

Row no.	REGISTERED INTERESTS	SUMMARY	RELEVANCE TO APPLICATION
<p>Record of Title: 39545 Legal Description: Lot 2 Deposited Plan 310034</p>			
1	<p>737844.1 Notice declaring the adjoining State Highway to be a Limited Access Road</p>	<p>Notice declaring the adjoining State Highway 1 to be a Limited Access Road. Vehicles and stock can only access this property from an 'authorised crossing place'.</p>	<p>The applicant will need NZTA approval for a new access point. However, this has no impact on the processing of this resource consent application.</p>
2	<p>Easement Certificate B395319.6 creating electricity and water rights</p>	<p>This property has the benefit of:</p> <ul style="list-style-type: none"> • a right to convey electricity over part marked "A" on Deposited Plan 103470 which is on the property at 2529 State Highway 1, Ruakaka, Whangarei (record of title NA55B/1268); and • a right to convey water over part marked "B" on Deposited Plan 103470 which is on the property at 2529 State Highway 1, Ruakaka, Whangarei (record of title NA55B/1268). <p>The rights and powers for the right to convey water are set out in Schedule 7 of Land Transfer Act 1952.</p> <p>There are no statutory implied rights and powers for the right to convey electricity in Land Transfer Act 1952. There are no express rights and powers for the right to convey electricity in the Easement Certificate.</p>	<p>No impact on the processing of the resource consent application as the easement favours the applicant's property.</p>
3	<p>5290248.4 Consent Notice pursuant to Section 221 Resource Management Act 1991</p>	<p>Prior to issue of any building consent, the registered owner of this property must have the minimum floor level of any building to be constructed on this property certified by a registered engineer.</p>	<p>This consent notice seeks to manage the flood hazard risk that applies to part of the site. The application material identifies that the site is partially located within an identified flood</p>

			plain area. Specialist reports accompanying the application outline measures to re-contour the land, and the creation of the wetland and restorative work in waterways to address the flood hazard and demonstrate how the proposed development will reduce the incidence of flooding.
4	Easement Instrument 5843139.5 creating a right of way and a right to transmit telecommunication	<p>This property (Dominant Tenement) has the benefit of a right of way and a right to transmit communication over part marked "A" on Deposited Plan 310034 which is on an adjoining property at 2531 State Highway 1, Ruakaka, Whangarei (record of title 39544) (Servient Tenement).</p> <p>Record of title 39545 states that the Dominant Tenement has the benefit of a right of way and a right to transmit electricity. However, easement instrument 5843139.5 states that the Dominant Tenement has the benefit of a right of way and a right to transmit telecommunication.</p> <p>The rights and powers implied in each easement are those prescribed by Schedule 4 of the Land Transfer Regulations 2002.</p> <p>The easements are subject to section 243(a) Resource Management Act 1991. The written consent of the relevant Council is required if the easements are to be:</p> <ul style="list-style-type: none"> (a) varied; (b) surrendered by the owner(s) of the Dominant Tenement; or (c) merged by transfer to the owner(s) of the Dominant Tenement or Servient Tenement. 	No impact on the processing of the resource consent application as the easement favours the applicant's property.
5	5884727.3 Notice pursuant to Section 91 Transit New Zealand Act 1989	<p>Transit New Zealand authorises the crossing place marked No. 36A on the plan numbered LA 11/15/1, at which crossing place vehicles may proceed to and from State Highway 1 and from and to this property.</p> <p>This crossing is to be located on the road frontage on the common</p>	As per row 1, the applicant will need to seek approval from the NZTA however there is no impact on the processing of this resource consent application.

		<p>boundary of this property and an adjoining property at 2533 State Highway 1, Ruakaka, Whangarei (record of title 39544).</p> <p>The owner of this property has an obligation to notify the Auckland Regional Manager of Transit New Zealand (superseded by NZTA), without delay if any of the following occur:</p> <ul style="list-style-type: none"> • a change in the nature, scale of use of the crossing place; • a change in the legal description of this property; or • the owner has any concerns regarding the safety to users of this crossing place or the safety of users of the State highway or the efficiency of the State highway in the vicinity of this crossing place. 	
6	11645517.16 Mortgage to ASB Bank Limited	A mortgage to ASB Bank Limited for the priority amount of \$1,500,000 plus interest. This mortgage incorporates the provisions of memorandum 2015/4322.	No impact on the processing of this resource consent application.
<p>Record of Title: NA116A/40 (Part-Cancelled) Legal Description: Lot 1 Deposited Plan 185432</p>			
7	737844.1 Notice declaring the adjoining State Highway to a limited access road	<p>Notice declaring the adjoining State Highway 1 to be a Limited Access Road. Vehicles and stock can only access this property from an 'authorised crossing place'.</p> <p>In this instance, the authorised crossing places are described as "vehicle access(es)" marked by number 37 and 38 on the plan on page 7 and the table on page 13.</p>	As per row 1.
8	D318421.2 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991	The registered owner of this property shall in undertaking any residential development thereon do so only in accordance with the design specifications detailed in engineering reports of J.A. Yurjevic Consulting Engineer dated 11 August 1995 (annexed to this consent notice). In particular, the registered owner shall ensure that the floor levels of any house dwellings constructed on this property from 20 th April 1998 be a minimum of 0.5 metres above the general	As per row 3.

		level of the land around the selected building site on which any such building is to be sited.	
9	Easement Certificate D318421.4 creating a power supply right	<p>This property (Servient Tenement) is subject to a power supply right over part marked "A" on Deposited Plan 185432 in favour of an adjoining property (Lot 4 Deposited Plan 185432 comprised in record of title NA116A/43) (Dominant Tenement).</p> <p>The rights and powers for the power supply easement are expressly stated in the Easement Certificate.</p> <ul style="list-style-type: none"> • The right for the registered owner of the Dominant Tenement and other authorised persons to lead and convey electricity, electric impulses and any other form of electricity without interruption or impediment (except during any periods of necessary renewal or repair) by means of conduits cables wires or electrical apparatus carried on poles erected or to be erected on the Servient Tenement or laid or to be laid under the surface and through the soil the Servient Tenement to the Dominant Tenement. • The registered owner of the Dominant Tenement is responsible for repair and maintenance of cables, wires, poles or other electrical apparatus. However, if any damage is caused by the registered owner of the Dominant or Servient Tenement or its servants, agents, invitees or employees or contractors, the party responsible for the damage will be responsible for the repair. • The registered owner of the Dominant Tenement, its tenants, agents and workmen may enter upon the Servient Tenement at all reasonable times and remain there for reasonable period for the purpose of laying, inspecting, cleansing, repairing, maintaining and renewing conduits cables wires, poles or other electrical apparatus and opening up the soil of the Servient Tenement. This is subject to the condition that as little disturbance as possible is caused to the surface of the Servient Tenement and the surface is restored as nearly as possible to its original condition and any other damage caused by abovementioned works is repaired. 	This easement is outside the building footprint of the proposed service station. We therefore consider it will have no impact on the processing of this consent.

		<p>The easement is subject to section 243(a) Resource Management Act 1991. The written consent of the relevant Council is required if the easement is to be:</p> <ul style="list-style-type: none"> (a) varied; (b) surrendered by the owner(s) of the Dominant Tenement ; or (c) merged by transfer to the owner(s) of the Dominant Tenement or Servient Tenement. 	
10	D471854.1 Crossing place notice pursuant to Section 91 Transit New Zealand Act 1989	<p>Transit New Zealand authorises the crossing place marked No. 38A on the plan numbered LA 11/15/1, at which crossing place vehicles may proceed to and from State Highway 1 and from and to this property.</p> <p>This crossing is to be located on the road frontage between 386 metres and 392 metres north-west from One Tree Point Road.</p> <p>The owner of this property has an obligation to notify the Auckland Regional State Highway Manager of Transit New Zealand (superseded by NZTA), without delay if any of the following occur:</p> <ul style="list-style-type: none"> • a change in the nature, scale of use of the crossing place; • a change in the legal description of this property; or • the owner has any concerns regarding the safety to users of this crossing place or the safety of users of the State highway or the efficiency of the State highway in the vicinity of this crossing place. 	As per row 1.
11	D532577.1 Crossing place notice pursuant to Section 91 Transit New Zealand Act 1989	Same as above in crossing place notice D471854.1.	As per row 1.
12	7082893.1 Notice pursuant to Section 18 Public Works Act 1981	Notice given pursuant section 18(1)(b) of the Public Works Act 1981 that the Crown desires to acquire part of this property (1584 m ² shown coloured yellow on the Duffill Watts & Kings Ltd plan 20041/01/05/1/1948/S/R3) and other property for road (State	This Notice relates to the same piece of land that has been acquired by Transit New Zealand under section 23 of the Public Works Act (refer rows 13 and 14 below).

		Highway 1N/State Highway 15A Intersection Improvements).	The Notice has no effect on the processing of this application.
13	7296283.1 Notice of Intention under Section 23 of the Public Works Act 1981	Notice is given that the Crown under the provisions of section 23 of the Public Works Act 1981 proposes to take part of this property (1583 m ² shown as section 1 on SO 379842) and other property for road (construction of improvements to the intersection of State Highways 1N and 15A at Ruakaka).	This Notice relates to the land that has been acquired by Transit New Zealand, refer row 14 below. The Notice has no effect on the processing of this application.
14	7446200.1 Proclamation declaring part of this property to be taken for road and vested in the Crown	Notice pursuant to the Public Works Act 1981 declaring that part of this property (1583 m ² shown as section 1 on SO 379842) and other property to be taken for road and vest in the Crown. As a result of this, the record of title to this property has been part-cancelled.	This land was historically acquired by Transit NZ (per rows 12 and 13 above). No impact on the processing of this resource consent application.
15	11645517.15 Mortgage to ASB Bank Limited	A mortgage to ASB Bank Limited over records of title NA116A/40, NA116A/41, NA116A/42 and NA116A/43 for the priority amount of \$2,100,000 plus interest. This mortgage incorporates the provisions of memorandum 2015/4322.	No impact on the processing of this resource consent application.
<p>Record of Title: NA116A/41 (Part-Cancelled) Legal Description: Lot 2 Deposited Plan 185432</p>			
16	D318421.2 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991	Same as above in NA116A/40.	As per row 3.
17	Easement Certificate D318421.4 creating a power supply right	<p>This property (Servient Tenement) is subject to a power supply right over part marked "B" on Deposited Plan 185432 in favour of an adjoining property (Lot 3 Deposited Plan 185432 comprised in record of title NA116A/42) (Dominant Tenement).</p> <p>The rights and powers for the power supply easement are expressly stated in the Easement Certificate.</p> <ul style="list-style-type: none"> The right for the registered owner of the Dominant Tenement and other authorised persons to lead and convey electricity, electric impulses and any other form of electricity without interruption or impediment (except during any periods of necessary renewal or repair) by 	This easement is over an area proposed to be retained for farm grazing, therefore it has no implications on the processing of this resource consent.

		<p>means of conduits cables wires or electrical apparatus carried on poles erected or to be erected on the Servient Tenement or laid or to be laid under the surface and through the soil the Servient Tenement to the Dominant Tenement.</p> <ul style="list-style-type: none"> • The registered owner of the Dominant Tenement is responsible for repair and maintenance of cables, wires, poles or other electrical apparatus. However, if any damage is caused by the registered owner of the Dominant or Servient Tenement or its servants, agents, invitees or employees or contractors, the party responsible for the damage will be responsible for the repair. • The registered owner of the Dominant Tenement, its tenants, agents and workmen may enter upon the Servient Tenement at all reasonable times and remain there for reasonable period for the purpose of laying, inspecting, cleansing, repairing, maintaining and renewing conduits cables wires, poles or other electrical apparatus and opening up the soil of the Servient Tenement. This is subject to the condition that as little disturbance as possible is caused to the surface of the Servient Tenement and the surface is restored as nearly as possible to its original condition and any other damage caused by abovementioned works is repaired. <p>The easement is subject to section 243(a) Resource Management Act 1991. The written consent of the relevant Council is required if the easement is to be:</p> <ul style="list-style-type: none"> (a) varied; (b) surrendered by the owner(s) of the Dominant Tenement ; or (c) merged by transfer to the owner(s) of the Dominant Tenement or Servient Tenement. 	
18	7082893.1 Notice pursuant to Section 18 Public Works Act 1981	<p>Notice given pursuant section 18(1)(b) of the Public Works Act 1981 that the Crown desires to acquire part of this property (120 m² shown coloured blue on the Duffill Watts & Kings Ltd plan 20041/01/05/1/1948/S/R3) and other property for road (State Highway 1N/State Highway 15A Intersection Improvements).</p>	<p>Relates to the same piece of land addressed in rows 11 to 13 above. No impact on the processing of this application.</p>

19	7296283.1 Notice of Intention under Section 23 of the Public Works Act 1981	Notice is given that the Crown under the provisions of section 23 of the Public Works Act 1981 proposes to take part of this property (149 m ² shown as section 3 on SO 379842) and other property for road (construction of improvements to the intersection of State Highways 1N and 15A at Ruakaka).	Refer rows 11 to 13 above.
20	7300756.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 15A from State Highway 1 intersection to Marsden Point to be a limited access road	This property and other property are affected by the declaration of State Highway 15A, State Highway 1N to Marsden Point as Limited Access Road.	As per row 1.
21	7300756.2 Notice pursuant to Section 91 Transit New Zealand Act 1989	<p>Transit New Zealand authorises the crossing place marked No. 1 on the plan numbered LA 11/59/1, at which crossing place vehicles may proceed to and from State Highway 1 and from and to this property.</p> <p>This crossing is to be located on the road frontage 3m from the southern boundary of this property.</p> <p>The owner of this property has an obligation to notify the Auckland Regional Manager of Transit New Zealand (superseded by NZTA), without delay if any of the following occur:</p> <ul style="list-style-type: none"> • a change in the nature, scale of use of the crossing place; • a change in the legal description of this property; or • the owner has any concerns regarding the safety to users of this crossing place or the safety of users of the State highway or the efficiency of the State highway in the vicinity of this crossing place. 	As per row 1.
22	7446200.1 Proclamation declaring part of this property to be taken for road and vested in the Crown	Notice pursuant to the Public Works Act 1981 declaring that part of this property (149 m ² shown as section 3 on SO 379842) and other property to be taken for road and vest in the Crown. As a result of this, the record of title to this property has been part-cancelled.	Refer rows 11 to 13 above.

23	11645517.15 Mortgage to ASB Bank Limited	Same as above in NA116A/40.	No effect on the processing of this resource consent application.
Record of Title: NA116A/42 (Part-Cancelled) Legal Description: Lot 3 Deposited Plan 185432			
24	D318421.2 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991	Same as above in NA116A/40.	As per row 3.
25	Easement Certificate D318421.4 creating a power supply right	<p>This property (Dominant Tenement) has the benefit of a power supply right over part marked "B" on Deposited Plan 185432 which is on an adjoining property (Lot 2 Deposited Plan 185432 comprised in record of title NA116A/41).</p> <p>The rights and powers for the power supply easement are expressly stated in the Easement Certificate.</p> <ul style="list-style-type: none"> • The right for the registered owner of the Dominant Tenement and other authorised persons to lead and convey electricity, electric impulses and any other form of electricity without interruption or impediment (except during any periods of necessary renewal or repair) by means of conduits cables wires or electrical apparatus carried on poles erected or to be erected on the Servient Tenement or laid or to be laid under the surface and through the soil the Servient Tenement to the Dominant Tenement. • The registered owner of the Dominant Tenement is responsible for repair and maintenance of cables, wires, poles or other electrical apparatus. However, if any damage is caused by the registered owner of the Dominant or Servient Tenement or its servants, agents, invitees or employees or contractors, the party responsible for the damage will be responsible for the repair. • The registered owner of the Dominant Tenement, its tenants, agents and workmen may enter upon the Servient Tenement at all reasonable times and remain there for reasonable period for the purpose of laying, inspecting, cleansing, repairing, maintaining and renewing conduits cables wires, poles or other electrical 	No impact on the processing of this resource consent application as the easement benefits the applicant's land.

		<p>apparatus and opening up the soil of the Servient Tenement. This is subject to the condition that as little disturbance as possible is caused to the surface of the Servient Tenement and the surface is restored as nearly as possible to its original condition and any other damage caused by abovementioned works is repaired.</p> <p>The easement is subject to section 243(a) Resource Management Act 1991. The written consent of the relevant Council is required if the easement is to be:</p> <ul style="list-style-type: none"> (a) varied; (b) surrendered by the owner(s) of the Dominant Tenement ; or (c) merged by transfer to the owner(s) of the Dominant Tenement or Servient Tenement. 	
26	7082893.1 Notice pursuant to Section 18 Public Works Act 1981	<p>Notice given pursuant section 18(1)(b) of the Public Works Act 1981 that the Crown desires to acquire part of this property (3300 m² shown coloured green on the Duffill Watts & Kings Ltd plan 20041/01/05/1/1948/S/R3) and other property for road (State Highway 1N/State Highway 15A Intersection Improvements).</p>	Refer rows 11 to 13 above.
27	7296283.1 Notice of Intention under Section 23 of the Public Works Act 1981	<p>Notice is given that the Crown under the provisions of section 23 of the Public Works Act 1981 proposes to take part of this property (3317 m² shown as section 4 on SO 379842) and other property for road (construction of improvements to the intersection of State Highways 1N and 15A at Ruakaka).</p>	Refer rows 11 to 13 above.
28	7300756.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 15A from State Highway 1 intersection to Marsden Point to be a limited access road	<p>Same as above in NA116A/41.</p>	As per row 1.
29	7446200.1 Proclamation declaring part of this property to be taken for road and vested in the Crown	<p>Notice pursuant to the Public Works Act 1981 declaring that part of this property (3317 m² shown as section 4 on SO 379842) and other property to be taken for road and vest in the Crown. As a result of this, the record of title to this property has been part-cancelled.</p>	Refer rows 11 to 13 above.

30	11645517.15 Mortgage to ASB Bank Limited	Same as above in NA116A/40.	No impact on the processing of this application.
Record of Title: NA116A/43 (Part-Cancelled) Legal Description: Lot 4 Deposited Plan 185432			
31	737844.1 Notice declaring the adjoining State Highway to be a limited access road	Notice declaring the adjoining State Highway 1 to be a Limited Access Road. Vehicles and stock can only access this property from an 'authorised crossing place'.	As per row 1.
32	D318421.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991	Same as above in NA116A/40.	As per row 3.
33	Easement Certificate D318421.4 creating a power supply right	<p>This property (Dominant Tenement) has the benefit of a power supply right over part marked "A" on Deposited Plan 185432 which is on an adjoining property at 2581 State Highway 1, Ruakaka, Whangarei (Lot 1 Deposited Plan 185432 comprised in record of title NA116A/40).</p> <p>The rights and powers for the power supply easement are expressly stated in the Easement Certificate.</p> <ul style="list-style-type: none"> • The right for the registered owner of the Dominant Tenement and other authorised persons to lead and convey electricity, electric impulses and any other form of electricity without interruption or impediment (except during any periods of necessary renewal or repair) by means of conduits cables wires or electrical apparatus carried on poles erected or to be erected on the Servient Tenement or laid or to be laid under the surface and through the soil the Servient Tenement to the Dominant Tenement. • The registered owner of the Dominant Tenement is responsible for repair and maintenance of cables, wires, poles or other electrical apparatus. However, if any damage is caused by the registered owner of the Dominant or Servient Tenement or its servants, agents, invitees or employees or contractors, the party responsible for the damage will be responsible for the repair. • The registered owner of the Dominant Tenement, its 	No impact on the processing of this resource consent application as the easement benefits the applicant's property.

		<p>tenants, agents and workmen may enter upon the Servient Tenement at all reasonable times and remain there for reasonable period for the purpose of laying, inspecting, cleansing, repairing, maintaining and renewing conduits cables wires, poles or other electrical apparatus and opening up the soil of the Servient Tenement. This is subject to the condition that as little disturbance as possible is caused to the surface of the Servient Tenement and the surface is restored as nearly as possible to its original condition and any other damage caused by abovementioned works is repaired.</p> <p>The easement is subject to section 243(a) Resource Management Act 1991. The written consent of the relevant Council is required if the easement is to be:</p> <ul style="list-style-type: none"> (a) varied; (b) surrendered by the owner(s) of the Dominant Tenement ; or (c) merged by transfer to the owner(s) of the Dominant Tenement or Servient Tenement. 	
<p>34</p>	<p>D661401.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen</p>	<p>Particulars of the Agreement between the Crown and the owner of this property:</p> <ul style="list-style-type: none"> • The Crown may enter and re-enter this property at all times as are reasonably necessary for the purpose of Temporary Occupation for Construction. • Entry period from 1/12/2001 to 1/12/2002. • The Crown shall provide temporary stock-proof fencing during the period of occupation if required and any fencing disturbed will be reinstated on completion of the work. • The Crown shall reinstate any land disturbed to as near as possible to its former condition. • The Crown shall construct an open drainage swale within the Road Reserve to drain stormwater from the State Highway. The Crown shall take reasonable precautions to ensure no overflows occur into the adjacent property 	<p>Entry period has expired. No implications on consent application.</p>

		<p>and the sump outlets are to be connected to the new stormwater pipes.</p> <ul style="list-style-type: none"> Transit New Zealand shall carry out regular maintenance to ensure the swale and sumps are kept clear of vegetation and obstructions. 	
35	7082893.1 Notice pursuant to Section 18 Public Works Act 1981	Notice given pursuant section 18(1)(b) of the Public Works Act 1981 that the Crown desires to acquire part of this property (1.2599 ha shown coloured orange on the Duffill Watts & Kings Ltd plan 20041/01/05/1/1948/S/R3) and other property for road (State Highway 1N/State Highway 15A Intersection Improvements).	Refer rows 11 to 13 above.
36	7296283.1 Notice of Intention under Section 23 of the Public Works Act 1981	Notice is given that the Crown under the provisions of section 23 of the Public Works Act 1981 proposes to take part of this property (1.2595 ha shown as section 2 on SO 379842) and other property for road (construction of improvements to the intersection of State Highways 1N and 15A at Ruakaka).	Refer rows 11 to 13 above.
37	7300756.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 15A from State Highway 1 intersection to Marsden Point to be a limited access road	Same as above in NA116A/41.	As per row 1.
38	7446200.1 Proclamation declaring part of this property to be taken for road and vested in the Crown	Notice pursuant to the Public Works Act 1981 declaring that part of this property (1.2595 ha shown as section 2 on SO 379842) and other property to be taken for road and vest in the Crown. As a result of this, the record of title to this property has been part-cancelled.	Refer rows 11 to 13 above.
39	11645517.15 Mortgage to ASB Bank Limited	Same as above in NA116A/40.	No impact on the processing of this resource consent application.