



Whangaruru  
0 Martin Road

Proudly marketed by Steve & Miriam Davis

**Harcourts**  
Whangarei



10.919 

## Breathtaking...Panoramic...Spectacular!

### FOR SALE

This breathtaking, panoramic property with 360 degree views will literally take your breath away, 10.9190Ha (more or less) offers a 'True Kiwi' experience, that will bring you to realise your dreams, for yourself, your children, grandchildren and great-grandchildren. Lot 3 includes a 9.6945ha approximately of your very own regenerating bush, covenanted (see title plan) to protect the future, with the remaining approximately 1.2245ha area, potentially available for residential use, providing not one, but two building platforms offering options (subject to zoning and environment requirements). Septic tank and rainwater collection will be required for any future habitable dwelling. There is no power or phone lines to the boundary. In the area there is boat launching from the beach at the Bland Bay Recreation Reserve - left hand side of the road just before the Martin Road turn-off. A stunning selection of beaches close by including Bland Bay (ocean side), and the Whangaruru Harbour side, Tuparehuia Bay, Sandy Bay, Teparapara Bay (Picnic Bay), Puriri Bay (DOC Camp) and Admirals Bay. Popular Whangaruru North Head Walking Tracks starting from the Puriri Bay Campsite approximately 2 km from the property. The tracks follow through native forest and ridgelines before dropping down into secluded bays. For 'boaties' there is fishing and diving close by and an easy day trip up North to the historic Whangamumu Whaling Station (the only whaling station in the world that used nets) and South to Mimiwhangata Coastal Park (home to recovering birds and marine species). Approximately 39.6km to Russell (a lovely scenic drive up the coast to Russell Village offering shops, cafes, restaurants and supermarket.

With so many options to explore for your dreams to come true, in a breathtaking location where there is so much to enjoy and explore. Call Steve 021820015 or Miriam 0275776335 now to book your viewing now, you won't be disappointed.

# Property Information

## Property Details

Property Type Lifestyle Section  
Views Bush, Private, Rural, Sea

## Features & Chattels

## Additional Information

More Details URL [harcourtswhangarei.co.nz/property/WR45276](https://harcourtswhangarei.co.nz/property/WR45276)



# Title



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA107D/148  
**Land Registration District** North Auckland  
**Date Issued** 29 September 1997

**Prior References**  
NA20B/1025

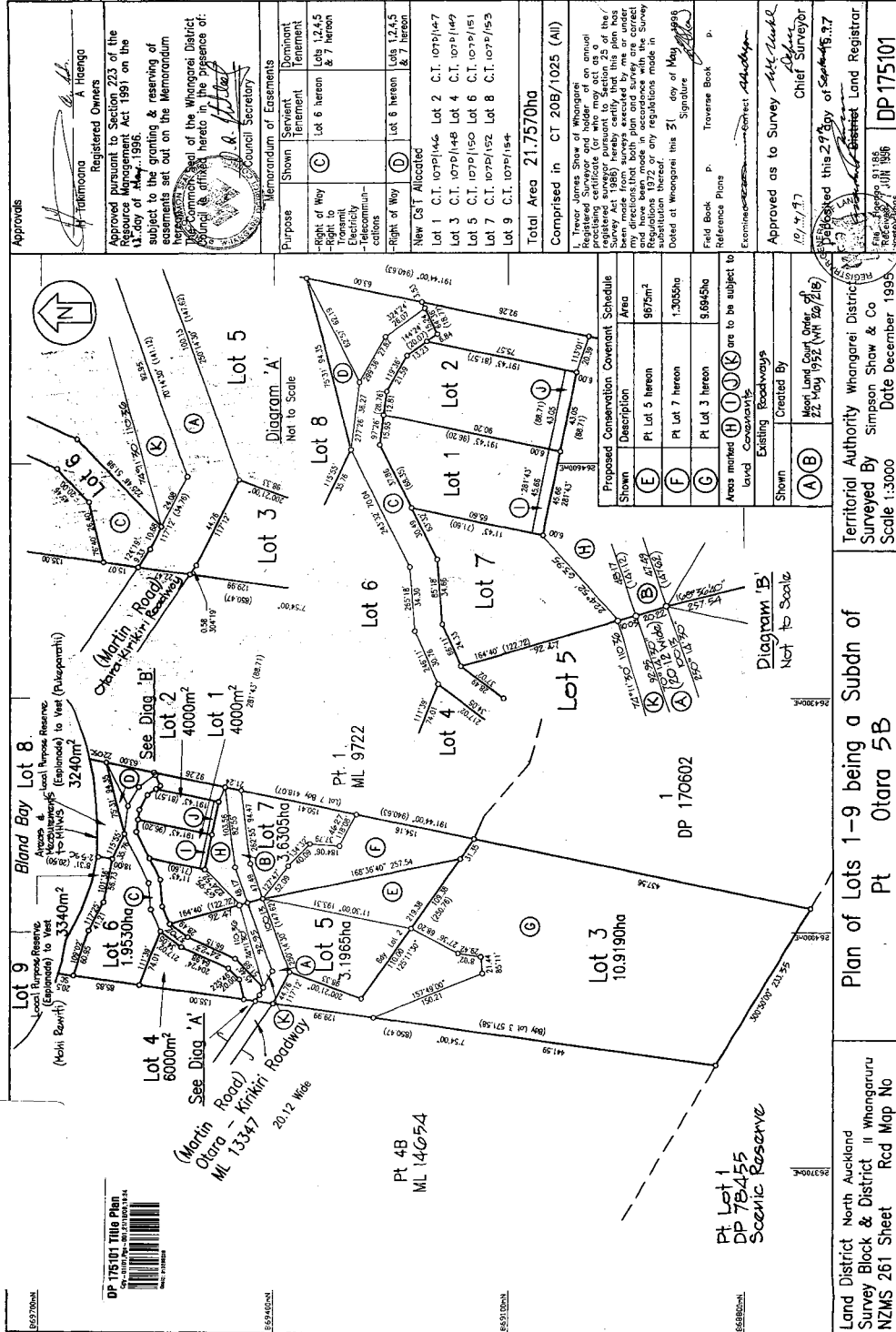
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**Estate** Fee Simple  
**Area** 10.9190 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 175101  
**Registered Owners**  
Rangi Murray George and Elinor Trixie George

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#### Interests

Appurtenant hereto is a right of way created by Provisional Register 19D/995  
D199185.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 29.9.1997 at 2.10 pm  
D199185.3 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 (DP 175101) - 29.9.1997 at 2.10 pm  
D199185.13 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 29.9.1997 at 2.10 pm  
D674204.4 Mortgage to ASB Bank Limited - 22.1.2002 at 2.20 pm



Approvals  
 Registered Owners  
 Approved pursuant to Section 223 of the Resource Management Act 1991 on the basis of the Resource Management Act 1991 subject to the granting & resending of easements set out on the Memorandum hereinafter.

Common Seal of the Whangarei District Council & official here to in the presence of:  
 Council Secretary

Purpose	Shown	Servient Tenement	Dominant Tenement
-Right of Way	(C)	Lot 6 hereon	Lots 1,2,4,5 & 7 hereon
-Right to Electricity	(C)	Lot 6 hereon	Lots 1,2,4,5 & 7 hereon
-Telecommunications	(D)	Lot 6 hereon	Lots 1,2,4,5 & 7 hereon
NEW C&T Allocated			
Lot 1	C.I. 1079/146	Lot 2	C.I. 1079/147
Lot 3	C.I. 1079/148	Lot 4	C.I. 1079/149
Lot 5	C.I. 1079/150	Lot 6	C.I. 1079/151
Lot 7	C.I. 1079/152	Lot 8	C.I. 1079/153
Lot 9	C.I. 1079/154		
Total Area 21,7570ha			
Comprised in CT 208/1025 (All)			

I, Trevor James Shaw of Whangarei, a duly qualified and practicing surveyor (or who may act as a registered surveyor pursuant to section 28 of the Survey Act 1980) do hereby certify that the my directions that both plan and survey are correct in accordance with the provisions of the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Whangarei this 31 day of May 1995  
 Signature: *Trevor James Shaw*

Field Book p. Traverse Book p.  
 Reference Plans p.  
 Approved as to Survey by *Chief Surveyor*  
 19/4/97  
 Chief Surveyor  
 Registered this 27 day of September 1995  
 District Land Registrar  
 DP 175101  
 Registered 01/08/95  
 Received 27/09/95  
 Whangarei

SD 93/279 (Haariga 9186)

Plan of Lots 1-9 being a Subdn of Pt Otara 5B

Land District North Auckland  
 Survey Block & District II Whangaruru  
 NZMS 261 Sheet  
 Rcd Map No

(09) 424 8356.

437 5329.

Chris Williams  
8 Pentland Road  
Whangarei  
09 438 9899  
021 077 5370

21st July 2006

Attention: Team Leader, Resource Consents,

I have been asked by my client Mr. Rangi George to provide the Planning Department of Whangarei District Council with some form of credentials in regards to my work as an archaeologist. Mr George would like to avoid any problems with his forthcoming application to subdivide and build on a property in Martin Road, Whangaruru (Lot3 DP175101) for which I have produced an archaeological assessment of the proposed development. Please find attached a copy of my degree from the University of Otago. Archaeology is a sub discipline of Anthropology. Auckland and Otago Universities both provide courses in Pacific archaeology. I have field experience in Otago, Northland and Hawaii.

New Zealand does not have a professional body that registers or monitors archaeologists. Partially this is due to the fact that a qualification in Anthropology does not necessarily involve any archaeological study at all and secondary levels of experience and competency are difficult to access. The New Zealand Archaeological Association publishes a list of Archaeologists who list their availability to work in the field as contractors; however the NZAA does not take any form of responsibility for archaeological work. In fact there have been several archaeologists who have worked in New Zealand with few academic qualifications who have been listed with the NZAA as contract archaeologists.

Contract archaeology in New Zealand is guided by the Historic Places Act 1993 and the New Zealand Historic Places Trust. In cases when an authority under section 11 or 12 of the Act is required (to damage / destroy or modify an archaeological site) then the Historic Places Trust manages this process and will make a decision to approve or decline the application. The Trust may require the archaeologist and or the applicant to supply further information about a development should it be unable to come to a decision in cases where an authority is required. In some cases where an archaeological site will be damaged by a development then a Section 17 investigation may be required by the Trust as a condition of the approval. A Section 17 investigation involves assessing and recording the subsurface nature of an archaeological site e.g.: test excavations, faunal & floral sampling, radiocarbon dating etc. It is illegal for anyone to damage an archaeological site without prior approval from the Trust and this includes archaeologists. Section 17 investigations will involve a senior archaeologist and the Trust makes an assessment of the proposed investigation and the experience of the applicant under Section 18 of the Act. Consultation with Tangata Whenua is a necessary and important part of any Section 11, 12, or 17 application for Maori archaeological sites.

Almost all of the reports that I have produced over the last two years have been read by senior archaeologist Joan Maingay. Joan is Regional File keeper for the New Zealand Archaeological Association and certainly one of the most experienced archaeologists in Northland.

If further information is required regarding the above issues I suggest that contact be made with Joan Maingay at the Department of Conservation in Whangarei, Dr. Matthew Campbell at the University of Auckland, or Dr. Marianne Turner the Northland Regional Archaeologist for the New Zealand Historic Places Trust in Kerikeri.

Sincerely,

  
Chris Williams

UNIVERSITY



OF OTAGO

WHEREAS THE UNIVERSITY OF OTAGO HAS BEEN EMPowered BY ACTS OF THE  
LEGISLATURE OF NEW ZEALAND TO, CONFER DEGREES AND AWARD DIPLOMAS  
OF THE UNIVERSITY

THIS IS TO CERTIFY THAT

**Christopher Simon Williams**

HAS BEEN ADMITTED BY THE UNIVERSITY TO THE DEGREE OF

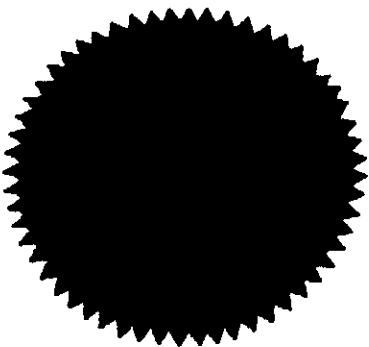
**BACHELOR OF ARTS WITH HONOURS**

FIRST CLASS  
IN ANTHROPOLOGY

*Atty* REGISTRAR

*Simon Williams* CHANCELLOR

DUNEDIN, NEW ZEALAND  
13 May 1970



## **References**

**Maingay, J. 1986. *Initial Report on Northland Archaeology*. New Zealand Historic Places Trust.**

**Leahy, A. and Walsh, W. 1978. *Archaeological Survey Report, South-Eastern Bay of Islands and Whangaruru North*. New Zealand Historic Places Trust.**



## **Methods**

New Zealand Archaeological Association site record forms which are held in Whangarei by the Department of Conservation were inspected. Early survey records held by Lands and Survey Limited in Whangarei were inspected. A brief review of pertinent archaeological literature was carried out.

A visual inspection of the property was carried out on foot, this inspection centred on those areas proposed for development. A probe was employed to test for shell midden. Test pits were excavated with a spade.

## **Archaeological Background**

Whangaruru North Head was included as part of an intensive archaeological site survey in the late 1970's for the N.Z. Historic Places Trust (Leahy & Walsh 1978). Archaeological sites in the area are predominantly recorded as pits and terrace features, usually located within reasonable walking distance of the coast. A number of well defined Pa have also been recorded in Whangaruru. The numerous number of recorded storage pits in the area indicates the growing economic and political importance of agriculture during the later or 'classical' phase of Maori culture.

## **Results**

Two archaeological sites have been recorded nearby the George property and New Zealand Archaeological Association site record forms for those sites are attached. Site Q05 / 531 (N16/311) is described as two terraces down the slope of a ridge end and site Q05/532 (N16/312) is described as 'six terraces round knoll'. Aside from the vague site descriptions very little information is provided in the site records in terms of location. Neither of these two sites were relocated in the area affected by the development, and it seems likely that they are both located on the property to the immediate east of the George property, as the end of Martin Road, which is given as an aid for relocation, is on the adjoining property. The owner of the property to the East did not allow access on to the property to confirm this.

There are two 'knolls' in the immediate area of subdivision and building on the George Property, one has been excavated to clay subsurface while the other is in pasture and only partly on the George property. This unexcavated knoll did not have any discernable surface archaeological features, and intensive probing and test pitting did not yield any cultural material. The knoll that has been excavated for vehicle use has a topsoil layer remaining on the periphery which likewise did not appear to contain any cultural material. The recently excavated existing access road allowed for an inspection of a 100 metre long soil exposure which did not contain any cultural material (Plate 2).

Early survey plans held by Lands and Survey in Whangarei did not show any further information that is of value to this report.

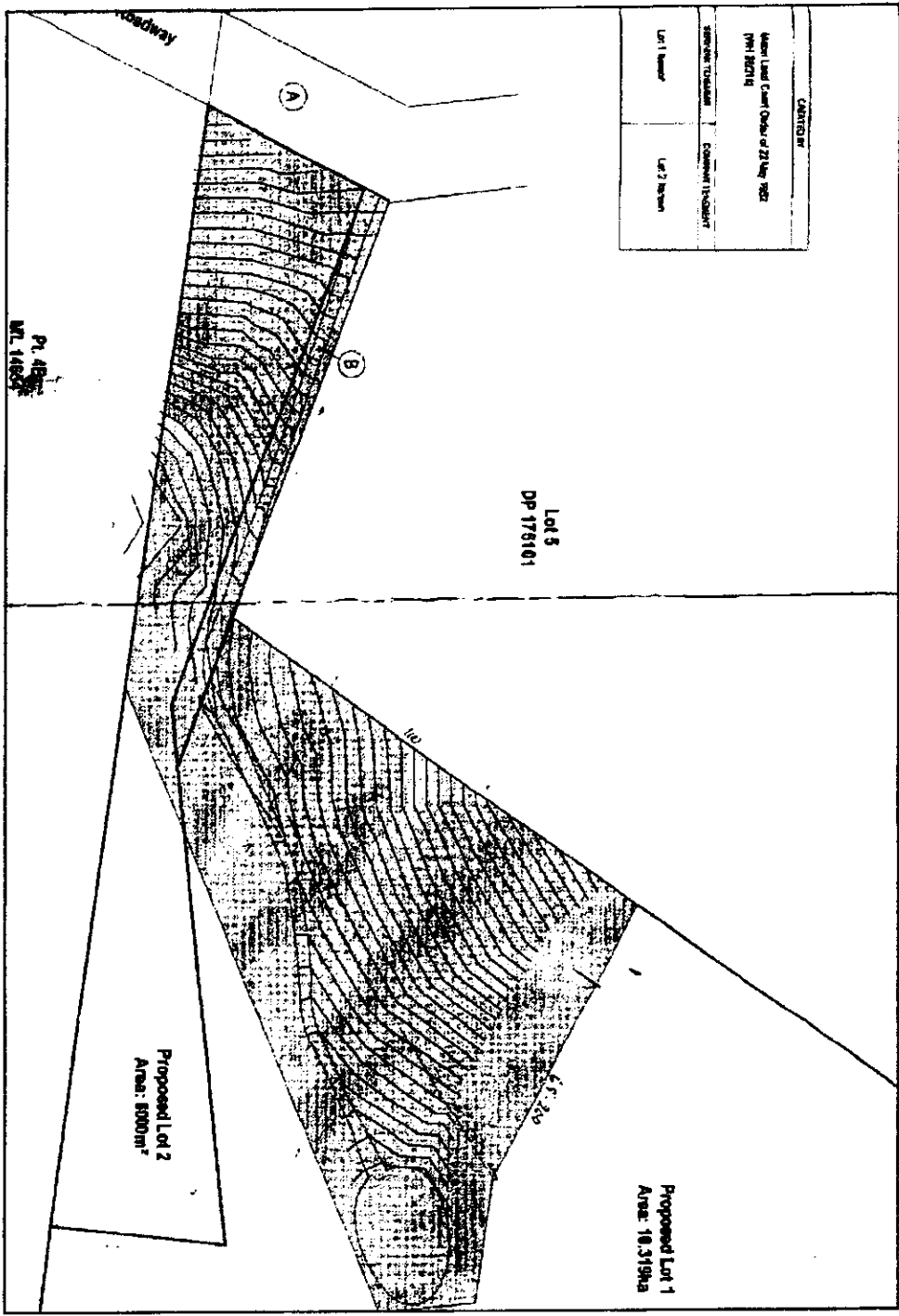


Figure 2b: Plan showing Proposed Subdivision, George Property.

(605/531)

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

# SITE RECORD FORM (NZMS 1)

NZMS 1 map number **M16**  
NZMS 1 map name **Whangaruru.**  
NZMS 1 map edition **2nd. Edit. 1970.**

NZAA NZMS 1 SITE NUMBER **M16/341**  
DATE VISITED **26/10/78**  
SITE TYPE **Terraces.**  
SITE NAME: MAORI  
OTHER

Grid Reference Easting 

4	7	6
---	---	---

 Northing 

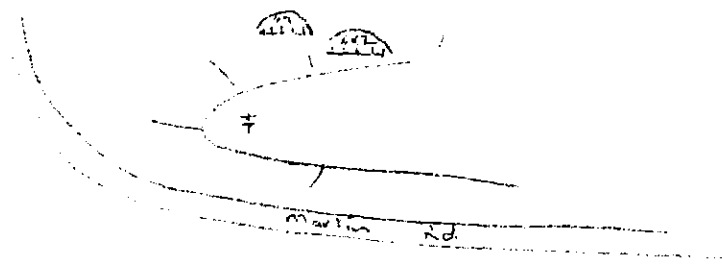
4	2	1
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1. Aids to relocation of site (attach a sketch map)  
Situating on ridge end on south side above stream. South side of Martin Road at end of road. Power pole on end of point.

2. State of site and possible future damage  
Good; in pasture.

3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)

Two terraces down slope of south side of ridge end.



4. Owner **Crown Land,**  
Address **Lands & Survey Dept.,**  
**Whangarei.**

Tenant/Manager  
Address

5. Nature of information (hearsay, brief or extended visit, etc.) **Walking over site.**  
Photographs (reference numbers, and where they are held) **No.**  
Aerial photographs (reference numbers, and clarity of site) **4486/19 & 20. Not visible.**

6. Reported by **W. Walsh,**  
Address **Auckland.**

Filekeeper **PPS SM. BRADLEY, NZLAND SITE RECORDERS**  
Date **16. 5. 79.**

7. Key words **Terraces.**

8. New Zealand Register of Archaeological Sites (for office use)  
NZHPT Site Field Code

	Type of site
	Local environment today

	Present condition and future danger of destruction
	Security code

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

# SITE RECORD FORM (NZMS1)

NZMS 1 map number **N16**  
 NZMS 1 map name **Whangaruru.**  
 NZMS 1 map edition **2nd Edit. 1970**

(905/532)

NZAA NZMS 1 SITE NUMBER **N16/312**  
 DATE VISITED **26/10/78**  
 SITE TYPE **Terraced knoll.**  
 SITE NAME: MAORI  
 OTHER

Grid Reference

Easting 8 7 5

Northing 4 2 0

1. Aids to relocation of site (attach a sketch map)

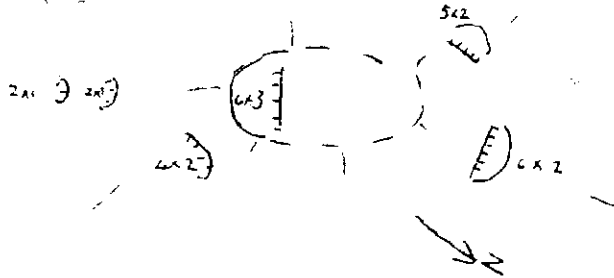
Above Martin Road on south side further west up ridge from site N16/311. (Grid 875421).

2. State of site and possible future damage

Good; in pasture and encroaching scrub.

3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)

Six terraces round knoll.



4. Owner **Crown Land,**  
 Address **Lands and Survey Dept.,**  
**Whangarei.**

Tenant/Manager **J. Wadeson,**  
 Address **Whangaruru.**

5. Nature of information (hearsay, brief or extended visit, etc.) **Walking over site and pacing.**

Photographs (reference numbers, and where they are held) **No.**

Aerial photographs (reference numbers, and clarity of site) **4486/21 & 22. Badly.**

6. Reported by **W. Walsh,**  
 Address **Auckland.**

Filekeeper **PPS S. M. BARTLETT (NZAA) NZMS SITE RECORDERS**  
 Date

**16 MAY 1979**

7. Key words **terraces, knoll**

8. New Zealand Register of Archaeological Sites (for office use)  
 NZHPT Site Field Code


Type of site

Local environment today


Present condition and future danger of destruction

Security code

## Introduction

Mr. Rangi George proposes to subdivide a 10.9 Hectare Property in Whangaruru (Lot 3 DP175101) Mr. George also proposes to build on the property. I was instructed to conduct an archaeological survey of the area under development and assess the possible effects of the proposed building and subdivision on possible archaeological sites in the area.

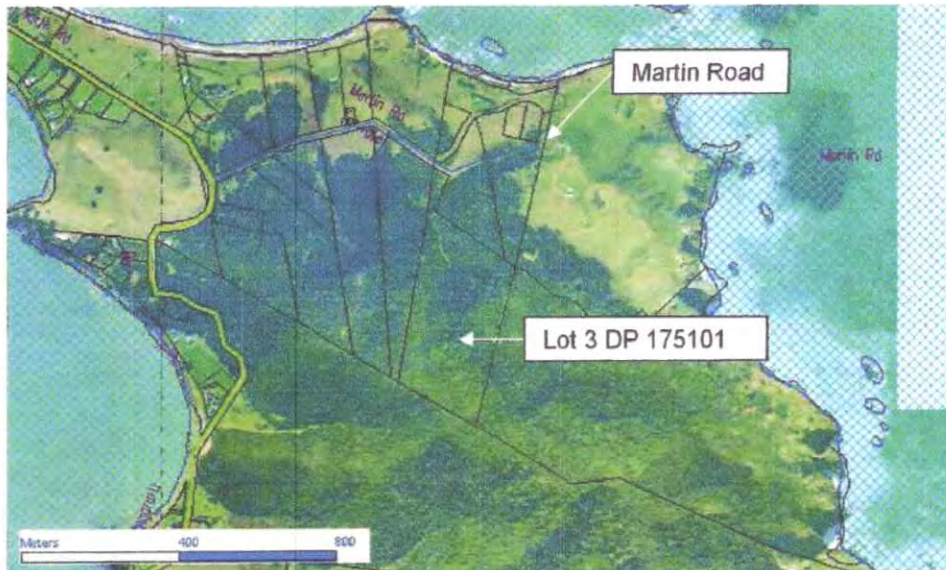
*Under Section 10 of the Historic Places Trust 1993 it is unlawful for any person to destroy or damage any archaeological site without prior approval from the Historic Places Trust.*

## Location

The location of the George property is shown in Figures 1a and 1b. The property is almost entirely in native bush; and adjoins a scenic reserve to the South. Moderately contoured it rises from 30 metres to around 80 metres above sea level; a stream runs between two gentle ridges to the east and to the west. The property has been subject to some development including the provision of an access road that extends from Martin Road to the intending building site, a hilltop has also been excavated for vehicle use (see front page).



Figure 1a: Topomap 260-Q05, showing general location of property



**Figure 1b: Aerial photograph, Showing George Property, Lot 3 DP 175101**

### **Proposed Development**

The proposed development is shown in Figure 2a and 2b. A multi unit dwelling is proposed, access and services are proposed to extend from Martin Road alongside the existing access road (Figure 2a). Mr George also proposes to subdivide the property into two titles including proposed Lot 2 of 0.6 Hectares and proposed Lot 1 of 10.3 Hectares. Lot 2 is intended to be sold for residential development. Although Lot 1 will be developed, a considerable area, currently in native forest will be protected by covenant.

**Archaeological Survey and Assessment of Proposals to Subdivide and Build, George Property, Lot 3 DP175101, Bland Bay – Whangaruru.**



June 2005

Chris Williams  
8 Pentland Road  
Whangarei  
09 438 9699



**Plate 1: View North along existing road showing 100 Metre long soil exposure**

A visual inspection of the area affected by the development did not indicate the presence of pits, terraces or surface shell associated with prehistoric occupation. Likewise probing and a number test pits did not indicate the presence of archaeological material in the vicinity of the proposed development.

### **Conclusion**

The George property was surveyed for the presence of archaeological sites. No archaeological sites will be affected by the proposed development. In respect of the Historic Places Act 1993, a recommendation is made. This recommendation should be applied to any resource consent.

### **Recommendation**

In the unlikely event that earthworks associated with the development uncover any archaeological material then all earthworks must stop and the New Zealand Historic Places Trust and the author of this report contacted immediately so that the appropriate action can be taken. *Under Section 10 of the Historic Places Trust 1993 it is unlawful for any person to destroy or damage any archaeological site without prior approval from the Historic Places Trust.*



# WHANGAREI DISTRICT COUNCIL

FORUM NORTH • PRIVATE BAG 9023, WHANGAREI NEW ZEALAND. TELEPHONE: 09 438 4879. FAX: 09 438 7632



In reply please quote: SD93/279 (P12562.SD)

Or ask for:

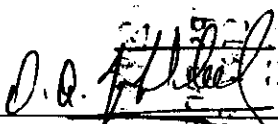
## WHANGAREI DISTRICT COUNCIL

### CERTIFIED COPY OF RESOLUTION

That in accordance with Section 321(3)(c) of the Local Government Act 1974 the Whangarei District Council resolves that it is satisfied that adequate access to Lot 1, 3, 4, 5, 6 and 7 of a subdivision of Pt Otara 5B Block is provided over Lot 6 of a subdivision of Otara 5B Block pursuant to a right of way and that the provisions of Section 321(1) of the Local Government Act shall not apply.

I, Owen Arthur Mitchell, Council Secretary of the Whangarei District Council, hereby certify that the foregoing is a true and correct copy of a resolution of the Commissioner acting under powers delegated by the Whangarei District Council pursuant to Section 34 of the Resource Management Act held on the 9 February 1994.

Dated this 1<sup>st</sup> day of August 1997

  
O A Mitchell  
COUNCIL SECRETARY

Surveyors Simpson Shaw & Co

Ref: 91186/3624

LLG:0320679

Do Not Write

197/995

entered in the Register-book,

Folio

o'clock.

Assistant/District Land Registrar.

ri Trustee hereby acknowledges that he has received all moneys  
to be secured by the within mortgage.

day of 19

The Maori Trustee

by  
acting for the Maori Trustee pursuant to section 9 of the Maori  
Trustee Act 1953.

by the Maori Trustee by

r the Maori Trustee pursuant to section 9 of the Maori Trustee Act  
sealed with the Maori Trustee's seal of office in the presence of—

(1)

LAND & DEEDS	
Nature:	Petition
Item:	Maori All
3 DEC 1970	
Time:	11.55
Fee:	£
Register No.	15135

Correct for the purposes of the Land Transfer Act



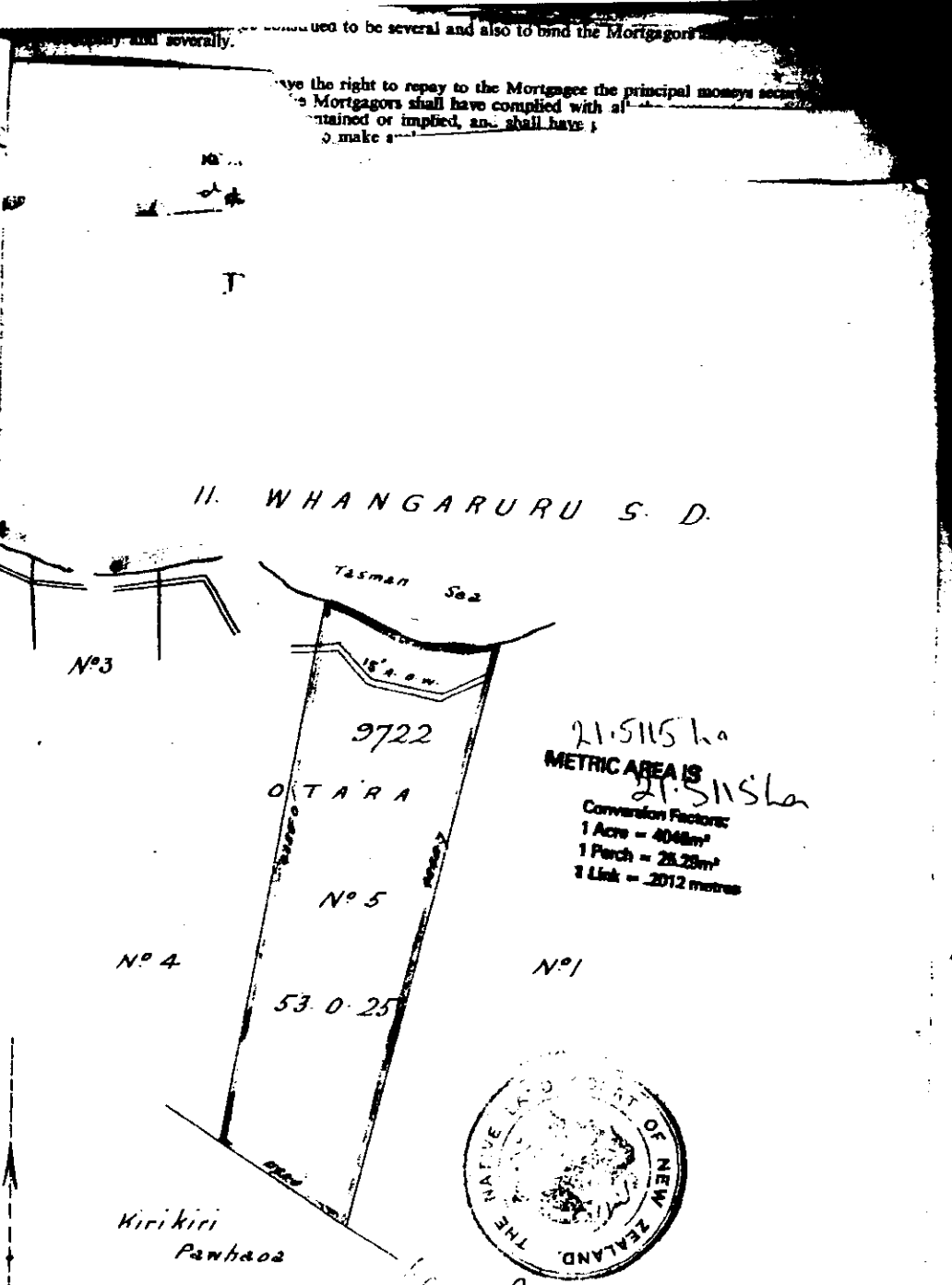
Solicitor for

206/995

A.516769 Court Order cancelling  
the right of way (shown as  
roadway) created by the  
within Partition Order <sup>more or less</sup>  
running parallel to the shoreline of Island Bay.  
3. 12. 1970 at 11.35 o'clock  
witnessed  
A.L.R.

A516770 Consolidated Order  
vesting the within land in  
Tanihana Mohi Reveti  
- 3.12.1970 at 4.35 o'clock  
witnessed  
A.L.R.

A516771 STATUS DECLARATION by the  
Registrar of the Maori Land Court  
produced 3.12.1970 at 11.35 o'clock.  
20B/1025. witnessed  
A.L.R.



II. WHANGARURU S. D.

21.5115 ha  
 METRIC AREA IS  
 21.5115 ha  
 Conversion Factors:  
 1 Acre = 4046m<sup>2</sup>  
 1 Perch = 28.28m<sup>2</sup>  
 1 Link = 2012 metres



*H. H. H.*

~~17-10-1916~~  
~~17-10-1916~~

HAB - 17/10/16

K. 21211  
 Q. 11.5763

Scale: Chains to an Inch  
 EET Chief Surveyor

Sandford Surveyors  
 B. H. H. Draftman

Occupation:

186.7

Filed in the Register:  
at day of December 1970 at 11.35.02  
valued



2/17

### PARTITION ORDER.

(RULE 38.)

"The Native Land Act, 1909."

966/1051

Appurtenant hereto is a right of way 15 feet wide over Station 2, 3 and 4 to give access to and from the Whangaruru Harbour. Subject to a similar Right of Way in favour of Section 11 of Way

IN THE NATIVE LAND COURT,  
NEW ZEALAND.

Otara No. 5

In the matter of the partition of the land known as

Otara

heretofore held under Certificate of Title dated the 1st day of August 1968, +91.

AT a sitting of the Court held at Russell, on the 25th day of September, 1971, before Charles Edward MacLormick, Esquire, Judge, and Raueti Mokoniwarangi, Assessor:

It is, as a part of the said partition, hereby ordered and declared that

Mihi te Rina Kereopa F

(1) State name, sex, and place of abode.

is the owner of that part of the said land, containing 53 acres 0 rods 25 perches named by the Court Otara No. 5.

and which part is particularly delineated in the plan indorsed hereon.

FEES CHARGED:

As witness the hand of the Judge and the seal of the Court.

190/1970

Order 10/100.



Charles Edward MacLormick  
Judge

Part Reads Index 1E/113  
Otara No 5  
53-0-29

affidavit hereto is Row  
not Otara 2C created by  
PR 136/2

January 2-11-73

B. Straight, Draftsman

situated in Block 11 Whangaruru Rd  
20' road frontage  
Subject to that reservation effected in 1953  
B. Subject to how affected by Otara 1 (1971) and  
PR 136/2  
2/11/73


FROM

DWL  
Ankhar

Mean apply this order against CT 20B/1025

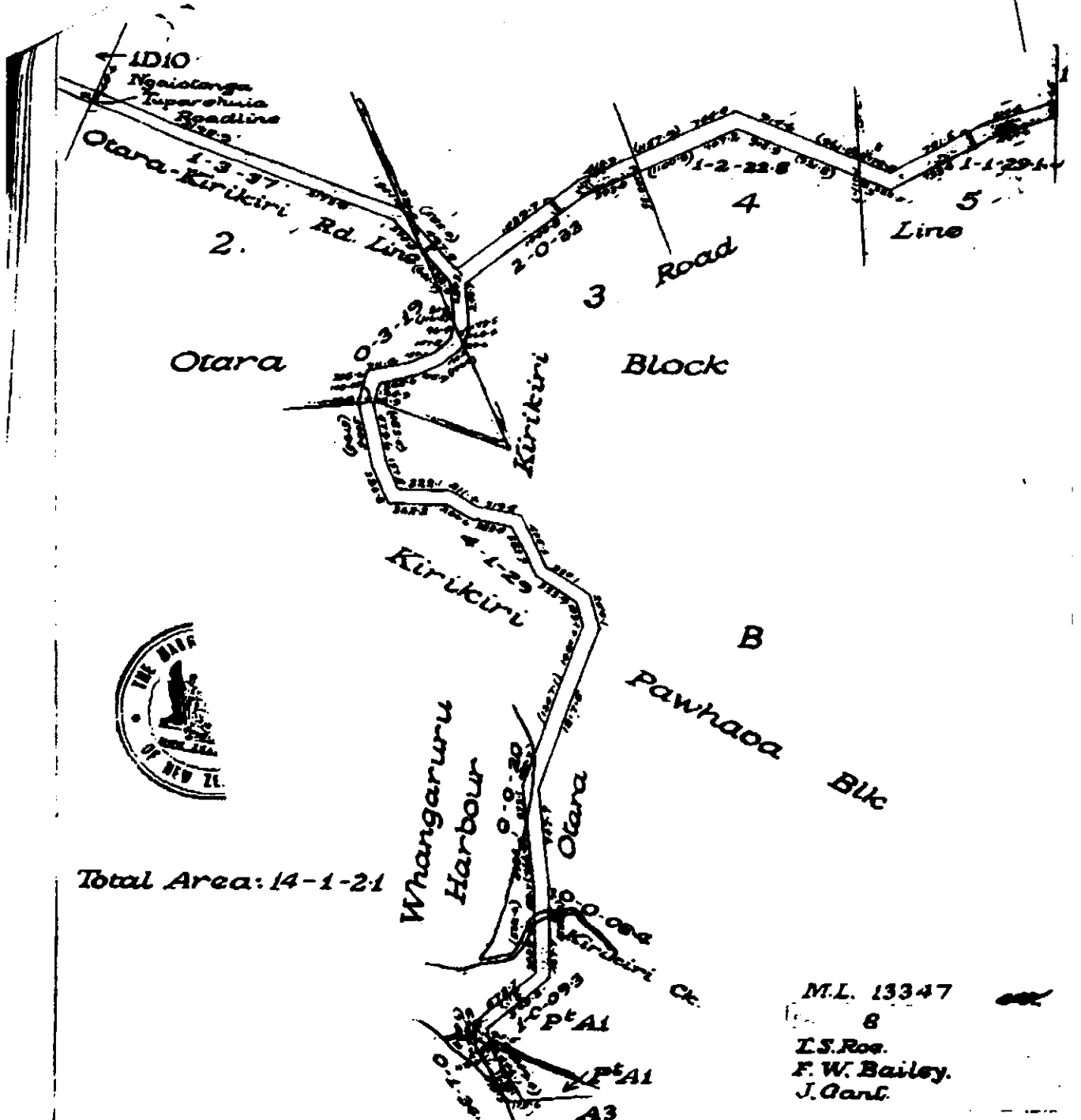
hand  
DL  
14/1/97

3.17 14MAY97 0144018.1  
 PARTICULARS ENTERED  
 LAND REGISTRY AUCKLAND  
 DIST. LAND REGISTRY  
 20B/1025  
 (01 NW REWITT)



LAND REGISTER  
 NEW ZEALAND

# II Whangaruru S. D.



Total Area: 14-1-21

M.L. 13347

8

I.S. Ros.

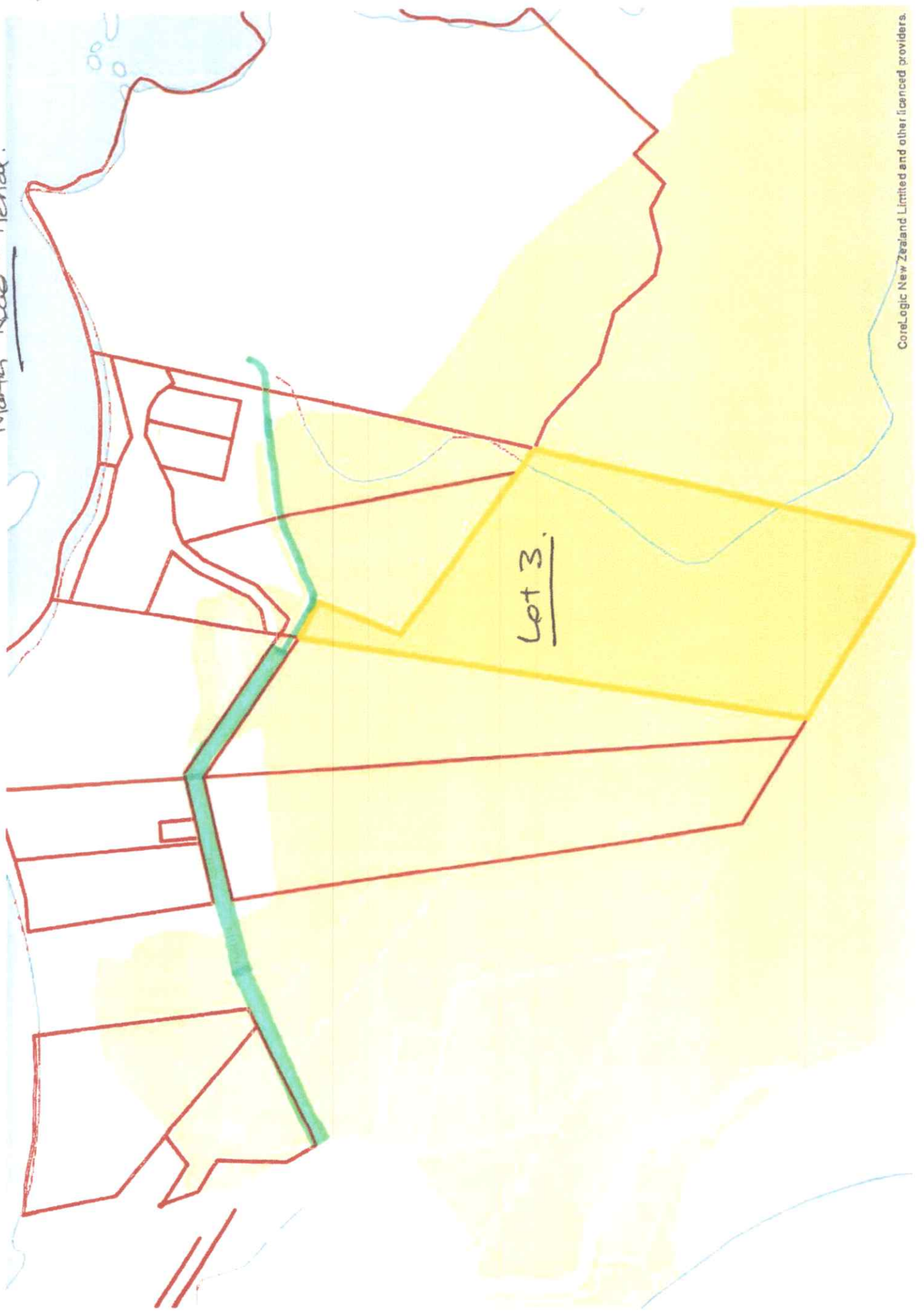
F.W. Bailey.

J. Garf.

Otara - Kirikiri Roadline  
 being Pts Otara 2, 3, 4 & 5 & Kirikiri-Pawhapa  
 B & A1 Blocks & Land below Mean High  
 Water Mark being Pts Kirikiri Creek  
 Bed & Whangaruru Harbour.

Martin Road - Aerial.

Lot 3.






TELETYPE

MB Ref: 549/BI, WH 24/197 & WH 26/218

**IN THE MAORI LAND COURT  
OF NEW ZEALAND  
TOKERAU DISTRICT**

**CO 0144018.1 Court Ord**  
 Copy - 01/01, Pgs - 003, 21/12/06, 18:01  
  
 DocID: 212705802

IN THE MATTER of Section 482 of the Maori Land Act 1931

AND

IN THE MATTER of an application to lay off a road line over the OTARA 2, KIRIKIRI PAWHAQA B, KIRIKIRI PAWHAQA A1, OTARA 3, OTARA 4 and OTARA 5 blocks

At a sitting of the Court held at Whangaruru on the 22nd day of May 1952 before Ivor Prichard, Judge

WHEREAS application has been made to the Court for the laying off of a road line over OTARA 2, KIRIKIRI PAWHAQA B, KIRIKIRI PAWHAQA A1, OTARA 3, OTARA 4 and OTARA 5 blocks

AND WHEREAS the owners of the said lands have consented to the proposed road being laid out

NOW THEREFORE in pursuance of the powers vested in it by Section 482 of the Maori Land Act 1931 or of any other powers it enabling the Court DOETH HEREBY ORDER AND DECLARE that the areas as shown in the schedule hereto shall be and the same are hereby laid out and set apart as a road and until such road line be proclaimed a public road the land so set apart shall be known as the OTARA-KIRIKIRI ROAD LINE

AND IT IS FURTHER ORDERED that the owners of the European land adjoining KIRIKIRI PAWHAQA A1 block shall pay the sum of Eighty pounds (£80.0.0) compensation to the TOKERAU DISTRICT MAORI LAND BOARD on behalf of the owners of OTARA 2, £55.0.0 and KIRIKIRI PAWHAQA B, £25.0.0 which sum has been paid

AS WITNESS the hand of the District Judge and the Seal of the Court

District Judge

Signed: S C Clarke  
District Judge



*[Signature]*  
Deputy Registrar  
Duplicate Copy

THE SCHEDULE

ALL that area of land in the North Auckland Land District situate in block II Whangarei Survey District containing 14 acres 0 roods 13.7 perches more or less and being the land set out as a road line through the following blocks:

	a	l	r
✓ Otara 2	2	3	16 ✓
Kirikiri Pawhaoa B	41	29	
✓ Kirikiri Pawhaoa A1	1	2	03.8
Otara 3	2	0	33
Otara 4	1	2	22.8
Otara 5 - 20B/1025	1	1	29.1
	<u>14</u>	<u>0</u>	<u>13.7</u>

as the same is more particularly shown on plan no. 13347 deposited in the office of the Chief Survey at Auckland and in the diagram annexed hereto.

2.10 29.SEP97 D 199185 3

PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY NO OF H  
ASST LAND REG R. J. *[Signature]*

321 Benz  
Km 17.5101  
CT. 208/1025  
②



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA107D/148  
**Land Registration District** North Auckland  
**Date Issued** 29 September 1997

**Prior References**  
NA20B/1025

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**Estate** Fee Simple  
**Area** 10.9190 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 175101  
**Registered Owners**  
Rangi Murray George and Elinor Trixie George

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**Interests**

Appurtenant hereto is a right of way created by Provisional Register 19D/995  
D199185.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 29.9.1997 at 2.10 pm  
D199185.3 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 (DP 175101) - 29.9.1997 at 2.10 pm  
D199185.13 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 29.9.1997 at 2.10 pm  
D674204.4 Mortgage to ASB Bank Limited - 22.1.2002 at 2.20 pm

Shown	Description	Area
(E)	Pl Lot 5 haven	987m²
(F)	Pl Lot 7 haven	1,385m²
(G)	Pl Lot 3 haven	1,884m²

Areas marked (H) (I) (J) (K) are to be subject to local consent.

Shown	Created by
(A) (B)	22 May 1995 (M/16/10)

Plan of Lots 1-9 being a Subdn of Pt Otara 5B

Land District North Auckland  
 Survey Block & District of Whangaruru  
 NZMS 261 Sheet Rcd Map No

Scale 1:3000 Date December 1995

SD 93/279 (Hoanga 91166)

Approved on to Survey *M. H. Miller*  
 19/7/97 Chief Surveyor

Registered this 27<sup>th</sup> day of March 1997  
 District Land Registrar

DP 175101

Approvals

*A. Hoanga*  
 Registered Owners

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 11<sup>th</sup> day of March 1995.

subject to the granting & recording of easements set out on the Memorandum hereto.

Registered on the Whangaruru District Council's records in the presence of:

*A. Hoanga*  
 Council Secretary

Purpose	Shown	Survey	Domino
Right of Way	(C)	Lot 8 haven	Lots 2,1,5 & 7 haven
Electricity	(D)	Lot 8 haven	Lots 2,1,5 & 7 haven
Telecommunications	(D)	Lot 8 haven	Lots 2,1,5 & 7 haven

Memorandum of Easements

New C/I Allocated

Lot 1 C.I. 1079/146 Lot 2 C.I. 1079/147  
 Lot 3 C.I. 1079/148 Lot 4 C.I. 1079/149  
 Lot 5 C.I. 1079/150 Lot 6 C.I. 1079/151  
 Lot 7 C.I. 1079/152 Lot 8 C.I. 1079/153  
 Lot 9 C.I. 1079/154

Total Area 21,7570ha

Completed in CT 208/1025 (M)

1. Trevor James Shaw of Whangaruru Registered Surveyor and holder of an annual registration certificate in accordance with the Survey Act 1981 hereby certifies that this plan has been prepared in accordance with the Survey Act 1981 and that the boundaries and areas of the lots shown on this plan have been measured and shown in accordance with the Survey Act 1981 and any regulations made in pursuance thereof.

Dated at Whangaruru this 31<sup>st</sup> day of May 1995

Field Book Reference Book 9

Signature: *Trevor James Shaw*

Estimated Price: *Robert Anderson*

Approved on to Survey *M. H. Miller*  
 19/7/97 Chief Surveyor

Registered this 27<sup>th</sup> day of March 1997  
 District Land Registrar

DP 175101



*Team*

**DAVIS**

**STEVE** 021 820 015 | **MIRIAM** 027 577 6335  
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Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

# Your Salespeople

## Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us real estate is all about the people, working and helping our clients to achieve major changes and or goals in their lives. We all come to the point where we need to sell a property for a variety of life-changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as ‘Team Davis’ and sell homes with the promise to be ‘committed to working for our clients’. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance.

We deliver great results as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, which is why we sponsor schools in our local area and find opportunities to get involved in community activities.

You can only sell your property once, so it’s important to do it well. The key to this is good marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.

Just a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.



Steve Davis

Licensed Real Estate Salesperson

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Miriam Davis

Licensed Real Estate Salesperson

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**Harcourts**  
Whangarei