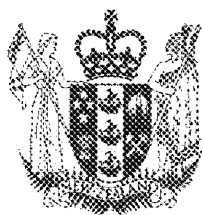



## **Appendix 21: Certificates of Title**



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 463353  
**Land Registration District** Canterbury  
**Date Issued** 21 January 2010

**Prior References**

90576 90577

---

<b>Estate</b>	Fee Simple
<b>Area</b>	30.4300 hectares more or less
<b>Legal Description</b>	Lot 2 Deposited Plan 416195 and Lot 2 Deposited Plan 322710

**Registered Owners**

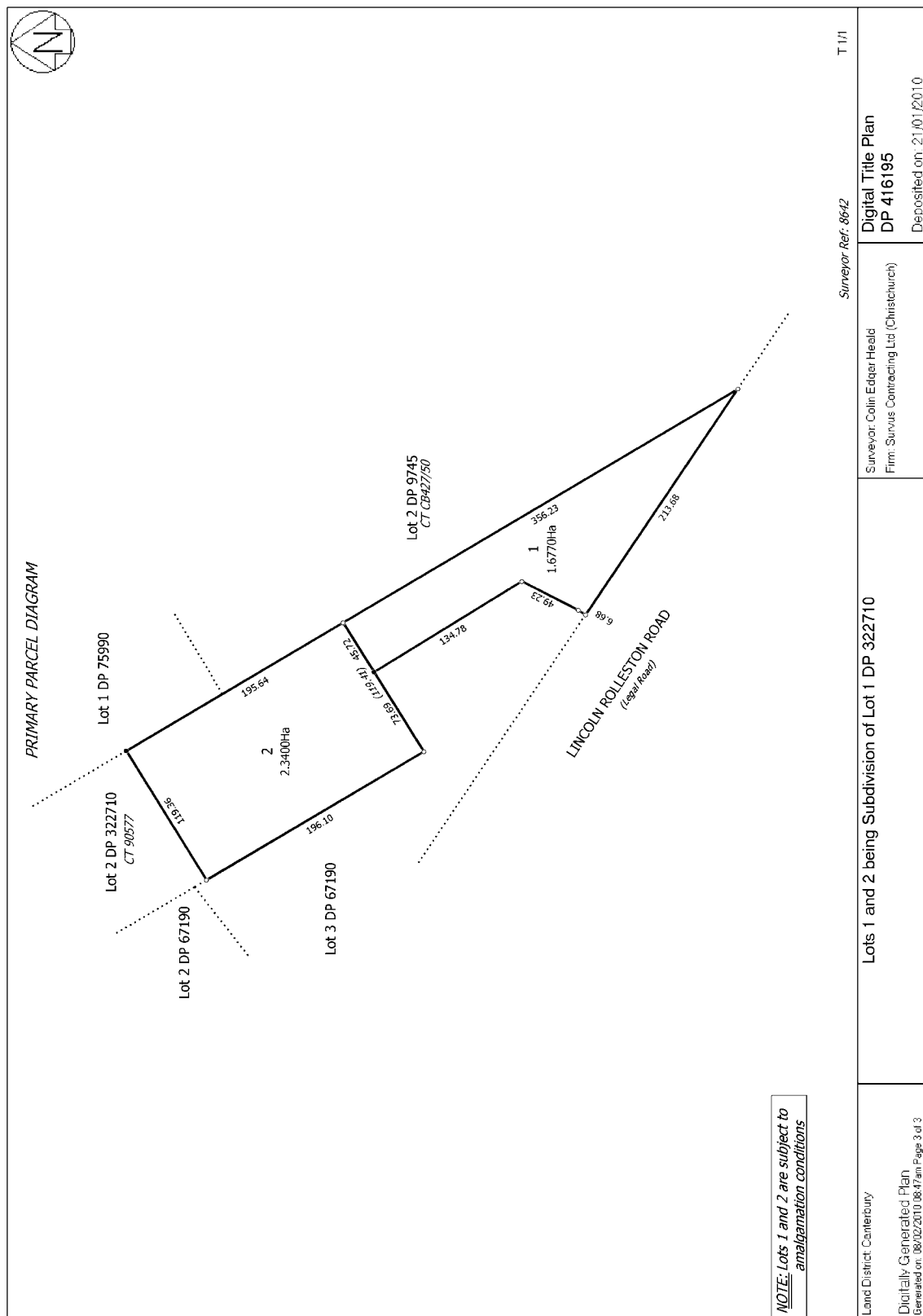
Mark Purdon as to a 1/2 share  
Natalie Clair Rasmussen as to a 1/2 share

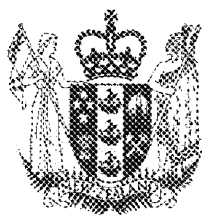
---

**Interests**

Subject to Section 241(2) Resource Management Act 1991 (affects DP 416195)  
8903911.3 Mortgage to Bank of New Zealand - 16.12.2011 at 5:34 pm  
10222310.2 Variation of Mortgage 8903911.3 - 23.10.2015 at 11:40 am







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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **695247**  
**Land Registration District** **Canterbury**  
**Date Issued** 17 August 2015

**Prior References**

656864

---

<b>Estate</b>	Fee Simple
<b>Area</b>	4.0805 hectares more or less
<b>Legal Description</b>	Lot 7 Deposited Plan 483709

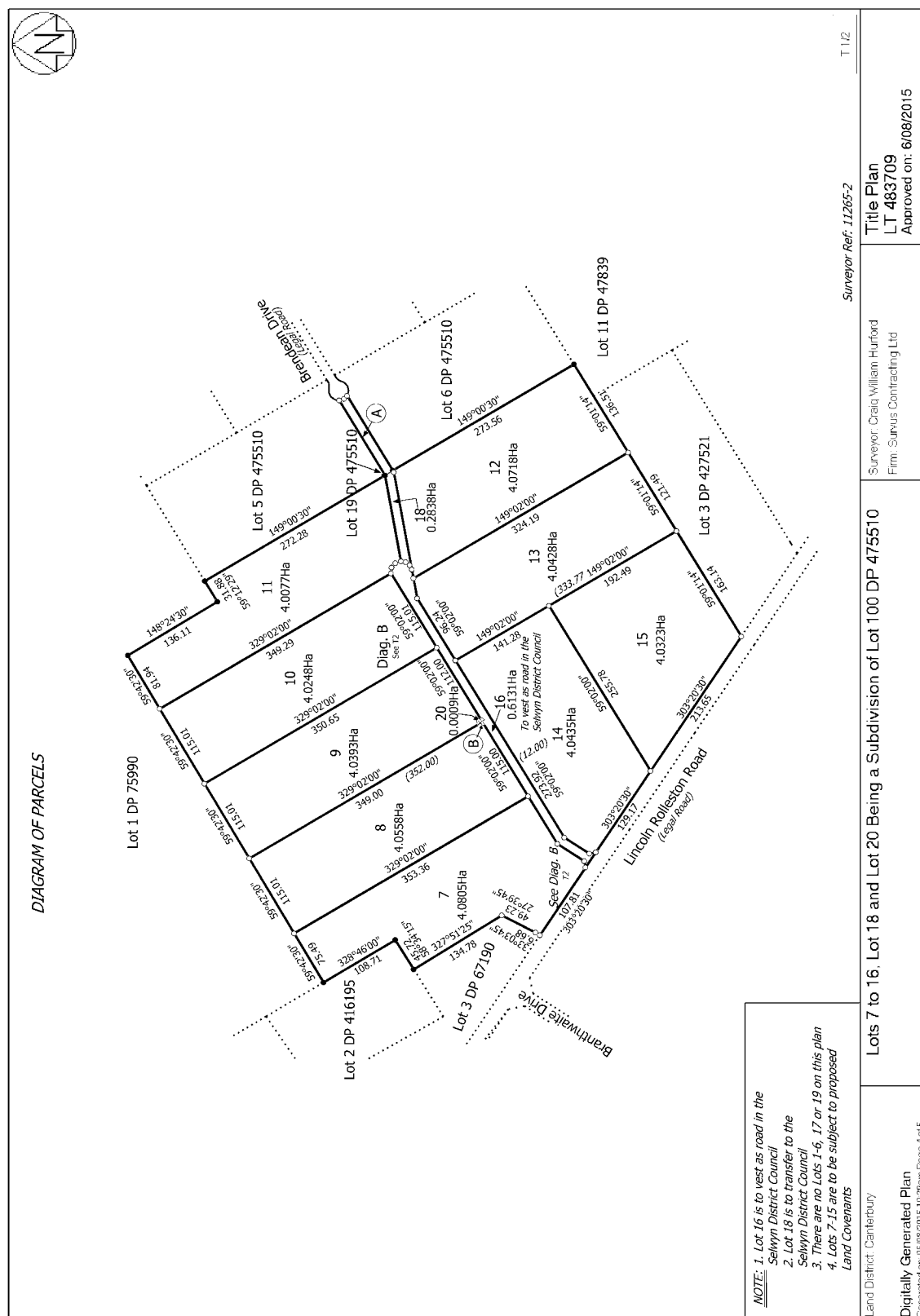
**Registered Owners**

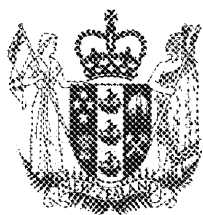
Leanne File and Smith & Partners Trustee Co. Limited

---

**Interests**


Land Covenant in Easement Instrument 10043178.2 - 17.8.2015 at 10:49 am (Limited as to Duration)  
10043178.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.8.2015 at 10:49 am  
10043178.13 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.8.2015 at 10:49 am  
Fencing Covenant in Transfer 10173887.1 - 3.9.2015 at 12:54 pm  
11877835.1 CAVEAT BY GOULD DEVELOPMENTS LIMITED - 29.9.2020 at 1:55 pm





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 695249  
**Land Registration District** Canterbury  
**Date Issued** 17 August 2015

**Prior References**

656864

---

<b>Estate</b>	Fee Simple
<b>Area</b>	4.0393 hectares more or less
<b>Legal Description</b>	Lot 9 Deposited Plan 483709

**Registered Owners**

J M & T L Whittaker Limited

---

**Interests**

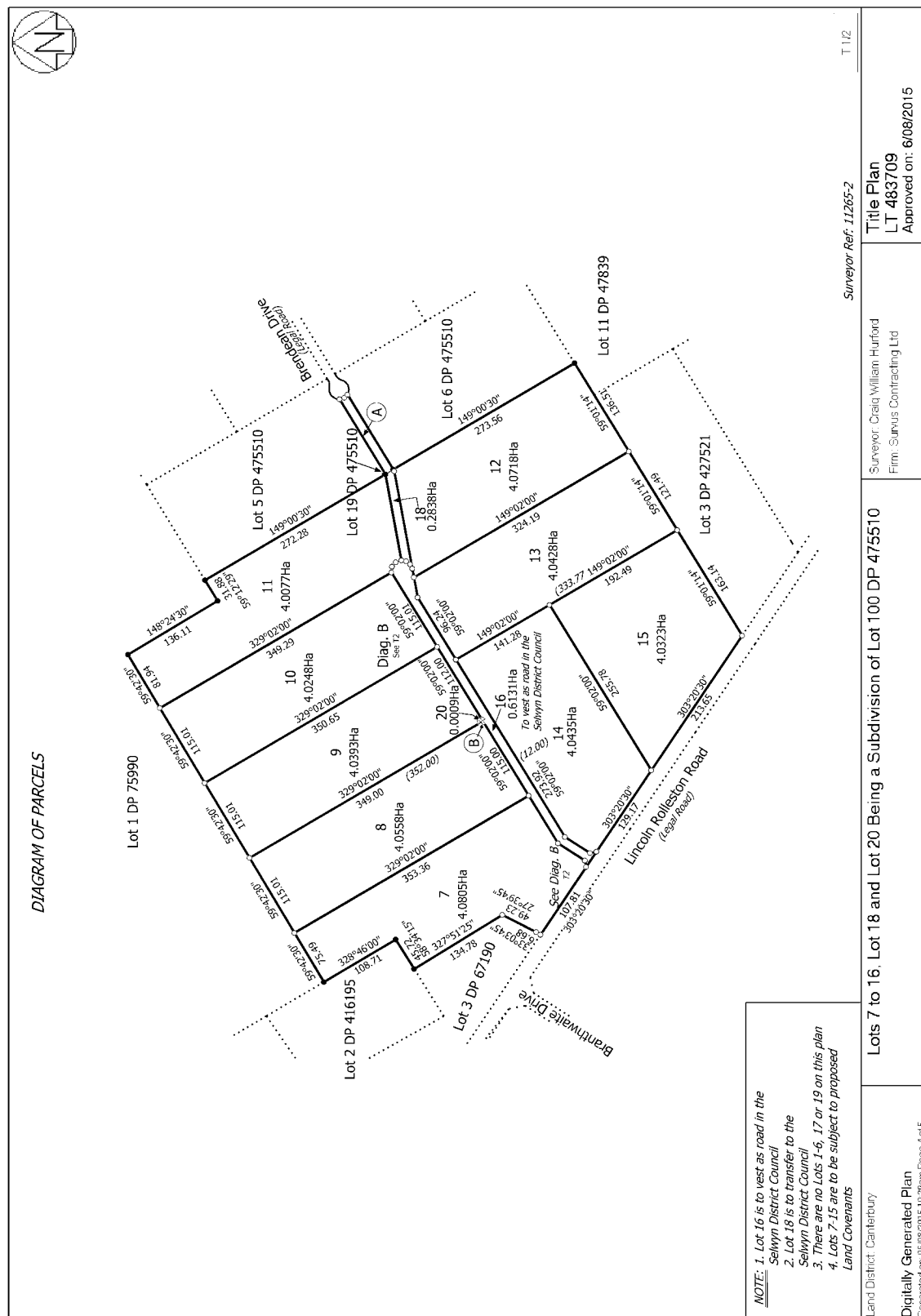
Land Covenant in Easement Instrument 10043178.2 - 17.8.2015 at 10:49 am (Limited as to Duration)

Appurtenant hereto is a right to convey electricity created by Easement Instrument 10043178.9 - 17.8.2015 at 10:49 am

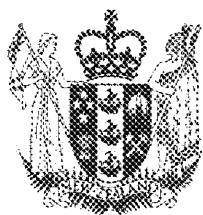
The easements created by Easement Instrument 10043178.9 are subject to Section 243 (a) Resource Management Act 1991

10043178.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.8.2015 at 10:49 am

Fencing Covenant in Transfer 10172341.1 - 3.9.2015 at 12:44 pm








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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **695248**  
**Land Registration District** **Canterbury**  
**Date Issued** 17 August 2015

**Prior References**

656864

---

<b>Estate</b>	Fee Simple
<b>Area</b>	4.0558 hectares more or less
<b>Legal Description</b>	Lot 8 Deposited Plan 483709

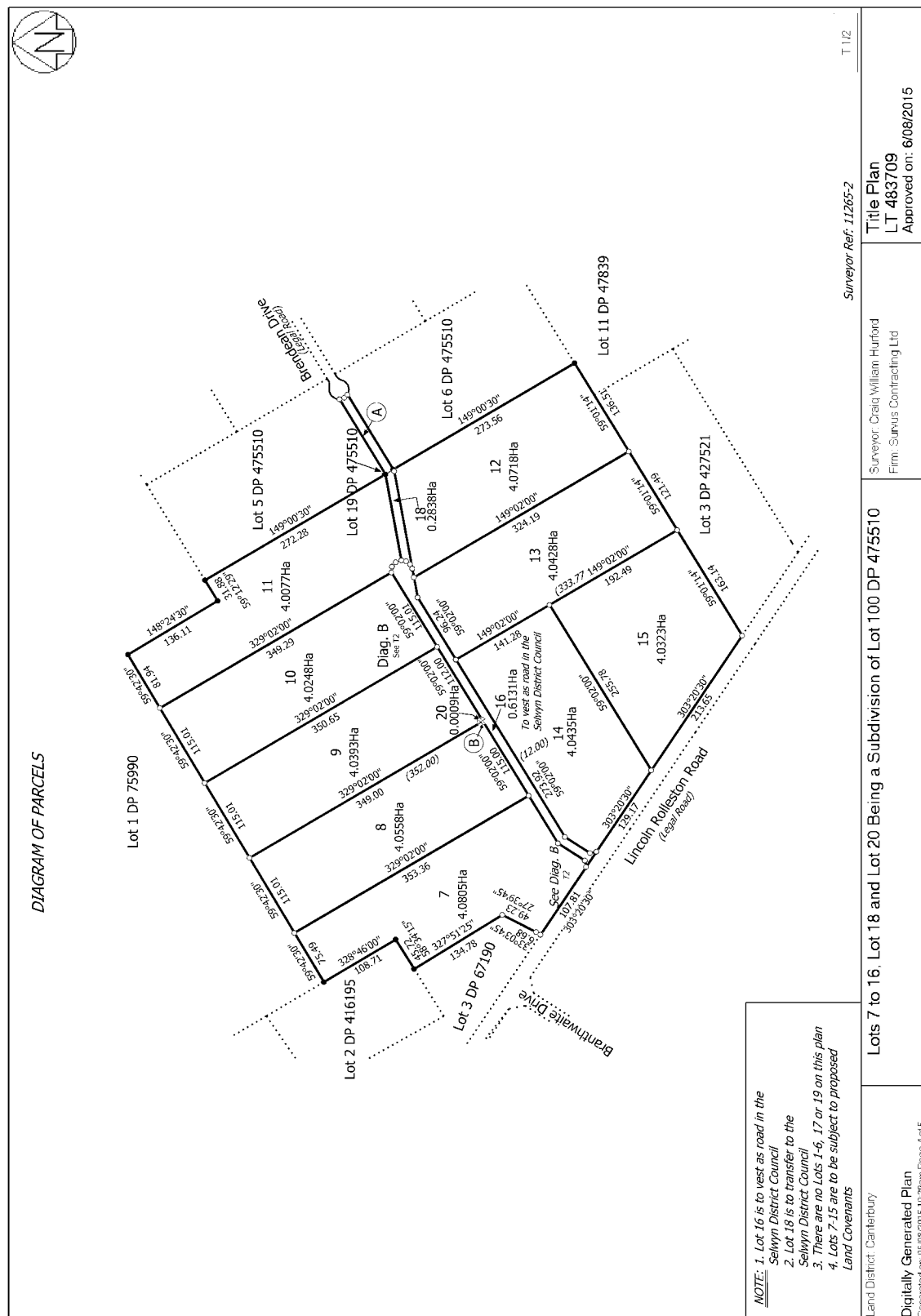
**Registered Owners**

J M & T L Whittaker Limited

---

**Interests**

Land Covenant in Easement Instrument 10043178.2 - 17.8.2015 at 10:49 am (Limited as to Duration)  
10043178.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.8.2015 at 10:49 am  
Fencing Covenant in Transfer 10172341.1 - 3.9.2015 at 12:44 pm



# r D

**Instrument Type** Transfer  
**Instrument No** 10172341.1  
**Status** Registered  
**Date & Time Lodged** 03/09/2015 12:44:51  
**Lodged By** Chloe Rose Fountain

## Affected Computer Registers Land District

695248 Canterbury  
695249 Canterbury

## Transferors

Brendean Estate Limited

## Transferees

J M & T L Whittaker Limited

## Clauses, Conditions or Intent

The transferee shall be bound by a fencing covenant as defined in Section 2 of the Fencing Act 1978 in favour of the transferor

## Transferor Certifications

I certify that I have the authority to act for the Transferor 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 John Roger Parkes as Transferor Representative on 03/09/2015 10:30 AM

## Transferee Certifications

I certify that I have the authority to act for the Transferee 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 George Charles Andrew Forbes as Transferee Representative on 02/09/2015 12:33 PM

\*\*\* End of Report \*\*\*

# r D

**Instrument Type** Caveat against dealings with land under Section 138 Land Transfer Act 2017  
**Instrument No** 11860913.1  
**Status** Registered  
**Date & Time Lodged** 17/09/2020 10:57:41  
**Lodged By** Sandra Faye Simpson

---

**Affected Records of Title** **Land District**  
CB39B/871 Canterbury

---

**Registered Owner**

Rebecca Jane Scott  
Paul Wallace Scott

---

**Caveator**

Gould Developments Limited

---

**Estate or Interest claimed**

Agreement for Sale and Purchase dated 1/08/2020 between the Registered Owners Paul Wallace Scott and Rebecca Jane Scott as vendor and the Caveator Gould Developments Limited as purchaser

---

**Notice**

Take notice that the Caveator forbids the registration of any instrument, or the recording of any matter in the register that transfers, charges, or prejudicially affects the estate or interest protected by this caveat until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of section 143 of the Land Transfer Act 2017.

---

**Address for Service of Caveator**

Harmans Lawyers  
C/- Alan Prescott  
PO Box 5496  
Christchurch  
New Zealand  
8542

---

**Address for Registered Owner**

Paul Wallace Scott, Rebecca Jane Scott  
C/- Canterbury Legal, Jim Eddy  
PO Box 22 115  
Christchurch  
New Zealand  
8140

---

**Caveator Certifications**

I certify that I have the authority to act for the Caveator 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 ☒



r D

---

**Caveator Certifications**

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 Alan William Prescott as Caveator Representative on 16/09/2020 02:33 PM

**\*\*\* End of Report \*\*\***

# r D

**Instrument Type** Caveat against dealings with land under Section 138 Land Transfer Act 2017  
**Instrument No** 11877835.1  
**Status** Registered  
**Date & Time Lodged** 29/09/2020 13:55:15  
**Lodged By** Alan William Prescott

**Affected Records of Title** **Land District**  
 695247 Canterbury

## Registered Owner

Leanne File  
 Smith & Partners Trustee Co. Limited

## Caveator

Gould Developments Limited

## Estate or Interest claimed

Agreement for Sale and Purchase dated 10/08/2020 between the Registered Owners Smith & Partners Trustee Co. Limited and Leanne File as vendor and the Caveator Gould Developments Limited as purchaser

## Notice

Take notice that the Caveator forbids the registration of any instrument, or the recording of any matter in the register that transfers, charges, or prejudicially affects the estate or interest protected by this caveat until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of section 143 of the Land Transfer Act 2017. The exceptions are:

## Address for Service of Caveator

Gould Developments Limited  
 C/- Harmans Lawyers, Alan Prescott  
 PO Box 5496  
 Christchurch  
 New Zealand  
 8542

## Address for Registered Owner

Smith & Partners Trustee Co. Limited, Leanne File  
 C/- Smith & Partners, Peter Smith  
 104-065  
 Auckland  
 New Zealand  
 0654

## Caveator Certifications

I certify that I have the authority to act for the Caveator 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 ☒



r D

---

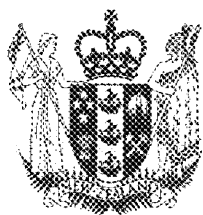
**Caveator Certifications**

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 Alan William Prescott as Caveator Representative on 29/09/2020 01:54 PM

**\*\*\* End of Report \*\*\***



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** CB39B/869  
**Land Registration District** Canterbury  
**Date Issued** 29 September 1994

**Prior References**

CB3C/216

---

<b>Estate</b>	Fee Simple
<b>Area</b>	4.0000 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 67190

**Registered Owners**

Stephen Roger Chapman and Nicola Mary Chapman

---

**Interests**

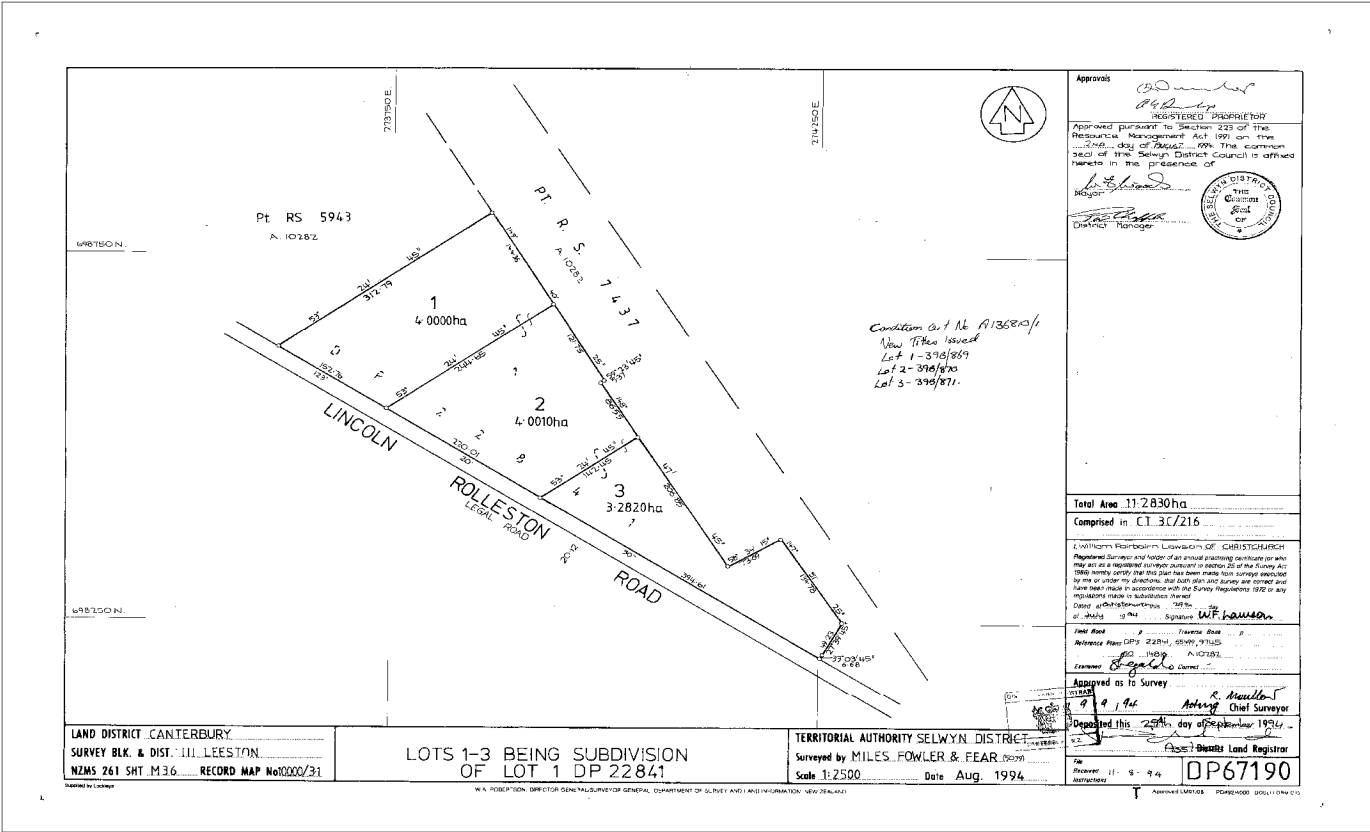
Land Covenant in Transfer A172055.1 - 10.5.1995 at 10.05 am

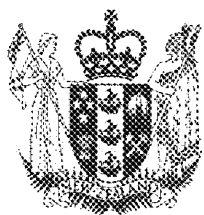
7655529.1 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 13.12.2007 at 9:00 am

8630923.2 Mortgage to ANZ National Bank Limited - 9.11.2010 at 11:40 am

9024953.2 Variation of Mortgage 8630923.2 - 19.4.2012 at 9:30 am








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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB39B/870**  
**Land Registration District** **Canterbury**  
**Date Issued** 29 September 1994

**Prior References**

CB3C/216

---

<b>Estate</b>	Fee Simple
<b>Area</b>	4.0010 hectares more or less
<b>Legal Description</b>	Lot 2 Deposited Plan 67190

**Registered Owners**

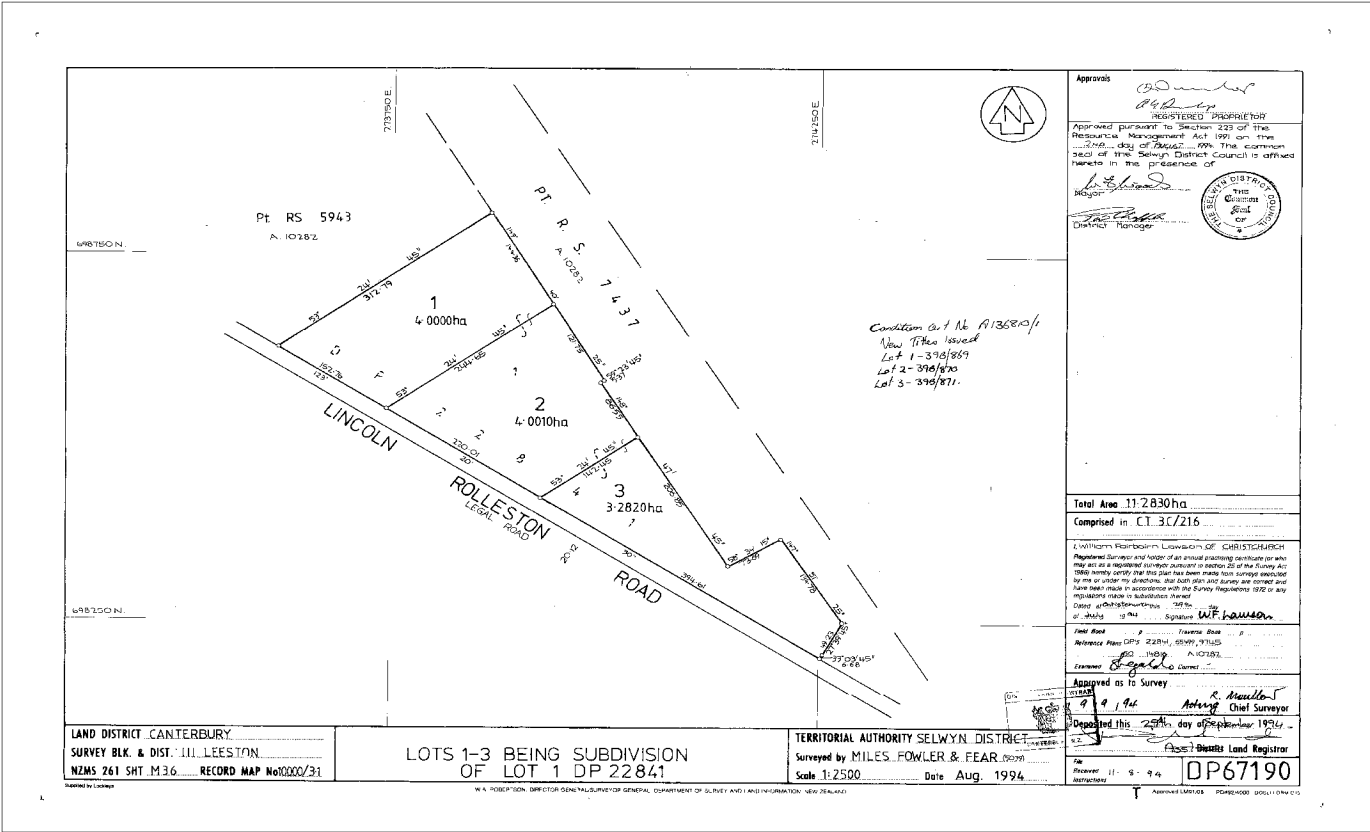
2 Degrees Real Estate Limited

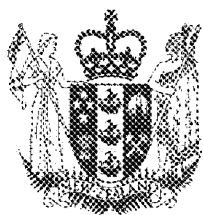
---

**Interests**

Land Covenant in Transfer A172055.1 - 10.5.1995 at 10:05 am


11392588.3 Mortgage to Bank of New Zealand - 2.4.2019 at 9:28 am





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB39B/871**  
**Land Registration District** **Canterbury**  
**Date Issued** 29 September 1994

**Prior References**

CB3C/216

---

<b>Estate</b>	Fee Simple
<b>Area</b>	3.2820 hectares more or less
<b>Legal Description</b>	Lot 3 Deposited Plan 67190

**Registered Owners**

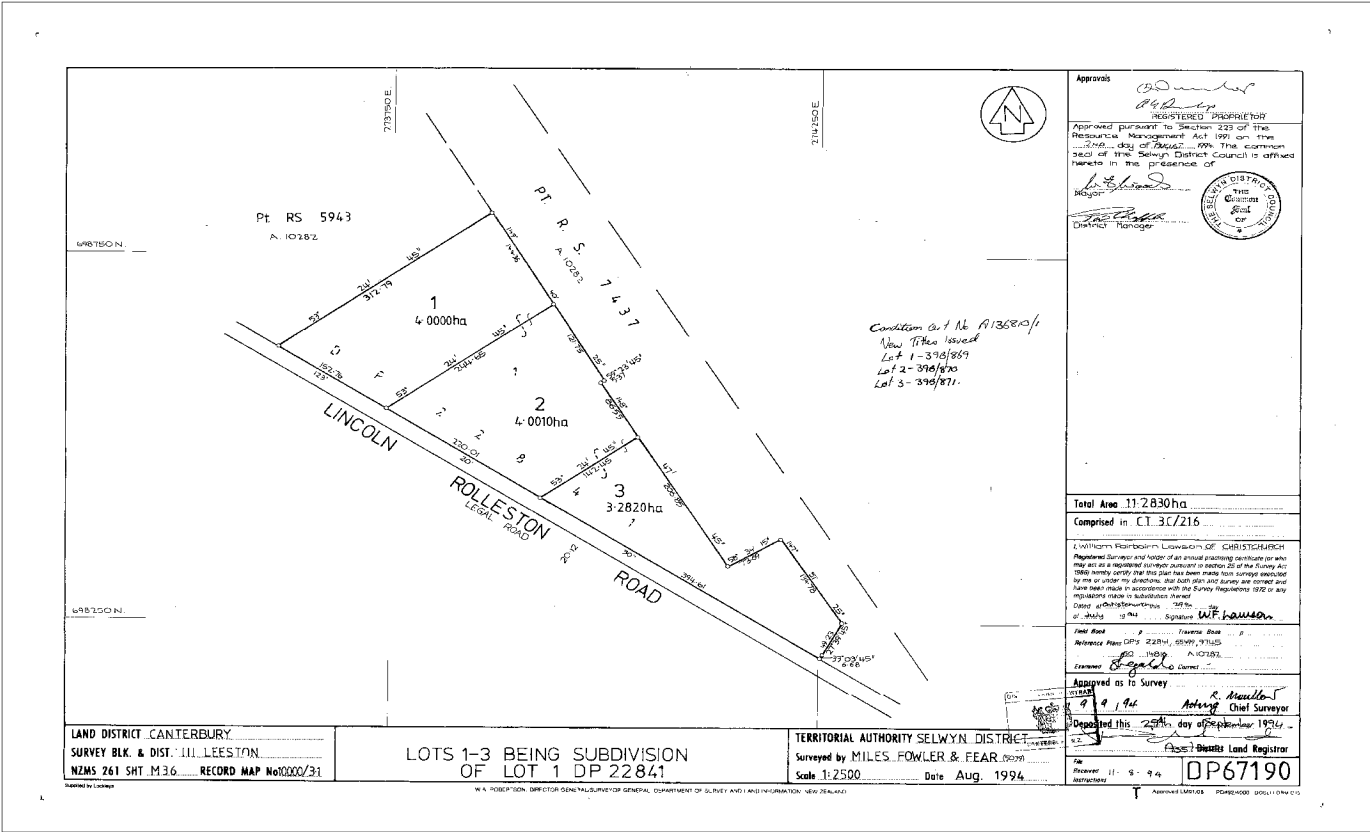
Paul Wallace Scott and Rebecca Jane Scott

---

**Interests**

10215657.3 Mortgage to Westpac New Zealand Limited - 12.10.2015 at 4:05 pm

11860913.1 CAVEAT BY GOULD DEVELOPMENTS LIMITED - 17.9.2020 at 10:57 am





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB18F/727**  
**Land Registration District** **Canterbury**  
**Date Issued** 12 April 1978

**Prior References**  
CB2/161

---

**Estate** Fee Simple  
**Area** 7.1831 hectares more or less  
**Legal Description** Rural Section 7556  
**Registered Owners**  
Wayne Robert Harper and Nelda Elizabeth Harper

---

**Interests**  
Fencing Provision in Transfer 184908.1 - 12.7.1978 at 11.06 am  
563020.4 Mortgage to (now) Westpac New Zealand Limited - 23.8.1985 at 11.53 am

