



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



R. W. Muir  
Registrar-General  
of Land

**Identifier** 111133  
**Land Registration District** North Auckland  
**Date Issued** 27 January 2025  
**Prior References**  
356337

**STATEMENT OF PASSING OVER INFORMATION:**

This information has been supplied to us by a third party. Accordingly, the Vendor and Astar 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 Astar 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** 4521 square metres more or less  
**Legal Description** Lot 2 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 in favour of the Waitakere City Council created by Transfer C382054.7 - 4.6.1992 at 2.46 pm

Appurtenant to part Lot 2 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

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

Appurtenant to Lot 2 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

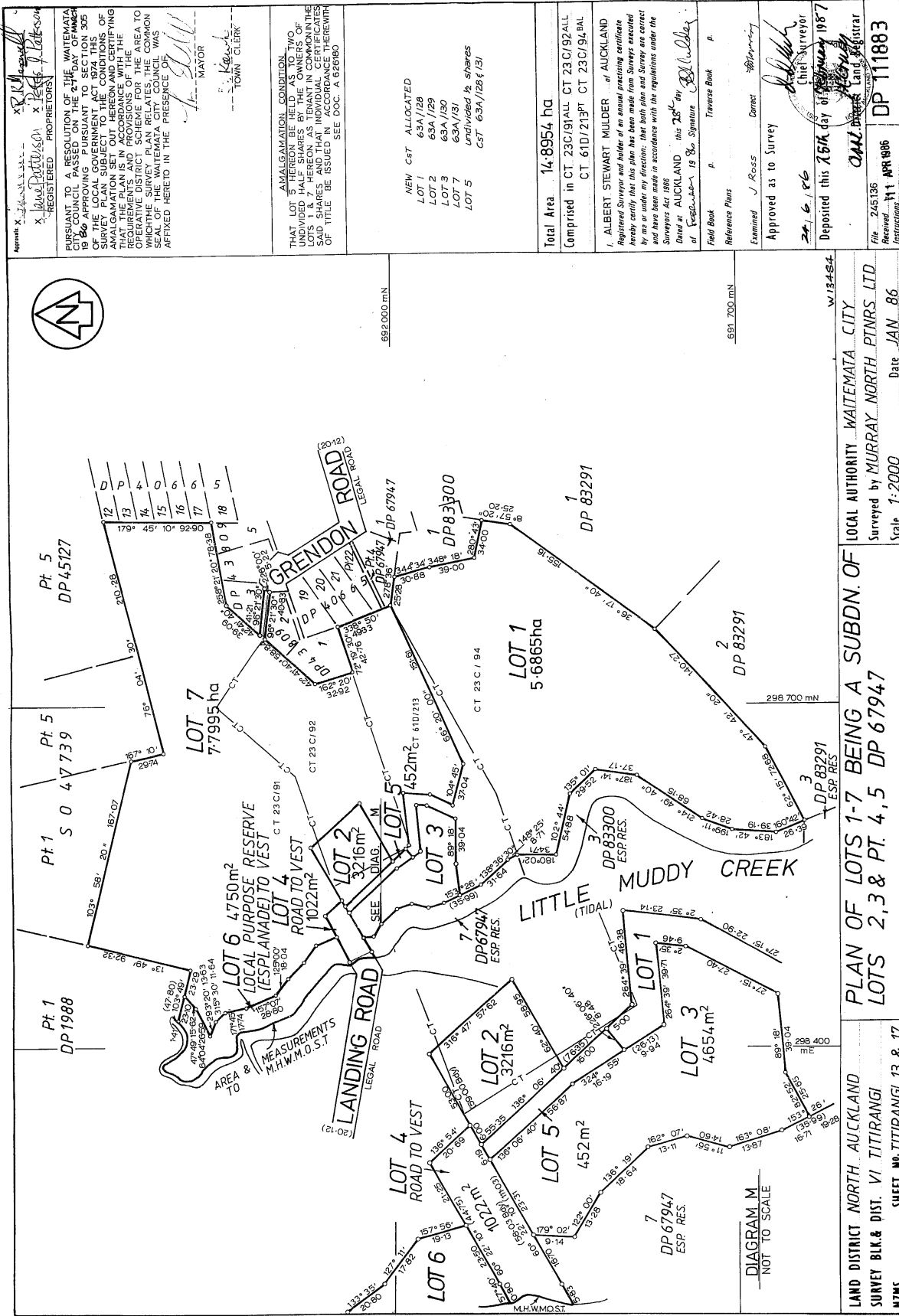
Subject to Section 241(2) Resource Management Act 1991 (affects DP 586784)

13174655.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.1.2025 at 3:20 pm (affects Lot 2 DP 586784)

Subject to a right to drain water over part Lot 2 DP 586784 marked G and a right to convey electricity, telecommunications and water over part Lot 2 DP 586784 marked E on DP 586784 created by Easement Instrument 13174655.4 - 27.1.2025 at 3:20 pm

Appurtenant to Lot 2 DP 586784 is a right of way, a right 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



APPROVED BY: *[Signature]* REGISTERED PROPRIETORS  
 PURSUANT TO A RESOLUTION OF THE WAITEMATA CITY COUNCIL PASSED ON THE 21<sup>ST</sup> DAY OF MARCH 1986 APPROVING PURSUANT TO SECTION 305 OF THE RESOURCE MANAGEMENT ACT 1976 THE AMALGAMATION SET OUT HEREON AND CERTIFYING THAT THE PLAN IS IN ACCORDANCE WITH THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES, THE COMMON SEAL OF THE WAITEMATA CITY COUNCIL WAS AFFIXED HEREIN IN THE PRESENCE OF:

MAYOR: *[Signature]*  
 TOWN CLERK: *[Signature]*

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

NEW C&T 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 both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1976.

Dated at AUCKLAND this 28<sup>th</sup> day of February 1987  
 Signature: *[Signature]*  
 of February 1987  
 Title: Surveyor  
 Field Book p. Traverse Book p.

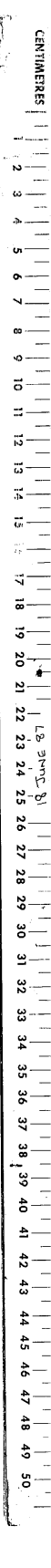
Reference Plans Examined  Roads Correct   
 Approved as to Survey *[Signature]*  
 Deposited this 26<sup>th</sup> day of February 1987  
 CANTONMENT Land Registrar  
 File: 245136  
 Received: 11 APR 1986  
 DP 11883

LOCAL AUTHORITY WAITEMATA CITY  
 Surveyed by MURRAY NORTH PTMRS LTD  
 Scale 1:2000 Date JAN 86

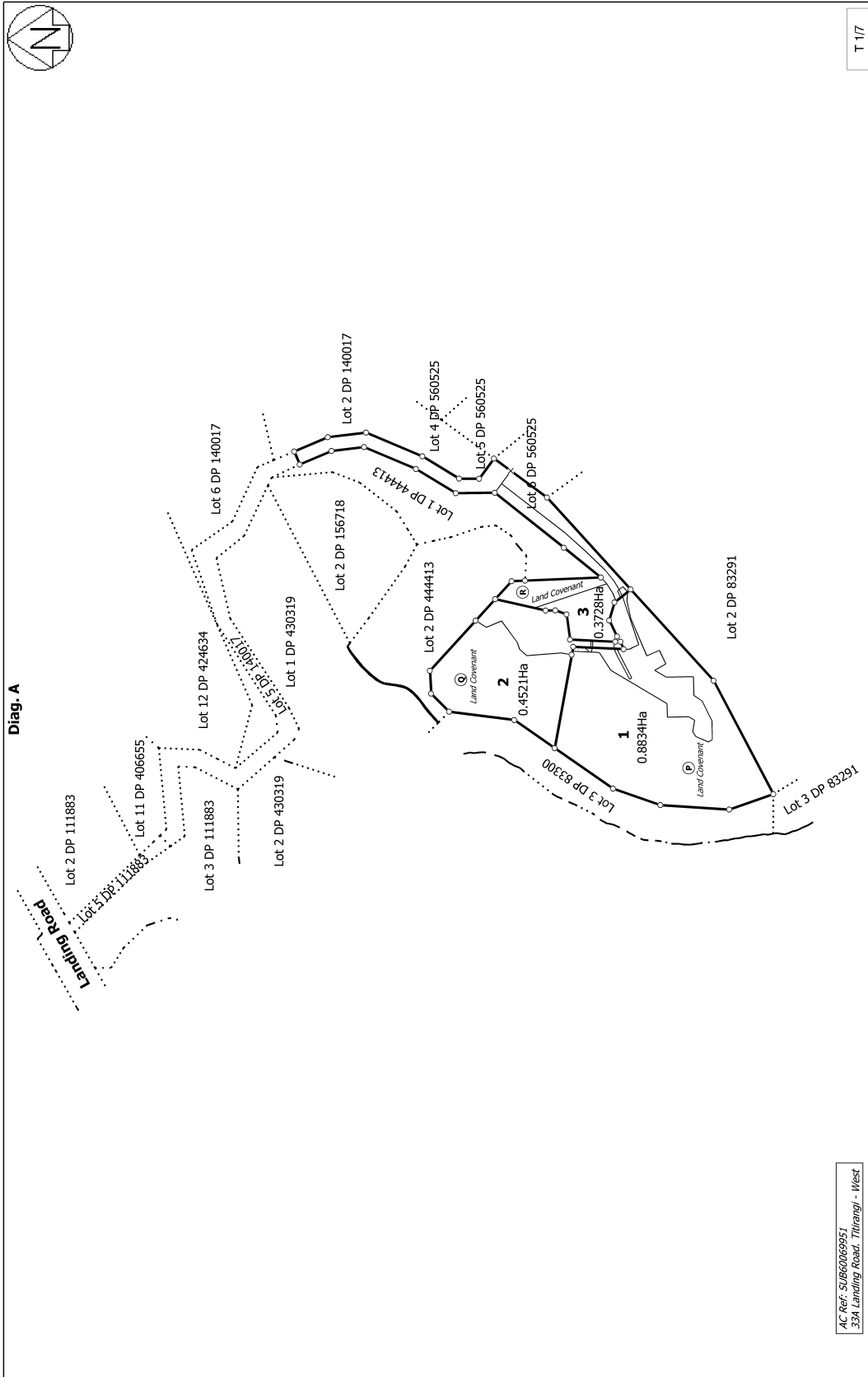
PLAN OF LOTS 1-7 BEING A SUBDN. OF LOTS 2, 3 & PT. 4, 5 DP 67947

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

W. N. Hawkey, Surveyor-General, Department of Lands and Survey, Wellington.  
 Printed by Sterling Presses Ltd, Auckland, New Zealand.







AC Ref: SUB50069951  
 32A Landing Road, Titirangi - West

<p>Land District: North Auckland</p>	<p>Surveyor: John Bailey Hunt        Firm: Thornley &amp; Associates Ltd</p>	<p>Lot 1-3 being a subdivision of Lot 2 DP 389118</p>
<p>Digitally Generated Plan</p>		<p>Title Plan        LT 586784        Approved on: 6/09/2024</p>
<p>Generated on: 06/09/2024 09:21 am Page 4 of 10</p>		<p>T 1/7</p>