

TITLE AND TITLE INTERESTS **INFORMATION**

This information has been supplied by the vendor or the vendor's agent. Accordingly Next Step Realty Limited Licensed (REAA 2008) is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability. All intending purchasers are advised to conduct their own due diligence investigation into the same. It is highly recommended that intended purchasers seek independent legal advice as part of due diligence. To the maximum extent permitted by law Next Step Realty Limited Licensed (REAA 2008) do not accept any responsibility to any person for the accuracy of the information herein. Source: Land Information New Zealand



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

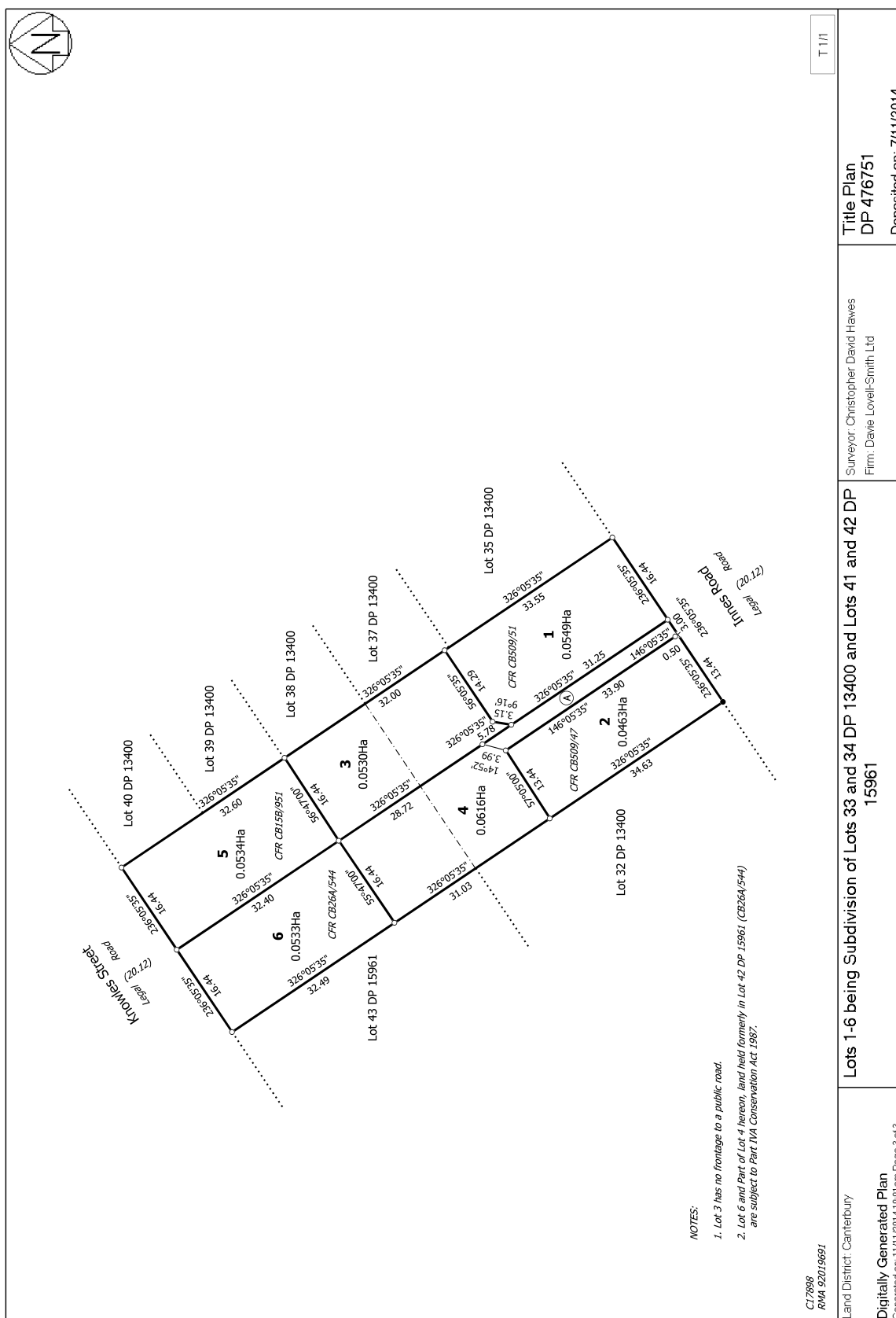
Identifier **659475**
Land Registration District **Canterbury**
Date Issued 07 November 2014

Prior References
CB26A/544 CB509/47

Estate Fee Simple
Area 616 square metres more or less
Legal Description Lot 4 Deposited Plan 476751
Registered Owners
Robert Lester Warner and Lorraine Teresa Warner

Interests

Subject to Section 11 Crown Minerals Act 1991 (affects the part formerly Lot 42 DP 15961)
Subject to Part IV A Conservation Act 1987 (affects the part formerly Lot 42 DP 15961)
9889358.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.11.2014 at 2:10 pm
Subject to a right of way and right to drain water and sewage and right to convey water, gas, electricity,
telecommunications and computer media over part marked A on DP 476751 created by Easement Instrument 9889358.7 -
7.11.2014 at 2:10 pm
The easements created by Easement Instrument 9889358.7 are subject to Section 243 (a) Resource Management Act 1991
13272927.4 Mortgage to Bank of New Zealand - 11.4.2025 at 2:27 pm



View Instrument Details



Instrument No 9889358.7
Status Registered
Date & Time Lodged 07 November 2014 14:10
Lodged By Macintyre, Duncan Adrian
Instrument Type Easement Instrument



Affected Computer Registers Land District

659473	Canterbury
659474	Canterbury
659475	Canterbury

Annexure Schedule: Contains 3 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Duncan Adrian Macintyre as Grantor Representative on 07/11/2014 02:08 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Duncan Adrian Macintyre as Grantee Representative on 07/11/2014 02:08 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*, or create land covenant
(Sections 90A and 90F Land Transfer Act 1952)

2009/6229EF
APPROVED
Registrar-General of Land

Grantor

Robert Lester Warner and Lorraine Teresa Warner

Grantee

Robert Lester Warner and Lorraine Teresa Warner

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference) 476751	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way, rights to drain water & sewage and rights to convey water, gas, electricity telecommunications & computer media	A	Lot 4 DP 476751 CT 659475	Lot 2 & 3 DP 476751 CT 659473 & 659474

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number]~~, registered under section 155A of the Land Transfer Act 1952

~~[the provisions set out in Annexure Schedule]~~

Covenant provisions

Delete phrases in [] and insert Memorandum number as require, continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number]~~, registered under section 155A of the Land Transfer Act 1952

~~[Annexure Schedule]~~



Annexure Schedule

Page 3 of 3 Pages

2009/5043EF
APPROVED
Registrar-General of Land

Insert instrument type

Continue in additional Annexure Schedule, if required

Annexure Schedule 2

1. The rights and powers prescribed to easements under the Fourth Schedule to the Land Transfer Regulations 2002 (*the Fourth Schedule*) and the Fifth Schedule to The Property Law Act 2007 (*the Fifth Schedule*) apply to the specific classes of easement created by this Easement Instrument, unless modified by addition or variation in this Schedule, listed below.
2. Where there is a conflict between the provisions of the Fourth Schedule and the Fifth Schedule the provisions of the Fifth Schedule prevail.
3. Where there is a conflict between the provision of the Fourth Schedule and/or the Fifth Schedule, and the modifications in this Easement Instrument, the modifications of this Easement Instrument prevail.
4. The following modifications of this Easement Instrument are applicable to all of the easements created by this Easement Instrument:
 - a. Any maintenance, repair or replacement of any easement facility, including but not limited to rights of way, stormwater and sewage drains, water pipes, telephonic communications and electric power cables on the servient or dominant land, that are necessary because of any act or omission by the Grantee (or any of the Grantees if more than one), or the Grantor (including any agents, employees, contractors, subcontractors and invitees of the Grantee or Grantor) must be carried out promptly by that Grantee or Grantor at their sole cost (or in proportion to their responsibility if there shall be more than one party responsible at the time of the act or omission).
 - b. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by the Grantee or Grantor responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with Clause 11 of the Fourth Schedule).
 - c. No power is implied in respect of any easement for the Grantor to determine the easement for breach of any provision in the Easement Instrument (whether express or implied) or for any other cause, it being the intention of the Grantor and Grantee that each easement shall subsist for all time unless it is surrendered.
 - d. Notwithstanding anything contained or implied in this Easement Instrument to the contrary, all easement facilities (and appurtenant equipment or accessories) relating to the Right to Convey Electricity and the Right to Convey Telecommunications and Computer Media situated on the servient tenement shall be installed underground (or in the case of necessary manholes, at ground level); so that no wires, cables (containing wire or other media conducting materials), conduits and other equipment and accessories forming part of such easement facilities (and appurtenant equipment or accessories) shall be installed overhead or by poles or towers.

View Instrument Details



Instrument No	9889358.6
Status	Registered
Date & Time Lodged	07 November 2014 14:10
Lodged By	Macintyre, Duncan Adrian
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
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659474	Canterbury
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659475	Canterbury
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Annexure Schedule: Contains 1 Page.

Signature

Signed by Duncan Adrian Macintyre as Territorial Authority Representative on 04/11/2014 03:08 PM

*** End of Report ***



IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF DP 476751 and Subdivision Consent Application RMA/92019691

**CONSENT NOTICE PURSUANT TO
SECTION 221, RESOURCE MANAGEMENT ACT 1991**

To: The Registrar General of Lands
Canterbury Land Registration District
LAND INFORMATION NEW ZEALAND

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to a subdivision consent as follows:

Specific Foundation design

All development on Lots 3 & 4, requiring building consent under Building Act provision, shall have foundations complying with, or Specific Foundation design by a Geotechnical Engineer experienced in Liquefaction assessment and lateral spread, with consideration for land remedial work may be required..

AND THAT you are hereby directed and required to register the same pursuant to Section 221 Resource Management Act 1991.

DESCRIPTION OF LAND BY CONSENT NOTICE

ALL THOSE parcel of land comprising:

- 530m² being Lot 3 DP 476751 comprised in Computer Freehold Register 659474
- 616m² being Lot 4 DP 476751 comprised in Computer Freehold Register 659475

SIGNED for and on behalf of
CHRISTCHURCH CITY COUNCIL
pursuant to Section 252 of the
Local Government Act 1974

A handwritten signature in black ink, appearing to read "Pritchard".

Pritchard, Bob
03/11/2014 8:24 AM
Subdivision Officer
Principal Officer (for the purposes of
Section 221 Resource Management Act 1991)