



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

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R. W. Muir  
Registrar-General  
of Land

**Identifier** **1069074**  
**Land Registration District** **North Auckland**  
**Date Issued** 20 March 2023

**Prior References**  
 NA186/178                      NA187/245

**Estate**                      Fee Simple  
**Area**                      86 square metres more or less  
**Legal Description** Lot 10 Deposited Plan 578194

**Registered Owners**  
 Epsom Garden Development Limited

**Estate**                      Fee Simple - 1/12 share  
**Area**                      706 square metres more or less  
**Legal Description** Lot 101 Deposited Plan 578194

**Registered Owners**  
 Epsom Garden Development Limited

**Interests**

Subject to Section 241(2) Resource Management Act 1991 (affects DP 578194)  
 12683008.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.3.2023 at 5:43 pm  
 (affects Lot 10 DP 578194)

Subject to a right (in gross) to convey gas over Lot 101 DP 578194 in favour of Vector Limited created by  
 Easement Instrument 12683008.4 - 20.3.2023 at 5:43 pm

Subject to a right (in gross) to convey telecommunications over Lot 101 DP 578194 in favour of Chorus New  
 Zealand Limited created by Easement Instrument 12683008.5 - 20.3.2023 at 5:43 pm

Subject to a right to convey electricity over Lot 101 DP 578194 and a right of way over part Lot 101 DP 578194  
 marked R on DP 578194 created by Easement Instrument 12683008.6 - 20.3.2023 at 5:43 pm

Appurtenant to Lot 10 DP 578194 is a right to convey electricity created by Easement Instrument 12683008.6 -  
 20.3.2023 at 5:43 pm

The easements created by Easement Instrument 12683008.6 are subject to Section 243 (a) Resource Management  
 Act 1991

Subject to a building maintenance right over part Lot 10 DP 578194 marked K on DP 578194 created by Easement  
 Instrument 12683008.7 - 20.3.2023 at 5:43 pm

Appurtenant to Lot 10 DP 578194 is a building maintenance right created by Easement Instrument 12683008.7 -  
 20.3.2023 at 5:43 pm

The easements created by Easement Instrument 12683008.7 are subject to Section 243 (a) Resource Management  
 Act 1991

Land Covenant in Covenant Instrument 12683008.8 - 20.3.2023 at 5:43 pm (affects Lot 10 DP 578194)

Land Covenant (in gross) in favour of Epsom Garden Residents Society Incorporated created by Covenant  
 Instrument 12683008.9 - 20.3.2023 at 5:43 pm

