



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



  
R.W. Muir  
Registrar-General  
of Land

**STATEMENT OF PASSING OVER INFORMATION:**

**Identifier** 111134  
**Land Registration District** North Auckland  
**Date Issued** 27 January 2025  
**Prior References**  
356337

This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

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**Estate** Fee Simple  
**Area** 3728 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 586784  
**Registered Owners**  
Justice Ink Limited

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**Estate** Fee Simple - 1/24 share  
**Area** 452 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 111883  
**Registered Owners**  
Justice Ink Limited

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**Estate** Fee Simple - 1/12 share  
**Area** 3105 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 140017  
**Registered Owners**  
Justice Ink Limited

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**Interests**

B633891.10 Encumbrance to Waitemata City Council - 27.5.1987 at 9:00 am

Subject to a water supply right (in gross) over part Lot 5 DP 111883 marked C on DP 140017 in favour of the Waitakere City Council created by Transfer C382054.4 - 4.6.1992 at 2.46 pm

C382054.6 Encumbrance to Waitakere City Council - 4.6.1992 at 2:46 pm

Subject to a water supply right (in gross) over part Lot 5 DP 140017 marked B on DP 140017 and over part Lot 3 DP 586784 marked A on DP 586784 in favour of Waitakere City Council created by Transfer C382054.7 - 4.6.1992 at 2.46 pm

Appurtenant to part Lot 3 DP 586784 formerly Lot 3 DP 140017 is a right of way specified in Easement Certificate C382054.8 - 4.6.1992 at 2.46 pm

Subject to a right of way over part Lot 3 DP 586784 marked A on DP 586784 specified in Easement Certificate C382054.8 - 4.6.1992 at 2.46 pm

The easements specified in Easement Certificate C382054.8 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right to convey telecommunications over part Lot 3 DP 586784 marked A on DP 586784 created by Easement Instrument 7929147.8 - 5.9.2008 at 9:00 am

Appurtenant to Lot 3 DP 586784 is a right to convey power created by Easement Instrument 7929147.8 - 5.9.2008 at 9:00 am

The easements created by Easement Instrument 7929147.8 are subject to Section 243 (a) Resource Management Act 1991 10732170.2 Mortgage to Westpac New Zealand Limited - 20.3.2017 at 11:20 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 586784)

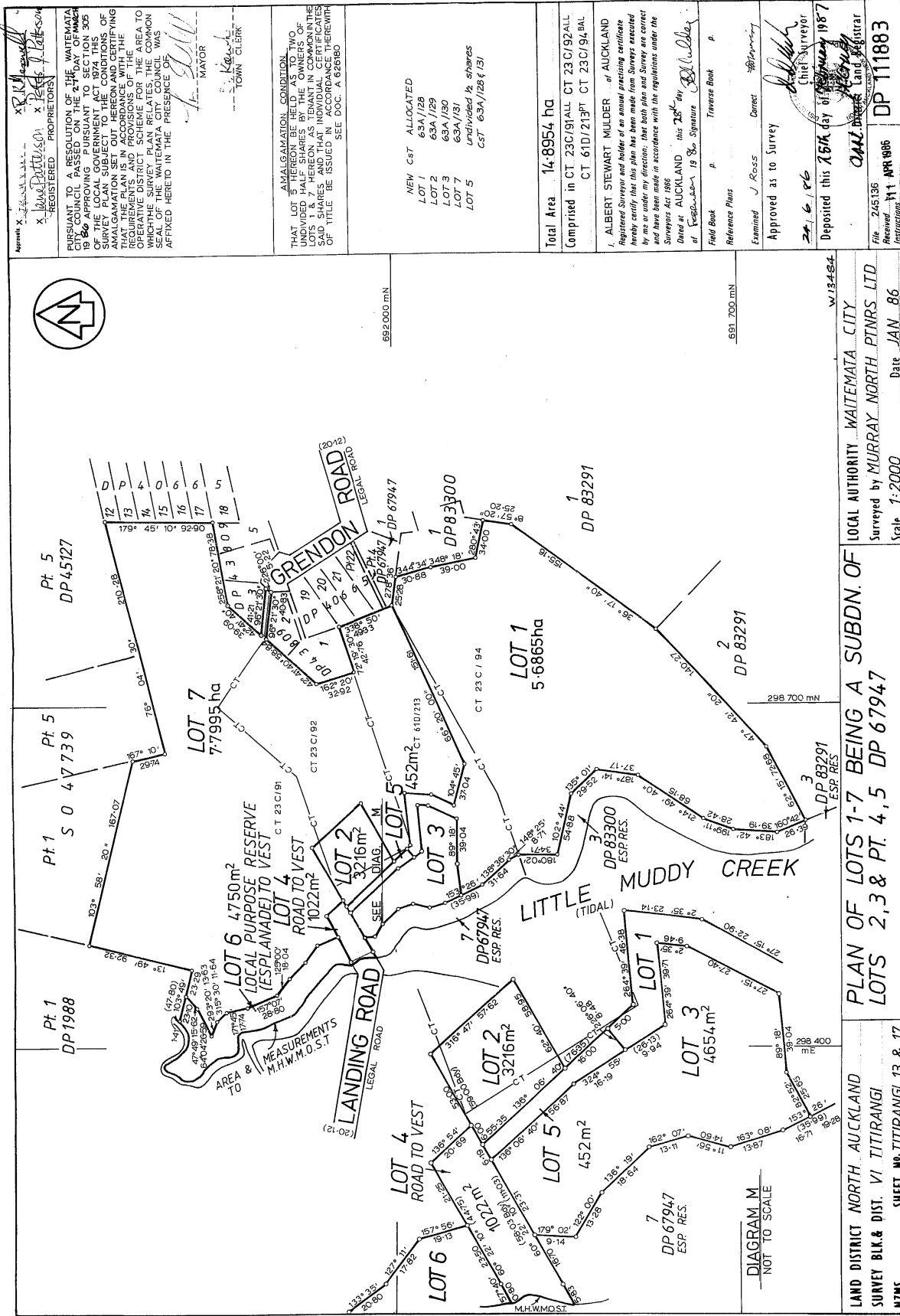
13174655.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.1.2025 at 3:20 pm (affects Lot 3 DP 586784)

Subject to a right (in gross) to convey telecommunications over part Lot 3 DP 586784 marked A, B and C on DP 586784 in favour of Chorus New Zealand Limited created by Easement Instrument 13174655.3 - 27.1.2025 at 3:20 pm

Subject to a right of way, a right to convey electricity, telecommunications and water over part Lot 3 DP 586784 marked A, B and C and a right to drain sewage over part Lot 3 DP 586784 marked C and F on DP 586784 created by Easement Instrument 13174655.4 - 27.1.2025 at 3:20 pm

Appurtenant to Lot 3 DP 586784 is a right to drain water and to convey electricity, telecommunications and water created by Easement Instrument 13174655.4 - 27.1.2025 at 3:20 pm

The easements created by Easement Instrument 13174655.4 are subject to Section 243 (a) Resource Management Act 1991



AMALGAMATION CONDITION THAT LOT 5 HERON BE HELD AS TWO LOTS 1 & 7 HERON AS TENANT IN COMMON IN THE SAID SHARES, AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED ACCORDINGLY HEREWIN SEE DOC. A 62018D

NEW GST ALLOCATED  
 LOT 1 63A/128  
 LOT 2 63A/129  
 LOT 3 63A/130  
 LOT 7 63A/131  
 LOT 5 Undivided 1/2 shares  
 CST 63A/128 & 131

Total Area 14.8954 ha  
 Comprised in CT 23C/91 ALL CT 23C/92 ALL  
 CT 61D/213 PT CT 23C/94 BAL.

I, ALBERT STEWART MULDER of AUCKLAND  
 Registered Surveyor and holder of an annual practicing certificate  
 hereby certify that this plan has been made from surveys executed  
 by me or under my direction, that said plan and Survey are correct  
 and have been made in accordance with the regulations under the  
 Surveyors Act 1954.

Dated at AUCKLAND this 28th day of February 1987  
 of 1987-1988-1989  
 Signature *[Signature]*  
 Field Book p. Traverse Book p.

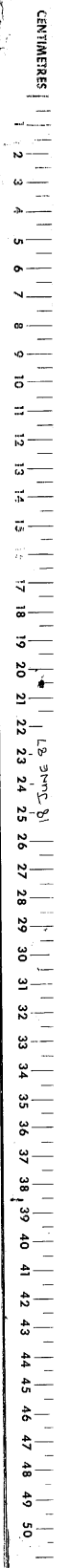
Reference Plans  
 Examined  Roads Correct *[Signature]*  
 Approved as to Survey

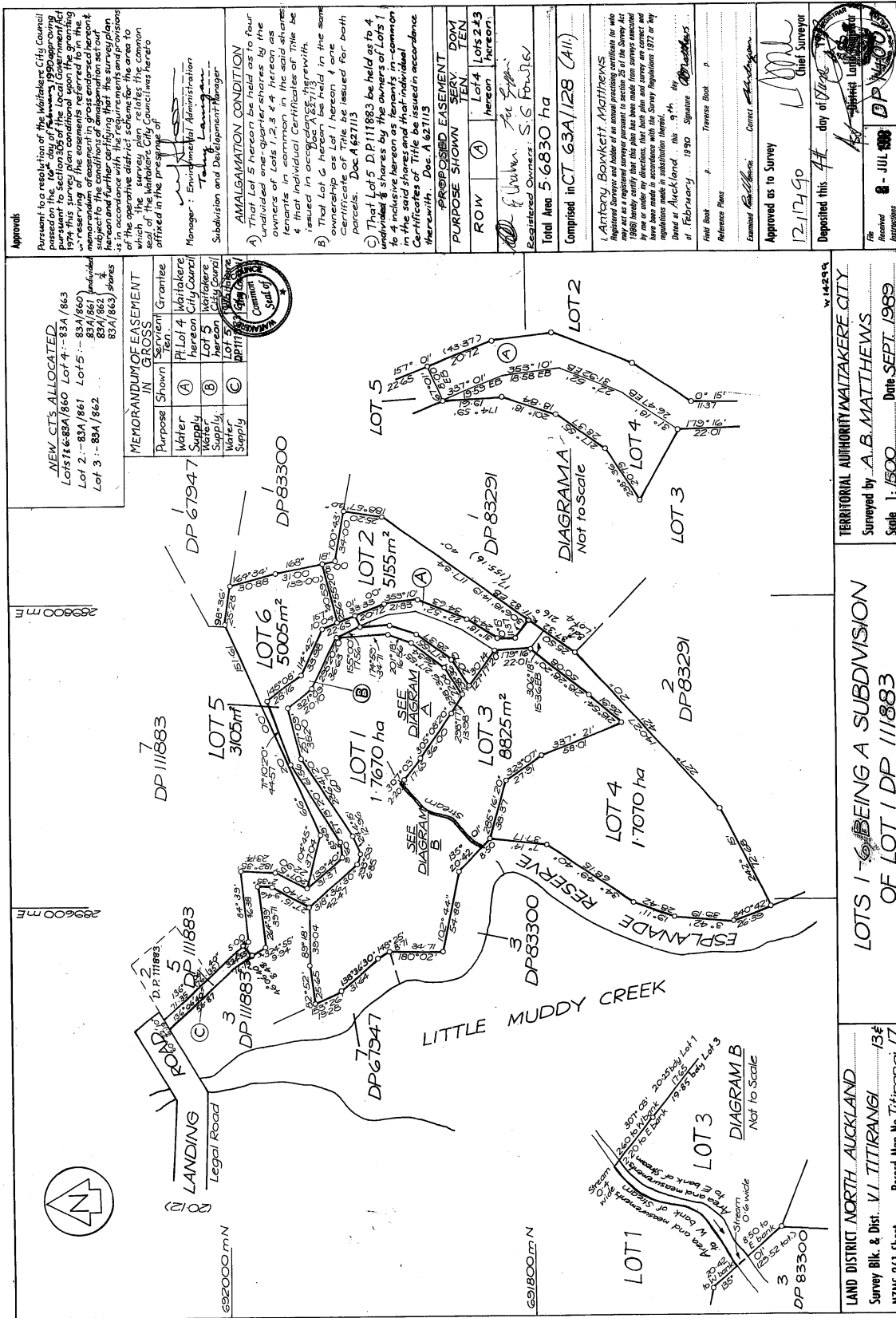
27.6.86  
 Chief Surveyor  
 Deposited this 26th day of February 1987  
 CAM  
 Chief Registrar

File: 245136  
 Received: 11 APR 1986  
 DP 111883

PLAN OF LOTS 1-7 BEING A SUBDN. OF LOCAL AUTHORITY WAITEMATA CITY  
 Surveyed by MURRAY NORTH PTMRS. LTD  
 Scale 1:2000 Date JAN 86

LAND DISTRICT NORTH AUCKLAND  
 SURVEY BLK. & DIST. VI TITIRANGI  
 SHEET NO. TITIRANGI 13 & 17



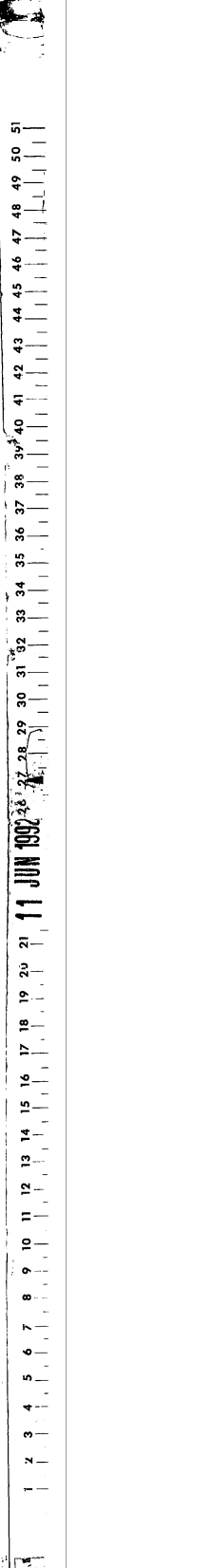


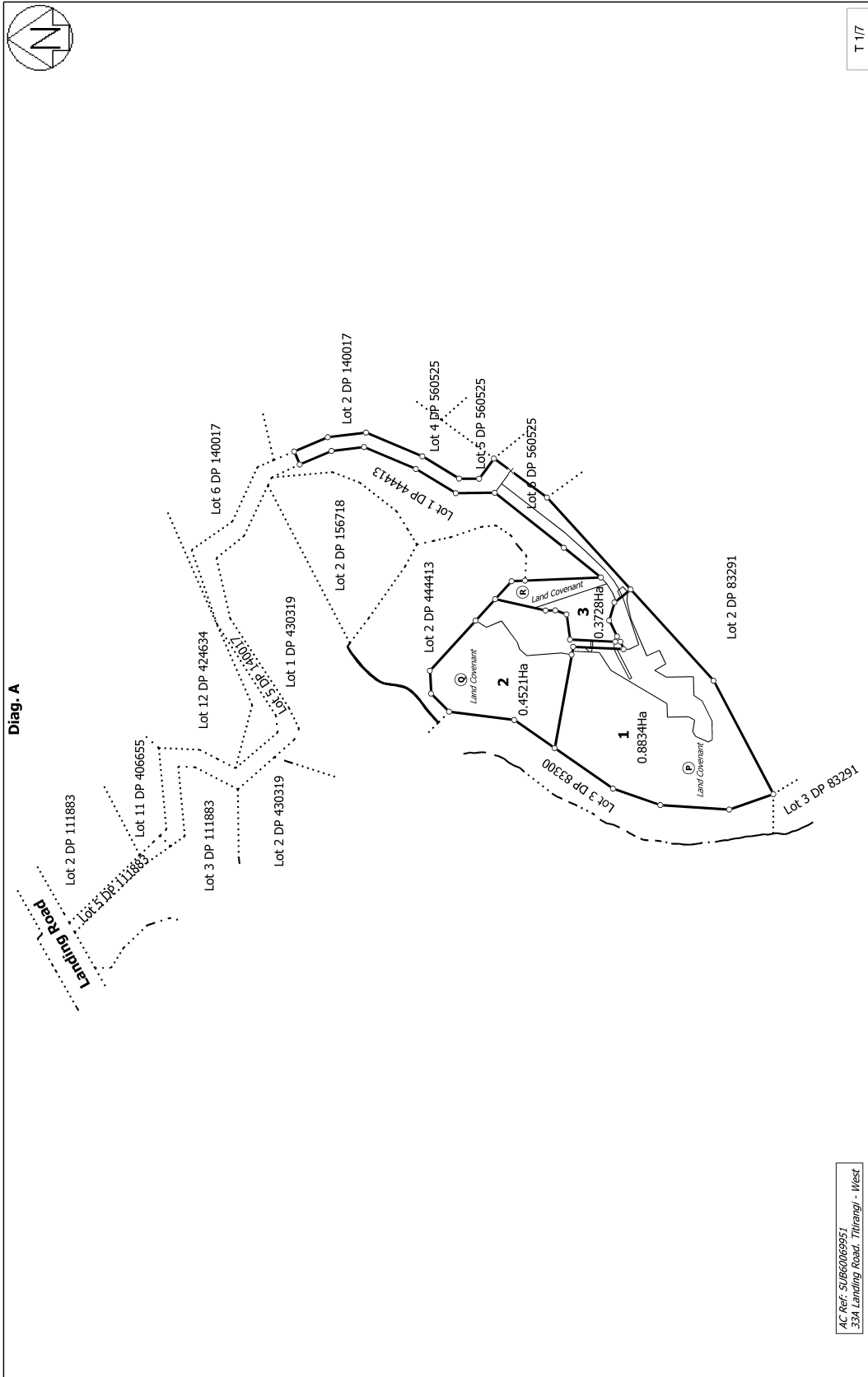
W.14295

TERITORIAL AUTHORITY WAITAKERE CITY  
 Surveyed by A.B. MATTHEWS  
 Scale 1:1500 Date SEPT. 1989

LAND DISTRICT NORTH AUCKLAND  
 Survey Blk. & Dist. VI. TITIRANGI 134  
 NZMS 261 Sheet Record Map No. Titirangi II

W.A. HUBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

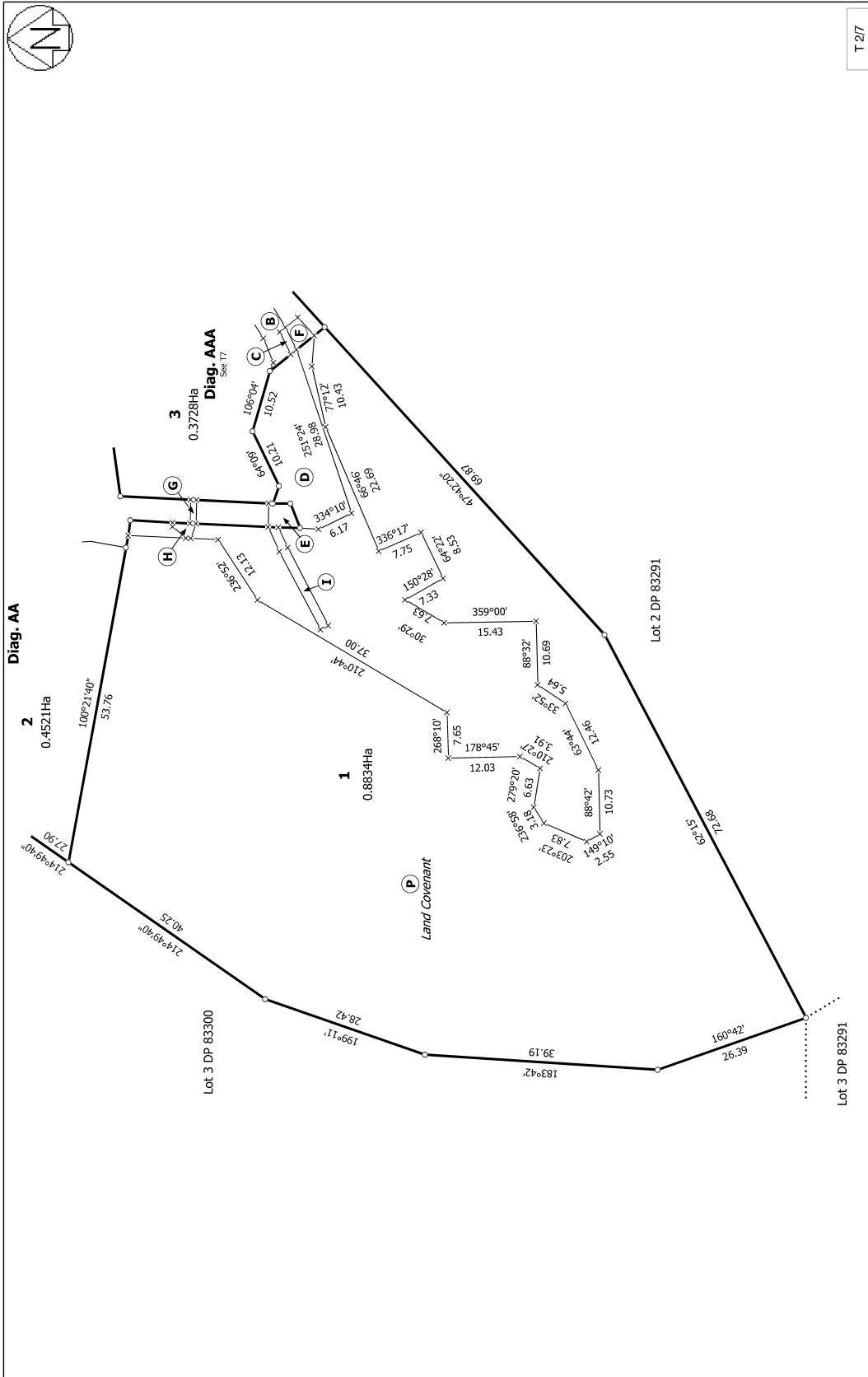




AC Ref: SUB50269951  
 32A Landing Road, Titirangi - West

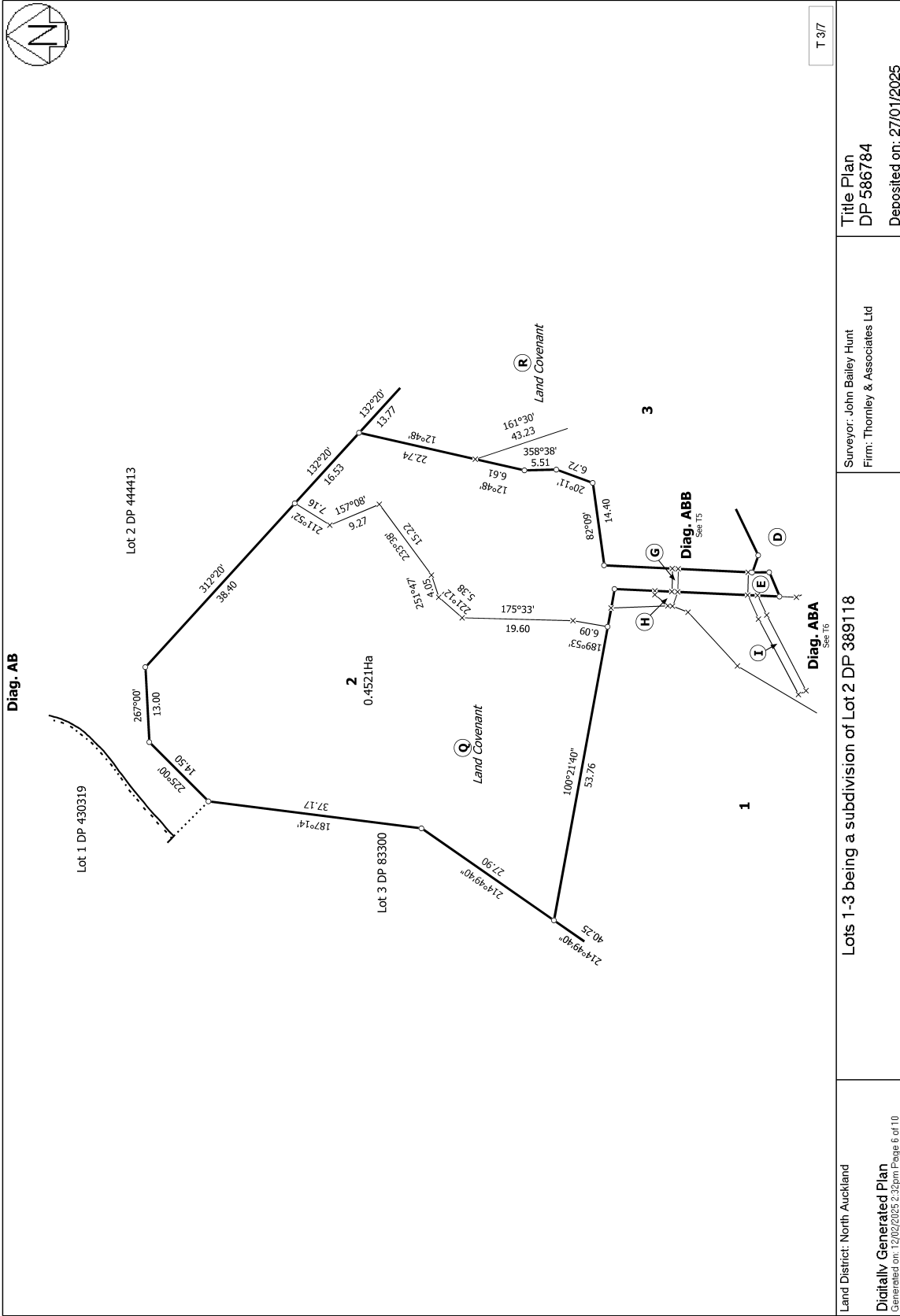
<p>Land District: North Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 12/02/2025 2:30pm   Page 4 of 10</p>	<p>Surveyor: John Bailey Hunt</p> <p>Firm: Thornley &amp; Associates Ltd</p>	<p>Title Plan</p> <p>DP 586784</p> <p>Deposited on: 27/01/2025</p>
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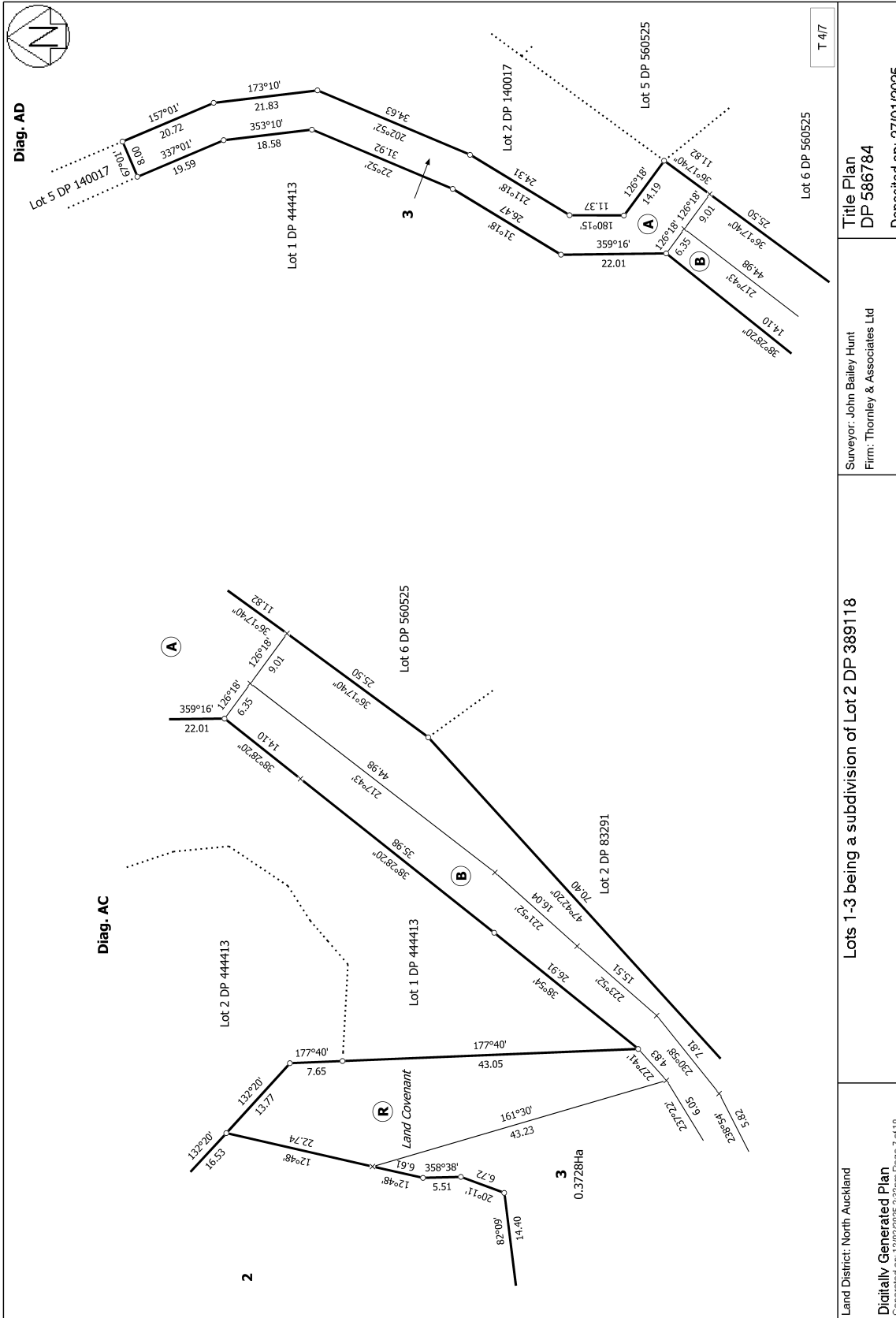
T 1/7



T 2/7

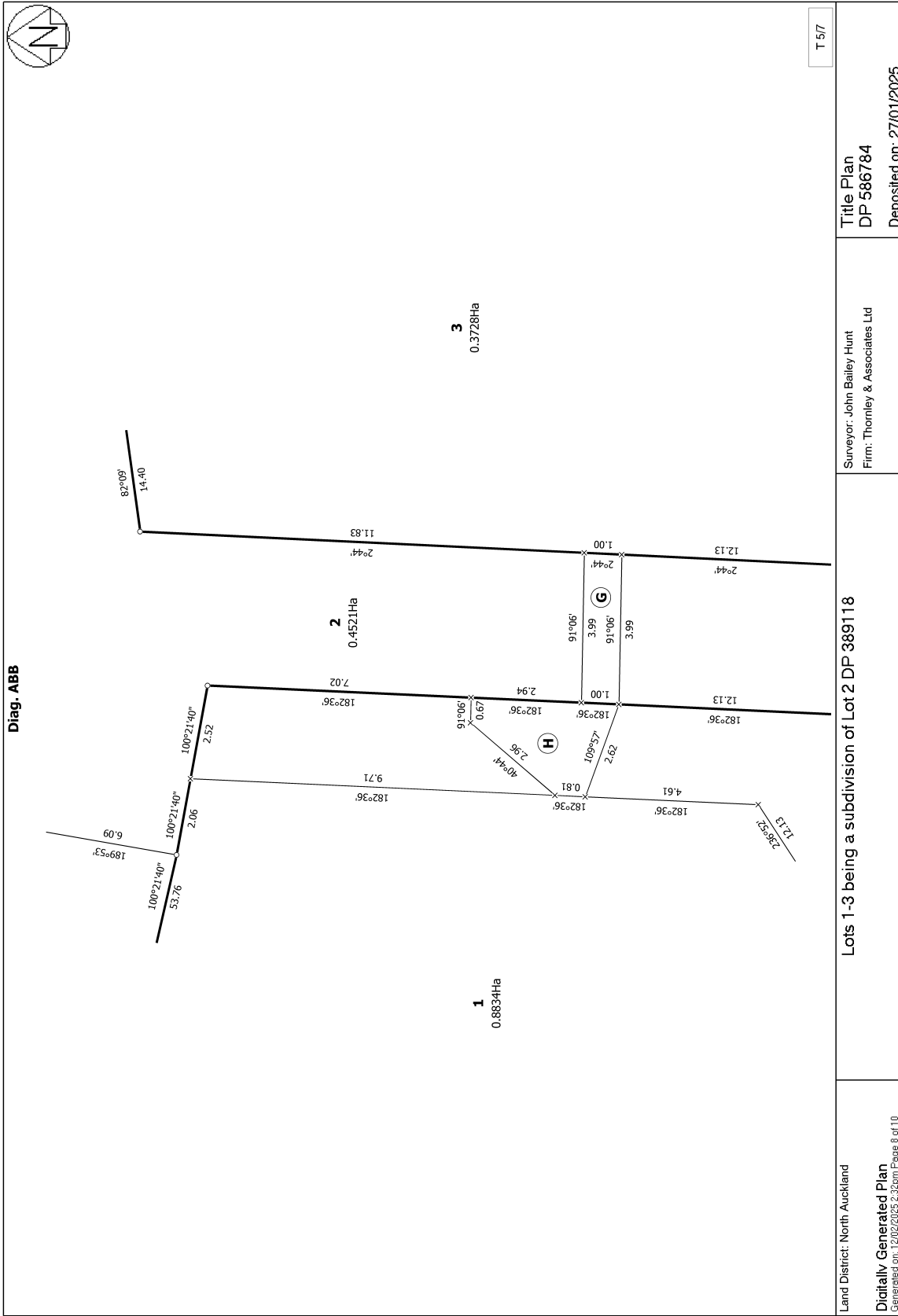
Land District: North Auckland <b>Digitally Generated Plan</b> Generated on: 12/02/2025 2:32pm   Page 5 of 10	Lots 1-3 being a subdivision of Lot 2 DP 389118	Surveyor: John Bailey Hunt Firm: Thornley & Associates Ltd	Title Plan DP 586784 Deposited on: 27/01/2025
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Land District: North Auckland	Surveyor: John Bailey Hunt Firm: Thornley & Associates Ltd	Title Plan DP 586784
<b>Digitally Generated Plan</b> Generated on: 12/02/2025 2:30pm Page 7 of 10	<b>Lots 1-3 being a subdivision of Lot 2 DP 389118</b>	
Deposited on: 27/01/2025		





T 5/7

Title Plan  
DP 586784  
Deposited on: 27/01/2025

Surveyor: John Bailey Hunt  
Firm: Thornley & Associates Ltd

Lots 1-3 being a subdivision of Lot 2 DP 389118

Land District: North Auckland  
Digitally Generated Plan  
Generated on: 12/02/2025 2:30pm Page 8 of 10

