APPENDIX A

Records of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**SA7D/153**
Land Registration District	**South Auckland**
Date Issued	02 October 1967

Prior References
SA1207/95

Estate	Fee Simple
Area	4047 square metres more or less
Legal Description	Lot 1 Deposited Plan South Auckland 11673

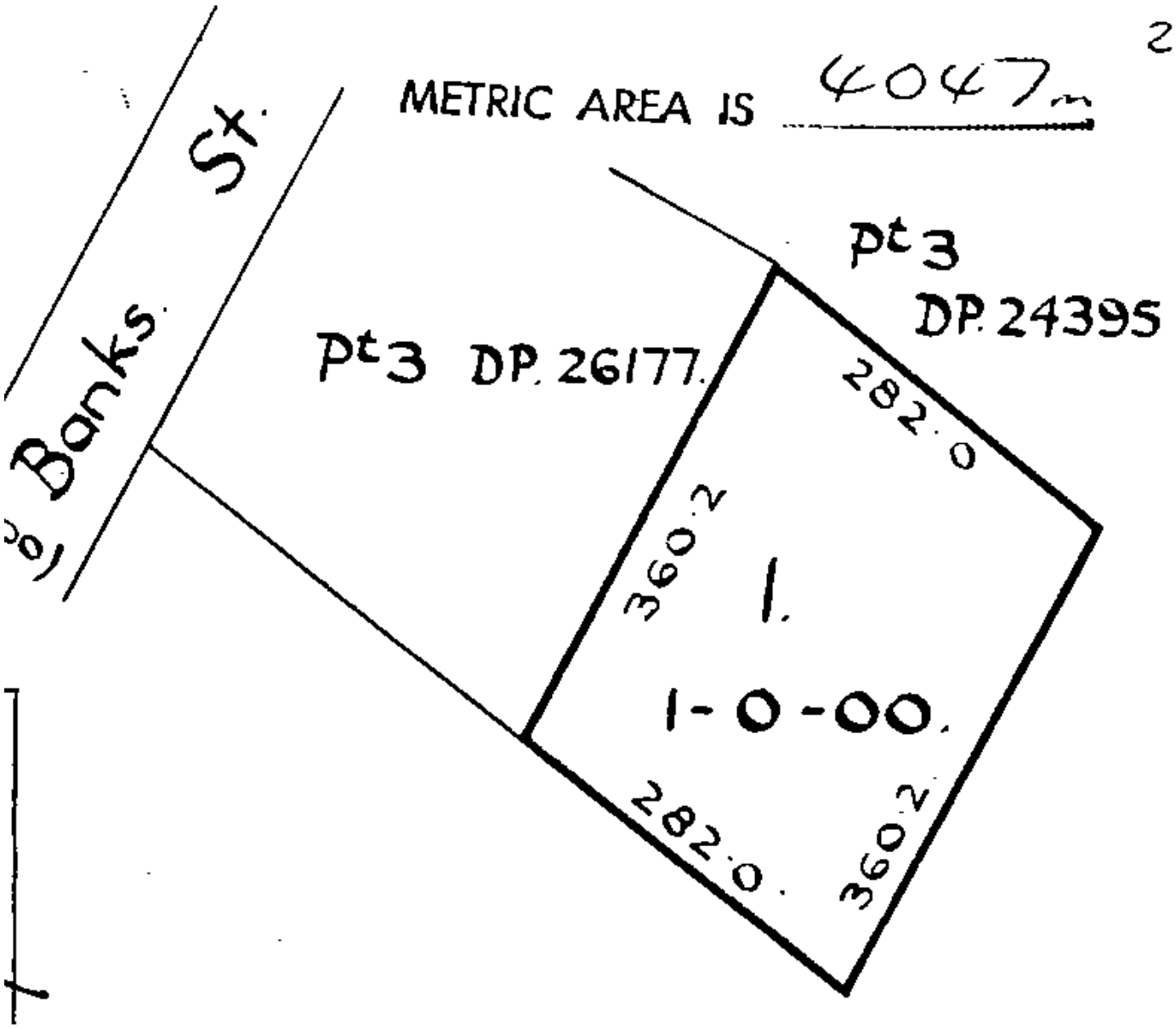
Registered Owners
Whakanui Stud Limited

Interests

The within land has no frontage to a legal road

9111245.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - - 29.6.2012 at 1:34 pm

XII Hamilton S.D.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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R.W. Muir
Registrar-General
of Land

Identifier **1130253**
Land Registration District **South Auckland**
Date Issued 24 February 2026

Prior References
1042278

Estate Fee Simple
Area 52.5000 hectares more or less
Legal Description Lot 1 Deposited Plan 590697
Registered Owners
Whakanui Stud Limited

Interests

S316513 Gazette Notice declaring the adjoining State Highway No1 (Awanui-Bluff) to be a limited access road - 21.6.1965 at 9:00 am

B379956.3 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 19.11.1996 at 11.57 am

9109973.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 29.6.2012 at 1:32 pm

10915492.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.7.2018 at 10:47 am

Subject to a right of way over part marked A on DP 590697 created by Easement Instrument 10915492.3 - 9.7.2018 at 10:47 am

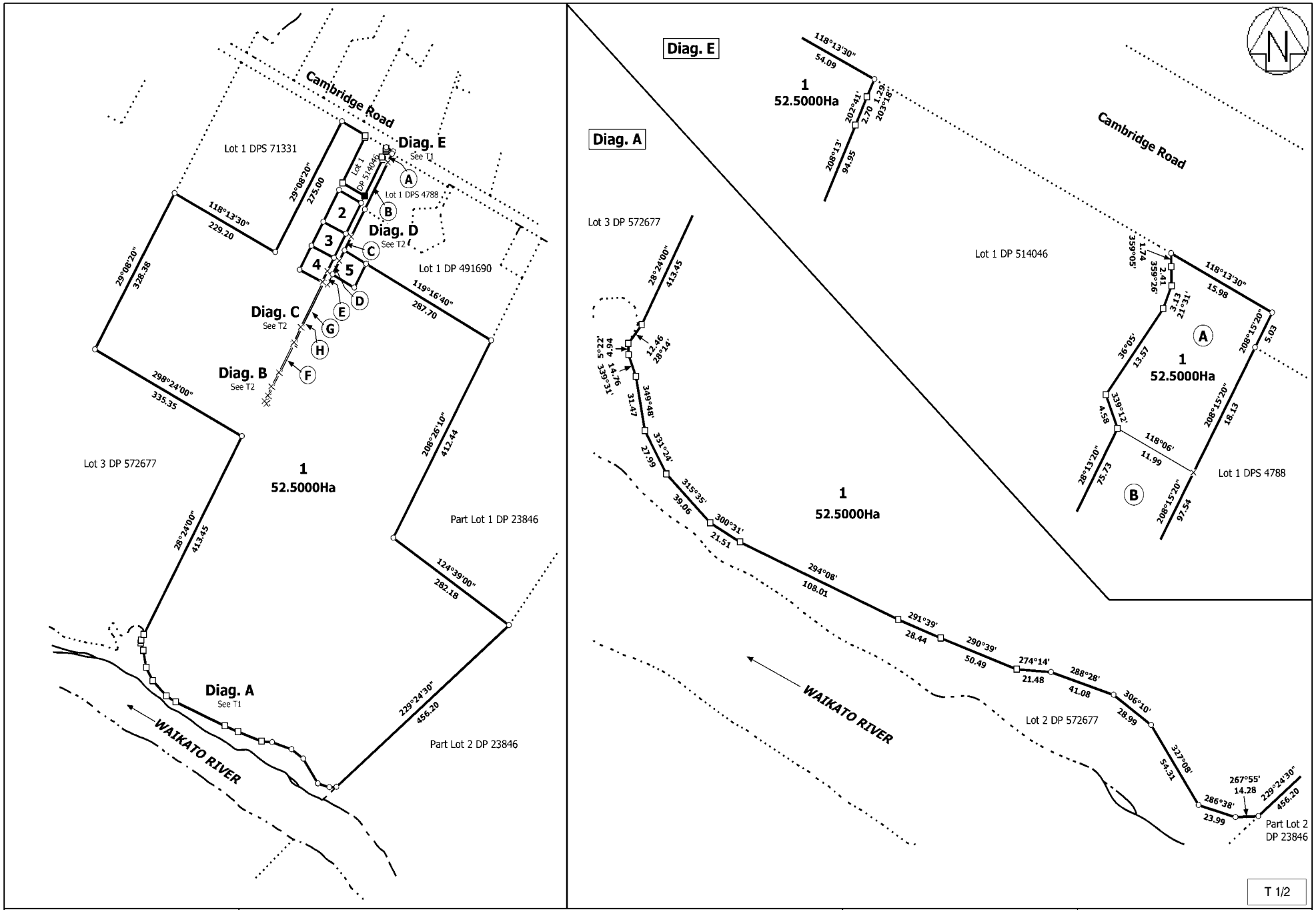
The easements created by Easement Instrument 10915492.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part marked A on DP 590697 in favour of Chorus New Zealand Limited created by Easement Instrument 11196089.1 - 12.10.2018 at 10:50 am

The easements created by Easement Instrument 11196089.1 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 13292165.1 - 9.5.2025 at 8:27 am

SUBJECT TO SECTION 243(C) RESOURCE MANAGEMENT ACT 1991 (AFFECTS DP 590697)



T 1/2

Land District: South Auckland Digitally Generated Plan Generated on: 29/09/2023 1:15pm Page 4 of 5	Lots 1 - 5 being a Subdivision of Lot 1 DP 572677	Surveyor: John Philip Marsden Firm: Cogswell Surveys Ltd	Title Plan LT 590697 Approved on: 29/09/2023

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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R.W. Muir
Registrar-General
of Land

Identifier **SA57B/537**

Land Registration District **South Auckland**

Date Issued 31 January 1996

Prior References
SA640/50

Estate Fee Simple

Area 6.3000 hectares more or less

Legal Description Lot 1 Deposited Plan South Auckland 71331

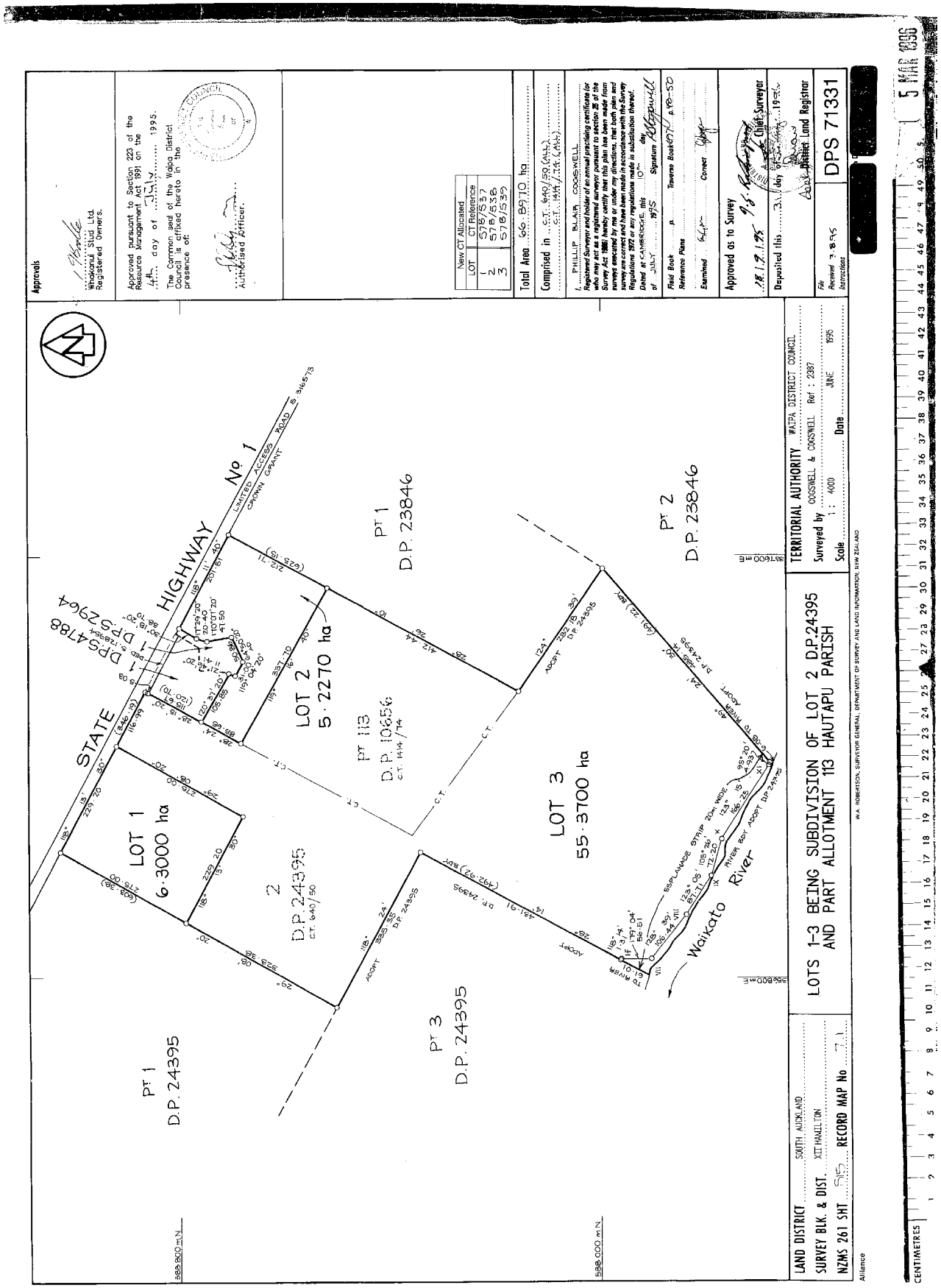
Registered Owners
Whakanui Stud Limited

Interests

S316513 Gazette Notice declaring the adjoining State Highway No1 (Awanui-Bluff) to be a limited access road - 21.6.1965 at 9:00 am

B379956.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 19.11.1996 at 11.57 am

Land Covenant in Covenant Instrument 13292165.1 - 9.5.2025 at 8:27 am


Approvals
Approved pursuant to Section 223 of the Resource Management Act 1991 on the 4th day of July 1995.
The Common seal of the Waipa District Council is affixed hereto in the presence of:
Authorised Officer.
New CT Allocated
LOT | CT Reference
1 | 57B/537
2 | 57B/538
3 | 57B/539
Total Area 56·8970 ha
Comprised in C.T. 640/59 (ALL)
C.T. 1414/74 (ALL)
I, PHILLIP BLAIR COGSWELL
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Surveyors Act 1966) hereby certify that this survey and plan and survey executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at CAMBRIDGE this 10th day of JULY 1995 Signature
Field Book p. Traverse Book 87 p. 49-50
Reference Plans
Examined Correct
Approved as to Survey
18.12.95 Chief Surveyor
Deposited this 31st day of July 1995
Land District Registrar
File Received 3.8.95
Instructions
DPS 71331
5 MAR 1996
TERRITORIAL AUTHORITY WAIPA DISTRICT COUNCIL
Surveyed by COGSWELL & COGSWELL Ref : 2387
Scale 1 : 4000 Date JUNE 1995
LOTS 1-3 BEING SUBDIVISION OF LOT 2 D.P.24395 AND PART ALLOTMENT 113 HAUTAPU PARISH
W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. XII HAMILTON
NZMS 261 SHT 315 RECORD MAP No 7.1
Alliance
STATE HIGHWAY No 1
LIMITED ACCESS ROAD
CROWN GRANT
LOT 1 6·3000 ha
LOT 2 5·2270 ha
LOT 3 55·3700 ha
PT 1 D.P. 24395
PT 2 D.P. 24395
PT 3 D.P. 24395
PT 1 D.P. 23846
PT 2 D.P. 23846
PT 113 D.P. 10656
C.T. 1414/74
C.T. 640/50
ESPLANADE STRIP 20m WIDE
RIVER BDY ADOPT D.P. 24395
Waikato River
5687000 m E
5688800 m N
5688000 m N
CENTIMETRES

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

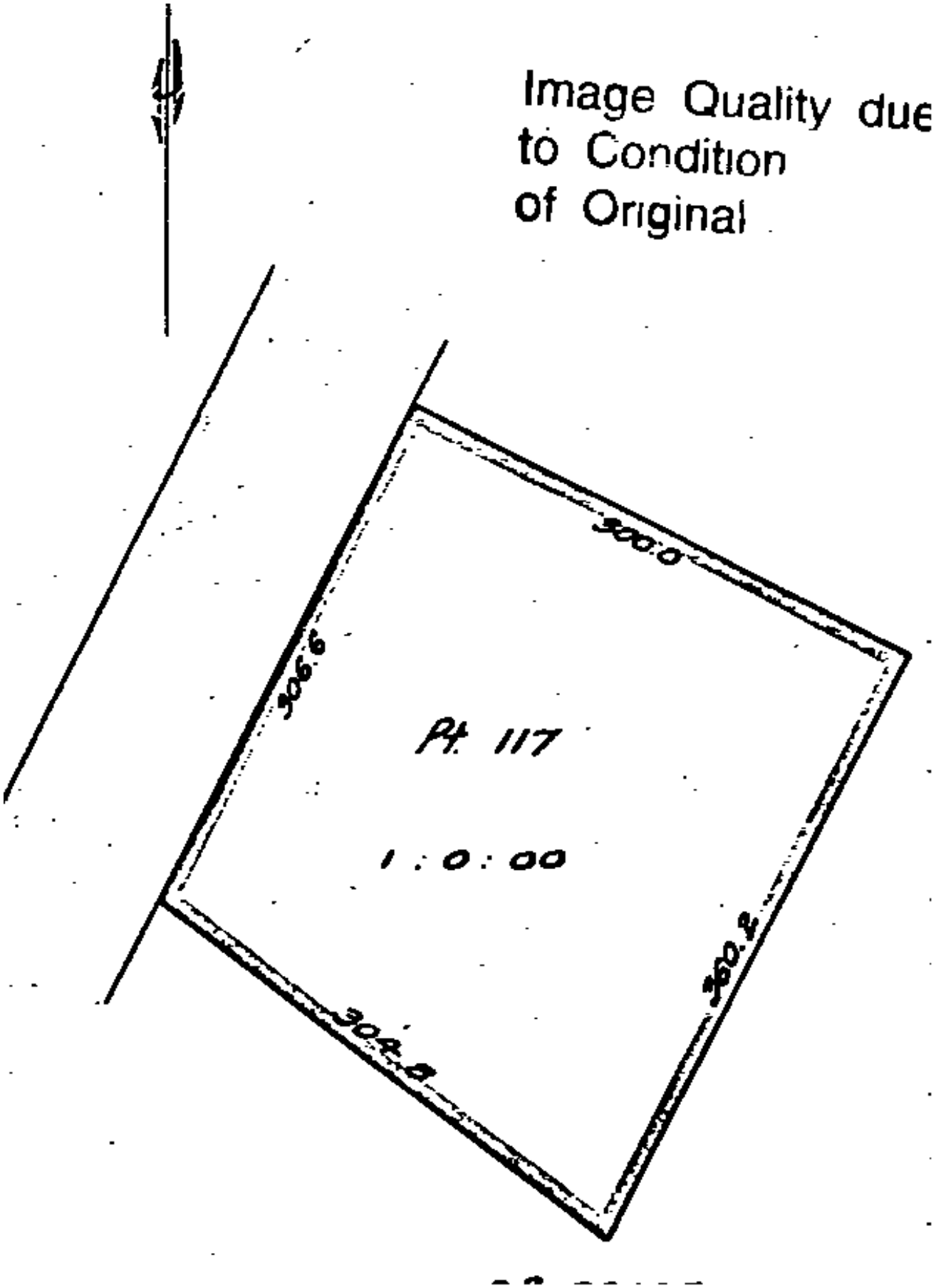
Identifier	**SA673/168**
Land Registration District	**South Auckland**
Date Issued	24 April 1936

Prior References
SA640/49

Estate	Fee Simple
Area	4047 square metres more or less
Legal Description	Deposited Plan 26177
Registered Owners	

Whakanui Stud Limited

Interests


Image Quality due to Condition of Original
306.6
300.0
Pt 117
1 : 0 : 00
304.8
300.2

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1037250**

Land Registration District **South Auckland**

Date Issued 14 June 2022

Prior References
698559

Estate Fee Simple

Area 38.6800 hectares more or less

Legal Description Lot 3 Deposited Plan 571795 and Lot 4 Deposited Plan 571795

Registered Owners

Karen Lynley Bodle, Timothy John Bodle and Mackrell Murcott Trustees 2019 Limited

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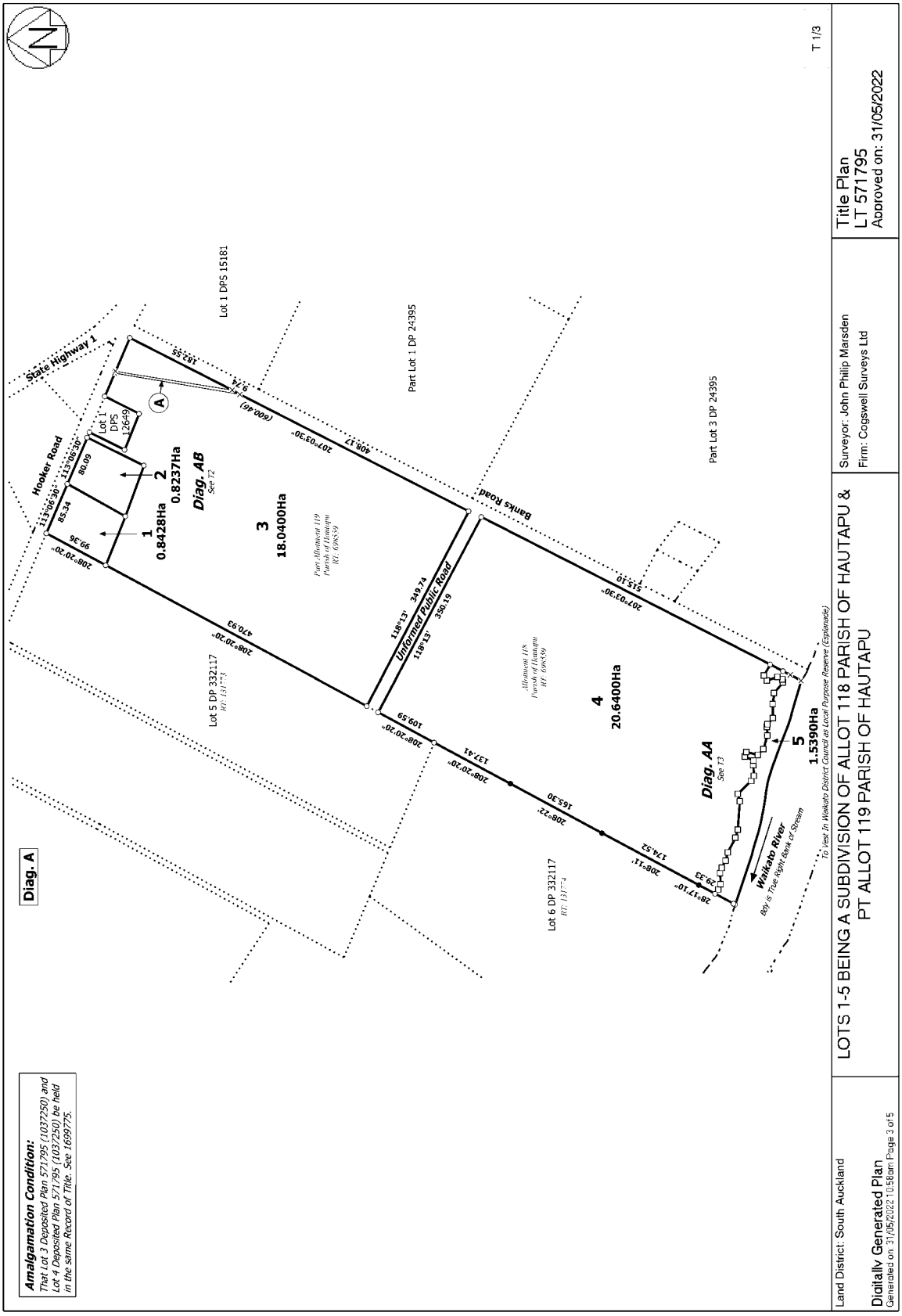
Interests

12411089.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.6.2022 at 4:32 pm

Subject to a right to convey electricity (in gross) and a right to convey telecommunications (in gross) over part Lot 3 DP 571795 marked A on DP 571795 in favour of Waipa Networks Limited created by Easement Instrument 12411089.4 - 14.6.2022 at 4:32 pm

Land Covenant in Covenant Instrument 12828468.1 - 20.10.2023 at 10:50 am (Limited as to duration)

Land Covenant in Covenant Instrument 13193736.1 - 15.1.2025 at 5:04 pm


Amalgamation Condition:
That Lot 3 Deposited Plan 571795 (1037250) and Lot 4 Deposited Plan 571795 (1037250) be held in the same Record of Title. See 1699775.
Diag. A
State Highway 1
Hooker Road
Lot 1 DPS 15181
Part Lot 1 DPS 24395
Part Lot 3 DP 24395
Banks Road
Unformed Public Road
Lot 1 DPS 12649
Lot 5 DP 332117
Lot 6 DP 332117
Part Allotment 119 Parish of Hautapu RT 698539
Allotment 118 Parish of Hautapu RT 698539
1 0.8428Ha
2 0.8237Ha
Diag. AB
See T2
3 18.0400Ha
4 20.6400Ha
Diag. AA
See T3
5 1.5390Ha
To Vest In Waikato District Council as Local Purpose Reserve (Esplanade)
Waikato River
Boy is True Right Bank of Stream
T 1/3
Land District: South Auckland
Digitally Generated Plan
Generated on 31/05/2022 10:58am Page 3 of 5
LOTS 1-5 BEING A SUBDIVISION OF ALLOT 118 PARISH OF HAUTAPU & PT ALLOT 119 PARISH OF HAUTAPU
Surveyor: John Phillip Marsden
Firm: Cogswell Surveys Ltd
Title Plan
LT 571795
Approved on: 31/05/2022

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1042280**

Land Registration District **South Auckland**

Date Issued 02 August 2022

Prior References
SA13A/754

Estate Fee Simple

Area 47.2650 hectares more or less

Legal Description Lot 3 Deposited Plan 572677

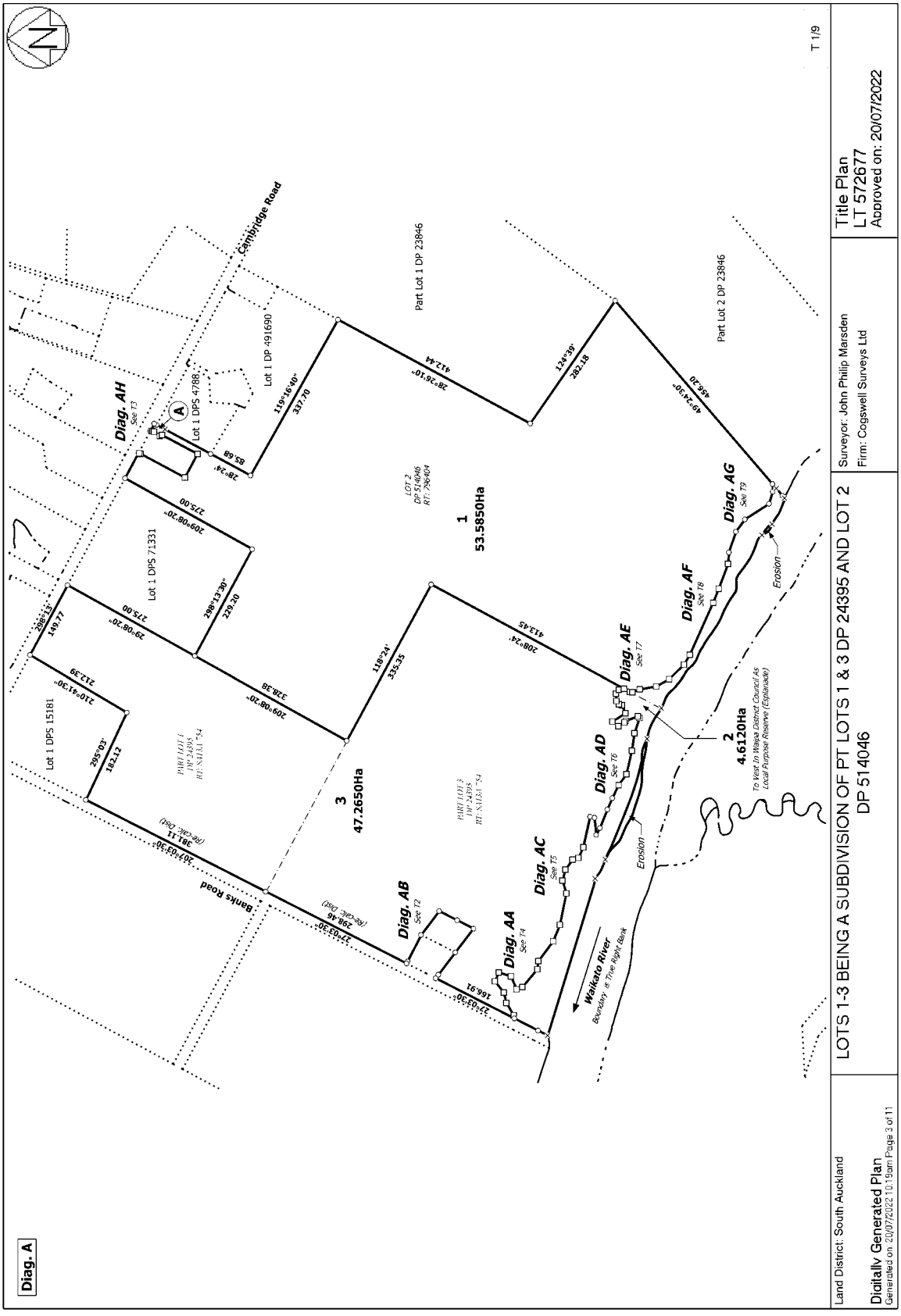
Registered Owners
Whakanui Stud Limited

Interests

S316513 Gazette Notice declaring No. 1 State Highway (Awanui - Bluff) to be a limited access road - 21.6.1965 at 9.00 am (affects part formerly Lot 1 DP 24395)

9109950.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 29.6.2012 at 1:31 pm (Affects part formerly Lot 3 DP 24395)

Land Covenant in Covenant Instrument 13292165.1 - 9.5.2025 at 8:27 am


Diag. A
Land District: South Auckland
Digitally Generated Plan
Generated on 20/07/2022 10:19am Page 3 of 11
LOTS 1-3 BEING A SUBDIVISION OF PT LOTS 1 & 3 DP 24395 AND LOT 2 DP 514046
Surveyor: John Philip Marsden
Firm: Cogswell Surveys Ltd
Title Plan
LT 572677
Approved on: 20/07/2022
T 1/9
Cambridge Road
Banks Road
Lot 1 DPS 4788
Lot 1 DP 491690
Part Lot 1 DP 23846
Part Lot 2 DP 23846
Lot 1 DPS 71331
Lot 1 DPS 15181
LOT 2 DP 514046 RT: 736464
PART LOT 1 DP 24395 RT: NA131/54
PART LOT 3 DP 24395 RT: NA131/54
1 53.5850Ha
2 4.6120Ha
To Vest in Waipa District Council As Local Purpose Reserve (Esplanade)
3 47.2650Ha
Diag. AA See T4
Diag. AB See T2
Diag. AC See T5
Diag. AD See T6
Diag. AE See T7
Diag. AF See T8
Diag. AG See T9
Diag. AH See T3
Waikato River
Boundary is True Right Bank
Erosion
Erosion
85.58
337.70
412.44
282.18
455.20
275.00
229.20
149.77
238.38
335.35
413.45
212.39
182.12
298.46
166.91