



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1113480**  
**Land Registration District** **North Auckland**  
**Date Issued** 06 April 2023

**Prior References**  
902981

**Supplementary Record Sheet**  
1118377

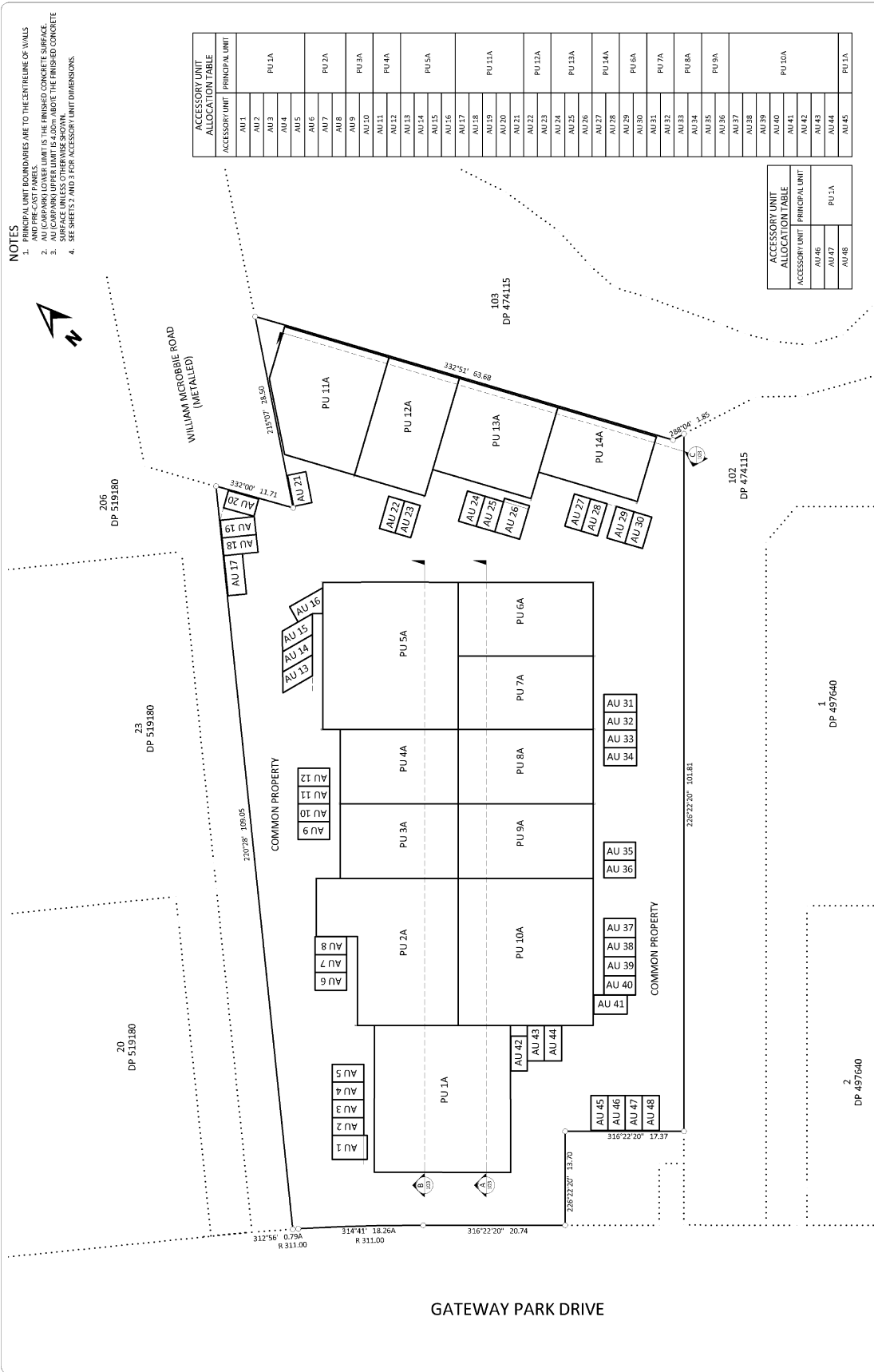
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**Estate** Stratum in Freehold  
**Legal Description** Principal Unit 9A Deposited Plan 587147  
and Accessory Unit 35 Deposited Plan  
587147 and Accessory Unit 36 Deposited  
Plan 587147

**Registered Owners**  
Expedio Limited

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**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet**



DP 587147  
 SCALE: 1:250 / 1:500  
 SHEET NUMBER: 1813-02-100-LT  
 DRAWING NUMBER: B

UNIT TITLE AND EASEMENTS OVER  
 LOT 21 DP 539024  
 GROUND FLOOR  
 SHEET 1 OF 5

PROJECT: DFH JOINT VENTURE  
 16 GATEWAY PARK DRIVE  
 POKENO

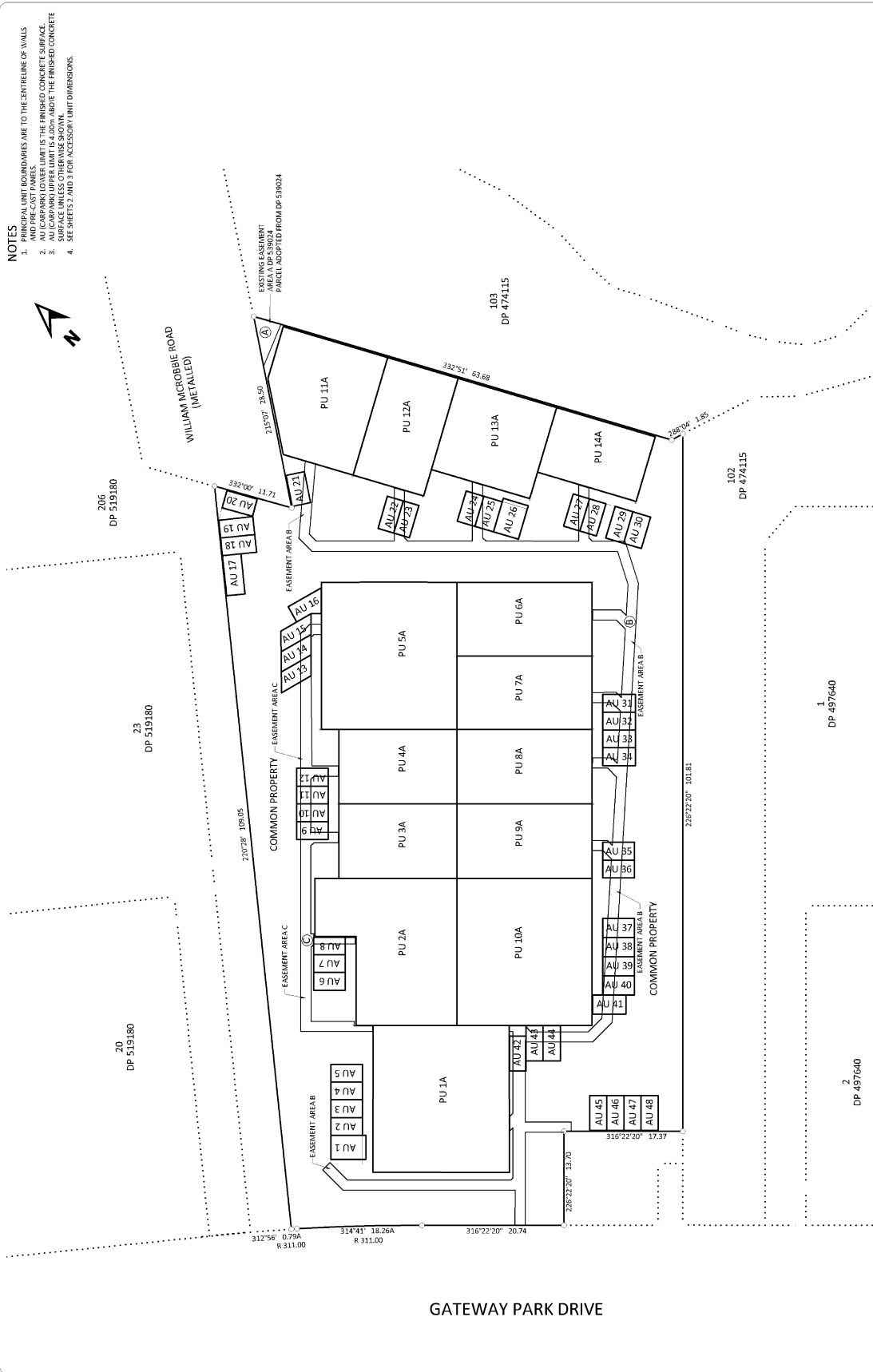
**CIVILPLAN CONSULTANTS**  
 Level 1, 100 Lakeside, Warkworth, Bay of Plenty, New Zealand. Phone: 021 272 485

DATE: 08/06/2023  
 DRAWN BY: JCH  
 CHECKED BY: JCH  
 DATE: 24/06/23  
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BY: JCH  
 DATE: 08/06/23  
 FOR: DP 587147







- NOTES**
1. ALL UNIT DIMENSIONS ARE TO THE CENTRELINE OF WALLS AND PRECAST PANELS.
  2. AU (COMMON) LOWER LIMIT IS THE FINISHED CONCRETE SURFACE.
  3. AU (COMMON) UPPER LIMIT IS 4.00m ABOVE THE FINISHED CONCRETE SURFACE.
  4. SEE SHEETS 2 AND 3 FOR ACCESSORY UNIT DIMENSIONS.

SHEET NO: DP 587147  
 SCALE: 1:250 / 1:500  
 DATE: 24.01.23  
 DRAWING NUMBER: 1813-02-104-LT  
 REV: B

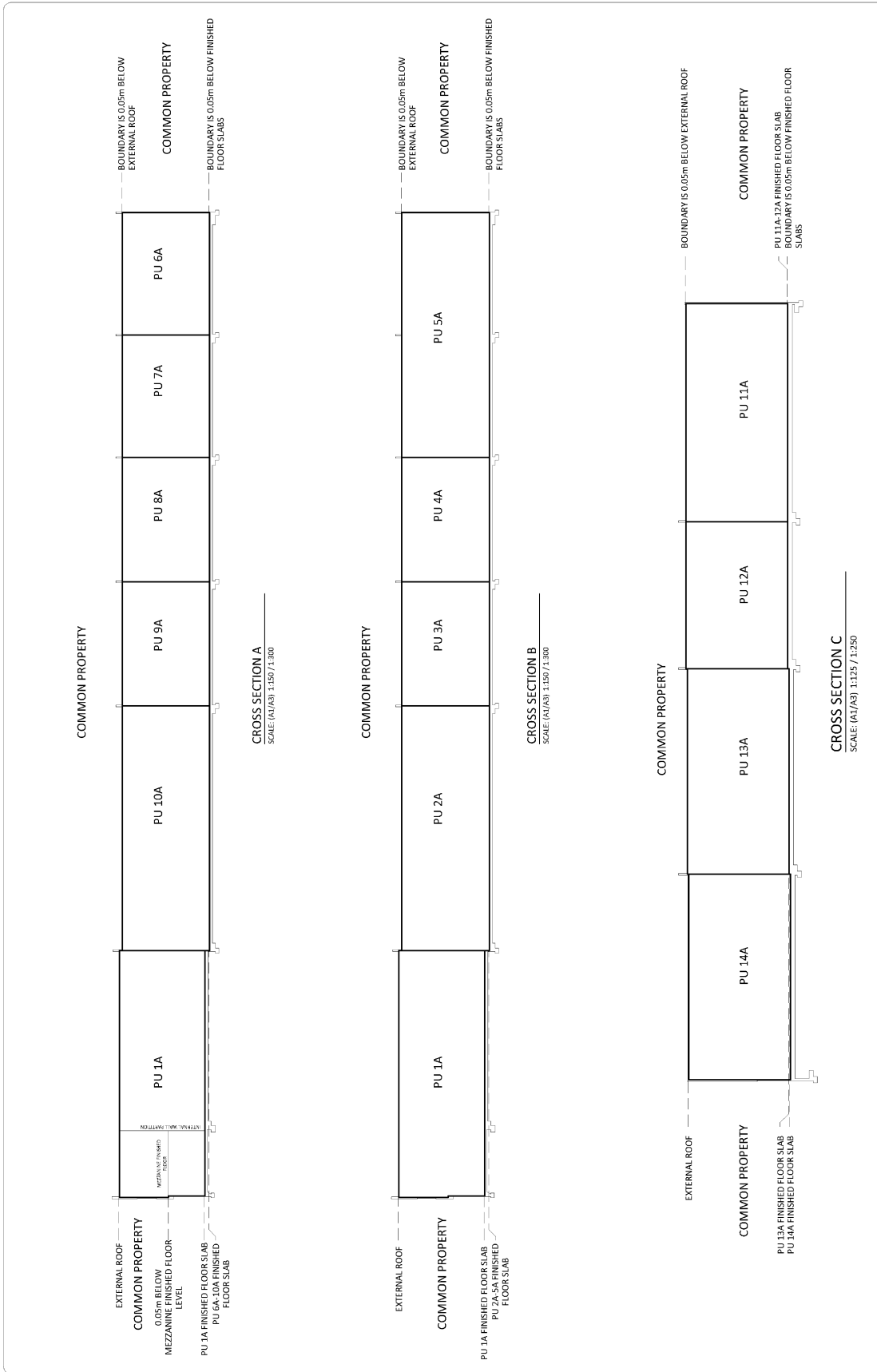
PROJECT: UNIT TITLE AND EASEMENTS OVER LOT 21 DP 539024  
 SHEET 4 OF 5

PROJECT: DFH JOINT VENTURE  
 16 GATEWAY PARK DRIVE  
 POKENO

**CIVILPLAN**  
 CONSULTANTS  
Level 1, 100 Main Street, Pokonui, Auckland, New Zealand. Phone: 09 327 4845

DRAWN: DMZ  
 CHECKED: DMZ  
 DATE: 01.03.23  
 CDR: DMZ  
 DATE: 24.01.23  
 PROJECT: UNIT TITLE AND EASEMENTS OVER LOT 21 DP 539024  
 SHEET 4 OF 5  
 I ACCEPT LIABILITY ARISING FROM MY AUTHORIZED USE OF THIS DRAWING.

BY: [Signature]  
 FOR: [Signature]  
 DATE: 24.01.23



<p>DATE: 08/2023 DRAWN: JMT CHK: 01/2023 CHK: 24/01/23</p>	<p>PROJECT: DP 587147</p>
	<p>AS SHOWN</p>
<p>UNIT TITLE AND EASEMENTS OVER LOT 21 DP 539024</p>	<p>1813-02-103-LT A</p>
<p>PROJECT: DFH JOINT VENTURE 16 GATEWAY PARK DRIVE POKENO</p>	<p>CROSS SECTIONS - SHEETS 5 OF 5</p>
<p><b>CIVILPLAN</b> CONSULTANTS</p> <p><small>Level 5, Eastern Business Centre, 1000 Market Way, Burnside, Adelaide, Phone: 08 527 4465</small></p>	
<p>DATE: 08/2023 DRAWN: JMT CHK: 01/2023 CHK: 24/01/23</p>	<p>REVISIONS: BY: JMT</p>
<p>UNDISBURSED BY: REVISED</p>	



**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 2010**

**Search Copy**

**Identifier** **1118377**  
**Land Registration District** **North Auckland**  
**Date Issued** 06 April 2023  
**Plan Number** DP 587147

**Subdivision of**  
 Lot 21 Deposited Plan 539024

**Prior References**  
 902981

**Unit Titles Issued**

1113472	1113473	1113474	1113475
1113476	1113477	1113478	1113479
1113480	1113481	1113482	1113483
1113484	1113485		

**Interests**

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

Subject to Section 206 Land Act 1924 (Affects part formerly Lot 203 DP 502257 & Lot 210 DP 515081)

Subject to Section 8 Coal Mines Amendment Act 1950 (Affects part formerly Lot 203 DP 502257 & Lot 210 DP 515081)

Appurtenant to part formerly Lot 203 DP 502257 is a right of way and electricity and telephone rights created by Transfer D088573.3 - 20.2.1997 at 11:33 am

The easements created by Transfer D088573.3 are subject to Section 243 (a) Resource Management Act 1991

10579911.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.9.2016 at 4:56 pm (Affects part formerly Lot 203 DP 502257)

11104407.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.5.2018 at 11:59 am

Subject to a right to drain sewage (in gross) over part marked A on DP 539024 in favour of the Waikato District Council created by Easement Instrument 11104407.3 - 3.5.2018 at 11:59 am

The easements created by Easement Instrument 11104407.3 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 11104407.4 - 3.5.2018 at 11:59 am

Subject to a right (in gross) to convey telecommunications over part marked B and C on DP 587147 in favour of Chorus New Zealand Limited created by Easement Instrument 12662987.1 - 6.4.2023 at 2:41 pm

12662987.2 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 6.4.2023 at 2:41 pm

12662987.3 Certificate of assessment of ownership interest pursuant to Section 32 (2)(b) Unit Titles Act 2010 - 6.4.2023 at 2:41 pm