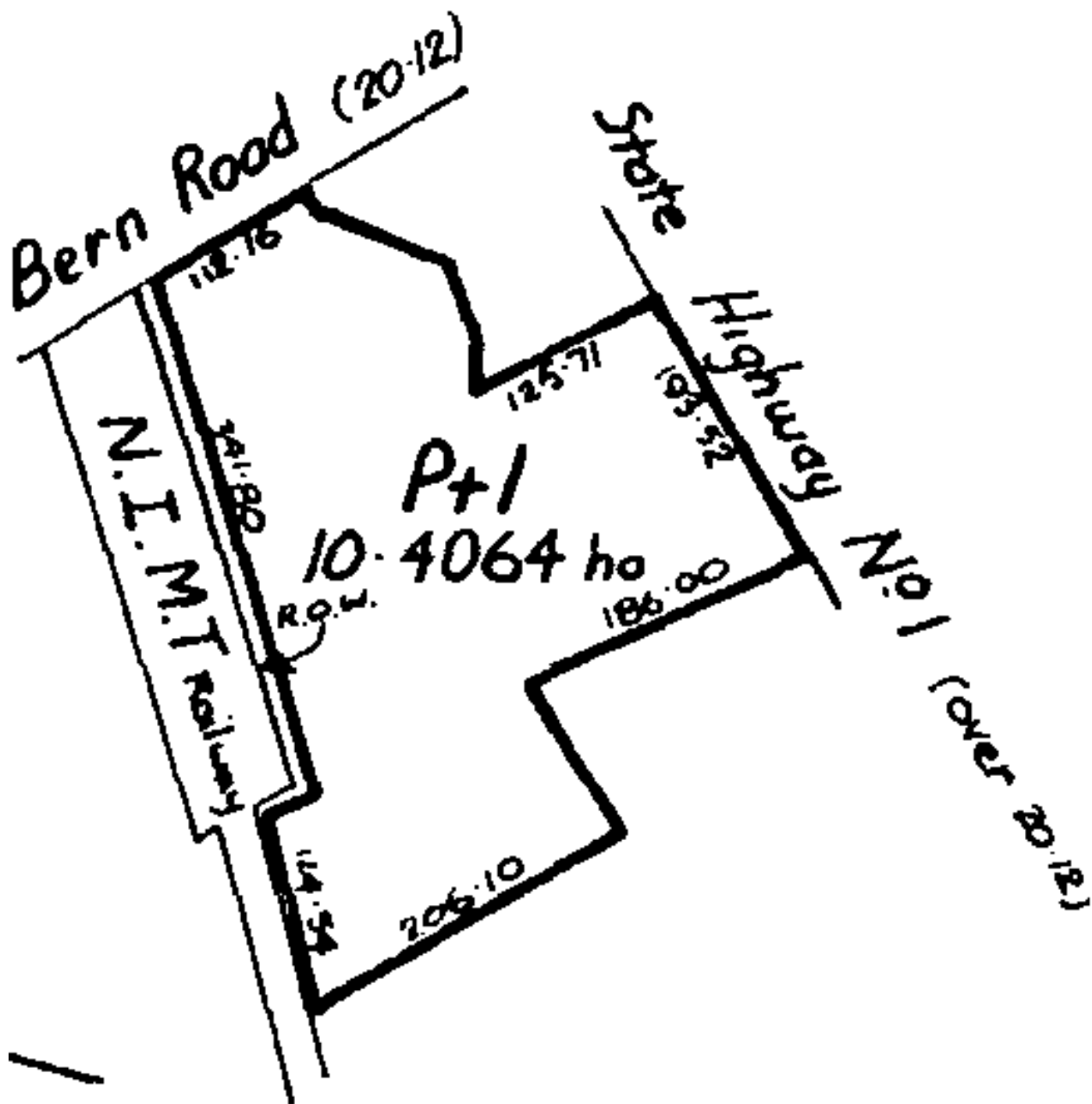
Subject to a right (in gross) to convey electricity over part marked A on DPS 88988 in favour of WEL Networks Limited created by Easement Instrument 6439314.1 - 30.5.2005 at 9:00 am

9221426.1 Gazette Notice (2012 p3713) acquiring part (5.9504 ha shown as Section 3 SO 411114) for road which, pursuant to section 88 of the Government Roothing Powers Act 1989, becomes road, limited access road and State highway, and which vests in the Crown; and acquiring part (22m<sup>2</sup> shown as Section 4 SO 411114) for the functioning indirectly of a road (segregation strip), which shall vest in the Crown on 25.10.2012 and CIR 601362 issued - 30.10.2012 at 11:13 am

10308153.1 Gazette Notice (2016-In231) declaring part (6505m<sup>2</sup>) shown as Section 1 on SO 418048 to be road which, pursuant to section 88(2) of the Government Roothing Powers Act 1989, becomes road, limited access road and State highway, and shall vest in the Crown; and declaring part (14m<sup>2</sup>) shown as Section 2 on SO 418048 is acquired for the functioning indirectly of a road (segregation strip) and shall vest in the Crown. CIR 726016 issued for Section 2 SO 418048 - 18.1.2016 at 12:14 pm

Land Covenant in Covenant Instrument 11945025.1 - 1.4.2021 at 4:21 pm

Land Covenant in Covenant Instrument 12065773.9 - 6.10.2021 at 5:11 pm





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R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA43C/416**  
**Land Registration District** **South Auckland**  
**Date Issued** 28 February 1989

**Prior References**  
SA30D/929

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**Estate** Fee Simple  
**Area** 1.8575 hectares more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland  
34481

**Registered Owners**  
Fonterra Limited

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**Interests**

S340460 Gazette Notice declaring No. 1 State Highway (Awanui-Bluff) fronting the within land to be a Limited Access Road - 21.3.1966 at 2.59 pm

Appurtenant hereto is a right of way created by Transfer S375313

Subject to a right (in gross) to convey electricity over part marked B on DPS 88988 in favour of WEL Networks Limited created by Easement Instrument 6439314.1 - 30.5.2005 at 9:00 am

Land Covenant in Covenant Instrument 11945025.1 - 1.4.2021 at 4:21 pm

Land Covenant in Covenant Instrument 12065773.9 - 6.10.2021 at 5:11 pm







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R.W. Muir  
Registrar-General  
of Land

**Identifier** SA48A/156  
**Land Registration District** South Auckland  
**Date Issued** 04 March 1991

**Prior References**  
SA16B/416

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**Estate** Fee Simple - 1/2 share  
**Area** 49.6802 hectares more or less  
**Legal Description** Lot 2-6 Deposited Plan South Auckland  
11087

**Registered Owners**  
Fonterra Limited

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**Interests**

S340460 Gazette Notice declaring the adjoining State Highway No. 1 (Awanui-Bluff) to be a Limited Access Road - 21.3.1966 at 2.59 pm

Appurtenant hereto are rights of way specified in Easement Certificate S454464 - 12.9.1969 at 11.30 am

Subject to rights of way over part coloured blue (affects Lots 2, 4 and 6) and over part coloured yellow (affects Lots 3 and 5) on DPS 11087 specified in Easement Certificate S454464 - 12.9.1969 at 11.30 am

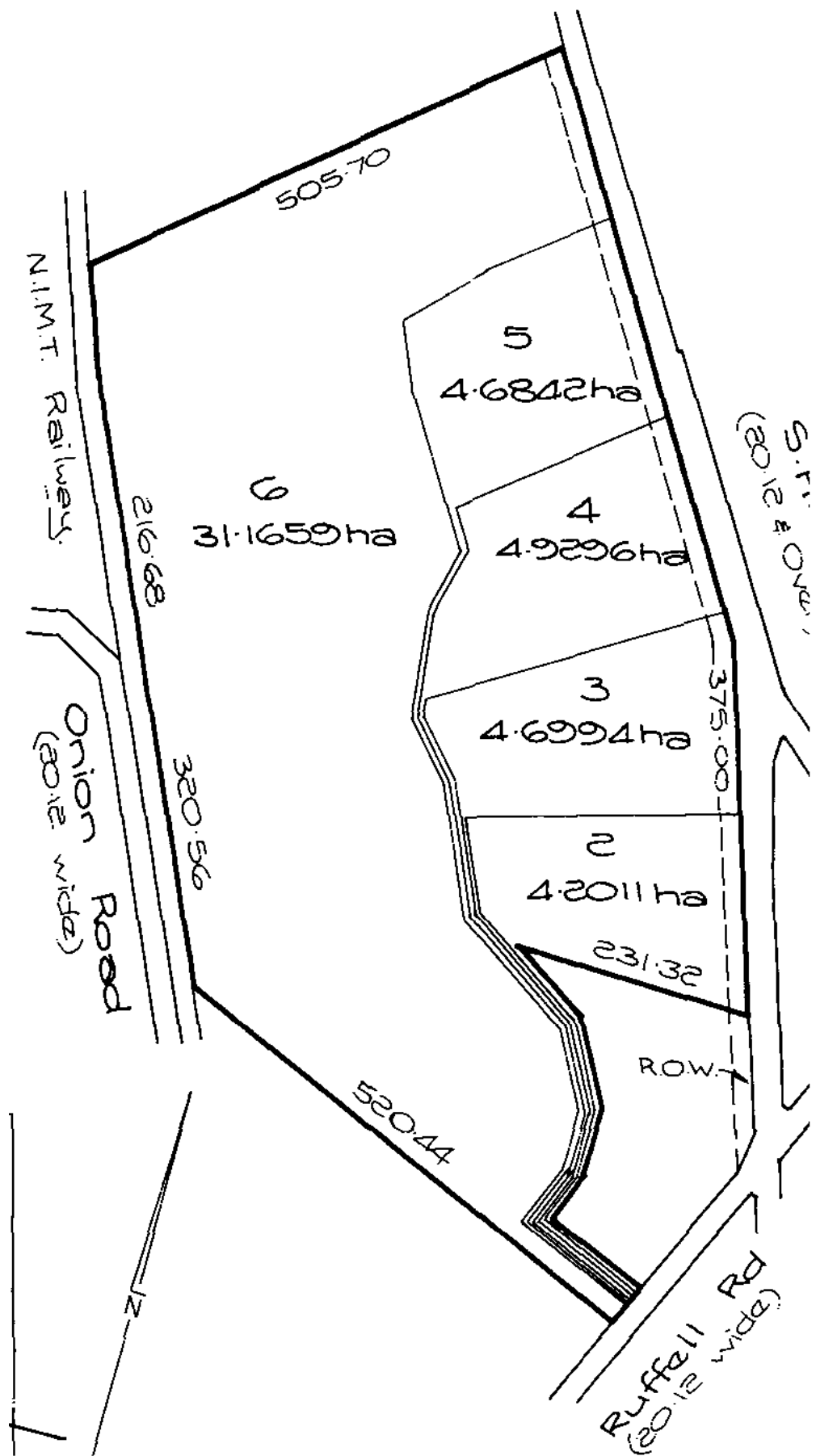
H330600 CERTIFICATE PURSUANT TO SECTION 643 LOCAL GOVERNMENT ACT 1974 (AFFECTS LOTS 3 AND 4 DPS 11087 ONLY) - 5.3.1981 AT 9.22 AM

Subject to an electricity right (in gross) over part in favour of (now) WEL Energy Group Limited created by Transfer H436699

B664265.1 Notice pursuant to Section 91 Transit New Zealand Act 1989

Land Covenant in Covenant Instrument 11945025.1 - 1.4.2021 at 4:21 pm

Land Covenant in Covenant Instrument 12065773.9 - 6.10.2021 at 5:11 pm





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R.W. Muir  
Registrar-General  
of Land

**Identifier** SA48A/157  
**Land Registration District** South Auckland  
**Date Issued** 04 March 1991

**Prior References**  
SA16D/1059

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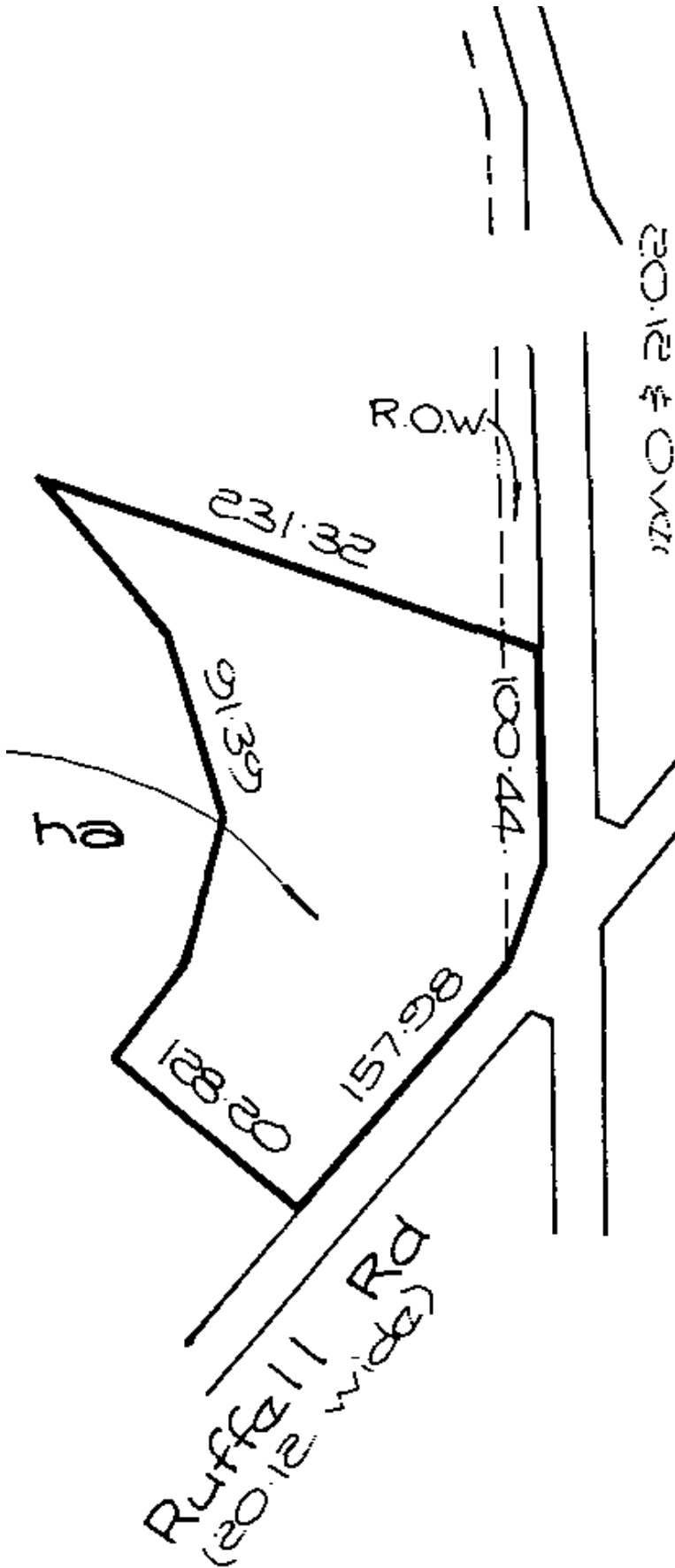
**Estate** Fee Simple - 1/2 share  
**Area** 4.1101 hectares more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland  
11087

**Registered Owners**  
Fonterra Limited

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**Interests**

S340460 Gazette Notice declaring No. 1 State Highway (Awanui-Bluff) to be a limited access road - 21.3.1966 at 2.59 pm  
Appurtenant hereto is a right of way as specified in Easement Certificate S454464  
Subject to a right of way over part coloured yellow on DPS 11087 as specified in Easement Certificate S454464





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R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA49C/283**  
**Land Registration District** **South Auckland**  
**Date Issued** 12 November 1991

**Prior References**  
SA46B/836 SA46B/837

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**Estate** Fee Simple  
**Area** 5084 square metres more or less  
**Legal Description** Lot 1-2 Deposited Plan South Auckland  
61136

**Registered Owners**  
Francis Vincent Rog and Karen Elizabeth Rog

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**Interests**  
Subject to Section 308 (4) and (5) Local Government Act 1974  
B450385.3 Mortgage to The National Bank of New Zealand Limited - 17.11.1997 at 10.05 am





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R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA49C/284**  
**Land Registration District** **South Auckland**  
**Date Issued** 12 November 1991

**Prior References**  
SA46B/836 SA46B/837

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**Estate** Fee Simple  
**Area** 4.0000 hectares more or less  
**Legal Description** Lot 3 Deposited Plan South Auckland  
61136

**Registered Owners**  
J W Trustees Limited

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**Interests**  
11891875.3 Mortgage to Westpac New Zealand Limited - 4.12.2020 at 3:34 pm  
12395878.5 Variation of Mortgage 11891875.3 - 2.5.2022 at 12:55 pm







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R.W. Muir  
Registrar-General  
of Land

**Identifier** SA68A/150  
**Land Registration District** South Auckland  
**Date Issued** 03 April 2000

**Prior References**  
SA16D/1483 SA27C/698

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**Estate** Fee Simple  
**Area** 24.7737 hectares more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland  
10458, Lot 1 Deposited Plan South  
Auckland 29922 and Lot 1 Deposited Plan  
South Auckland 85687

**Registered Owners**  
Fonterra Limited

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**Interests**

Subject to Section 241(2) Resource Management Act 1991 (affects DPS 85687)

S340460 Gazette Notice declaring the adjoining State Highway No 1 (Awanui - Bluff) to be a Limited Access Road - 21.3.1966 at 2.59 pm and varied H352715 - 14.7.1981 at 11.18

H415288 Gazette Notice declaring the adjoining State Highway No 1 (Ngaruawahia - Hamilton) to be a Limited Access Road - 22.6.1982 at 10.40 am

Subject to a right to convey water (in gross) over part Lot 1 DPS 10458 marked A and part Lot 1 DPS 29922 marked B on DPS 82428 in favour of the Waikato District Council created by Transfer B511211.1 - 9.11.1998 at 11.20 am

Subject to a natural gas pipeline right (in gross) over part marked E on DPS 86208 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer B590340.1 - 3.2.2000 at 11.15 am (affects Lot 1 DPS 10458)

B664265.2 Notice pursuant to Section 91 Transit New Zealand Act 1989

Subject to a telecommunications purposes easement (in gross) over part marked A on DP 433510 in favour of Telecom New Zealand Limited created by Transfer 8677421.1 - 20.7.2011 at 3:00 pm

Subject to a right of way (in gross) over part Lot 1 DPS 10458 marked H on DP 471391 in favour of Hamilton City Council created by Easement Instrument 10159273.1 - 17.8.2015 at 5:00 pm

Land Covenant in Covenant Instrument 11945025.1 - 1.4.2021 at 4:21 pm

Land Covenant in Covenant Instrument 12065773.9 - 6.10.2021 at 5:11 pm

Subject to a right to convey electricity and telecommunications (in gross) over part Lot 1 DPS 10458 marked A on DP 593403 in favour of WEL Networks Limited created by Easement Instrument 12853201.4 - 13.11.2023 at 12:01 pm

Subject to a right to convey electricity and telecommunications (in gross) over part Lot 1 DPS 10458 marked A on DP 514011 in favour of WEL Networks Limited created by Easement Instrument 12853201.5 - 13.11.2023 at 12:01 pm

