

Appendix 1: Certificates of Title

Address	Legal Description	Title	Owner	Area (ha)
144 Birchs Road, Prebbleton and 57 Hamptons Road, Prebbleton	Lot 2 DP 29035 and Lot 2 DP 43993	CB23A/549	Erin Denise Dixon and Kenneth Andrew Dixon	7.23
142 Birchs Road, Prebbleton	Lot 1 DP 43993	CB23A/548	John Gale Sheaf and Susan Frances Sheaf	0.5904
160 Birchs Road, Prebbleton	Lot 3 DP 29035	CB11A/888	Anthony James Sutton, Nicola Elizabeth Sutton and Andrew Gavin Weastell	2.5799
176 Birchs Road, Prebbleton	Lot 1 DP 21433	CB2C/1408	Jacqueline Maree Rademaker and Jason Henry Rademaker	2.0652
198 Birchs Road, Prebbleton	Lot 1 DP 27551	CB9F/265	Helen Fraser and Thomas John Fraser	4.0469
212 Birchs Road, Prebbleton	Lot 2 DP 27551	CB9F/266	Beverley Joy Broadway and John James Broadway	4.0469
212A Birchs Road, Prebbleton	Lot 1 DP 407808	427571	Anderson Lloyd Trustee Company (2013) Limited, Jennifer Faye Geddes and Ryan Peter Geddes	12.0094
214B Birchs Road, Prebbleton	Lot 2 DP 344727	183603	Sandra Jean Cunningham	4.0108
Total				36.58 ha



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

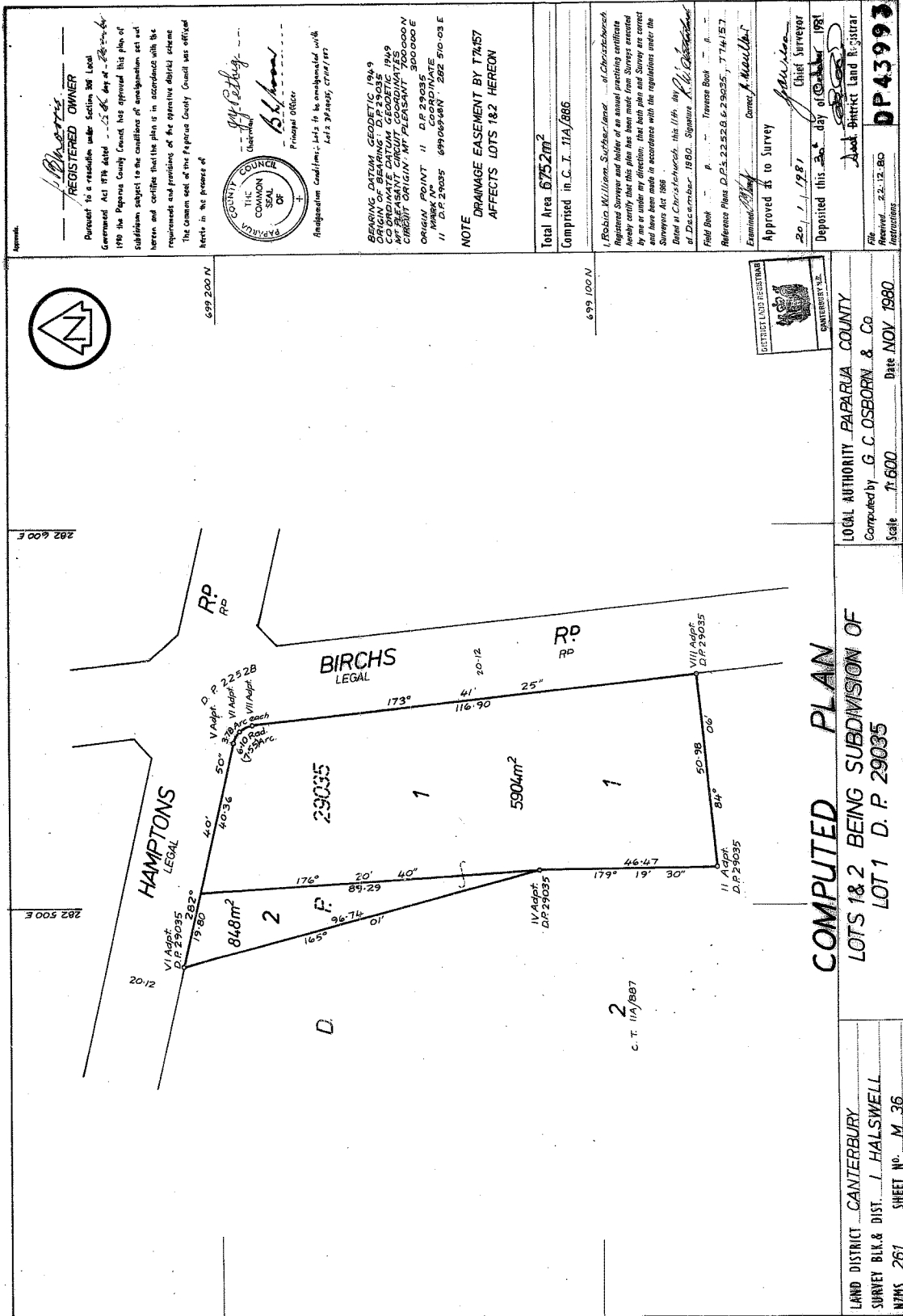
Identifier **CB23A/549**
Land Registration District **Canterbury**
Date Issued 30 October 1981

Prior References
CB11A/886 CB11A/887

Estate Fee Simple
Area 7.2300 hectares more or less
Legal Description Lot 2 Deposited Plan 29035 and Lot 2
Deposited Plan 43993

Registered Owners
Kenneth Andrew Dixon and Erin Denise Dixon

Interests
Subject to a Drainage right created by Transfer 74157
8402627.1 Mortgage to (now) Heartland Bank Limited - 16.3.2010 at 2:01 pm
11835896.1 Variation of Mortgage 8402627.1 - 26.8.2020 at 8:28 am



REGISTERED OWNER
 Pursuant to a resolution under Section 362 Local Government Act 1974 dated 25th day of May 1980 the Paparua County Council has approved this plan of subdivision subject to the conditions of subdivision set out herein and certifies that the plan is in accordance with the requirements and provisions of the operative district scheme.

The Common seal of the Paparua County Council was affixed here to in the presence of
 J. J. P. Kelly
 Chairman
 B. J. Brown
 Principal Officer

BEARING DATUM: GEODETIC 1949
 ORIGINAL BEARING TRIANGULATION
 CIRCUMSTANTIAL DATUM GEODETIC 1949
 APPEALANT CIRCUMSTANTIAL DATUM GEODETIC 1949
 CIRCUMSTANTIAL DATUM GEODETIC 1949
 ORIGIN POINT: D.P. 29035
 MARK NO. COORDINATE
 11 D.P. 29035 6990678N 282 570-03 E

NOTE
 DRAINAGE EASEMENT BY T.M.57
 AFFECTS LOTS 1&2 HEREON

Total Area 6752m²
 Comprised in C.T. 11A/566

I, Robina Williams, Surveyor, being of the Christchurch Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1968.

Dated at Christchurch, this 11th day of December 1980. Signature R. Williams

Field Book P. Transverse Book P.

Reference Plans D.P. 22528 & 29035, 774/157

Examined by J. J. P. Kelly
 Approved as to Survey

20. 1. 1981
 Deposited this 30th day of October 1981

Justified Land Registrar
 File Received 22.12.80
 DP43993

COMPUTED PLAN

LOTS 1 & 2 BEING SUBDIVISION OF LOT 1 D.P. 29035

LAND DISTRICT CANTERBURY
 SURVEY BLK. & DIST. I. HALSWELL
 NZMS 261 SHEET NO. M 36

LOCAL AUTHORITY PAPARUA COUNTY
 Computed by G. C. OSBORN & Co
 Scale 1:600 Date NOV 1980

1:50000, 600000, 1:25000, 1:50000, 1:10000, 1:5000, 1:2500, 1:1000, 1:500, 1:250, 1:100, 1:50, 1:25, 1:10, 1:5, 1:2, 1:1

436/15-1



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R.W. Muir
Registrar-General
of Land

Identifier **CB23A/548**
Land Registration District **Canterbury**
Date Issued 30 October 1981

Prior References
CB11A/886

Estate Fee Simple
Area 5904 square metres more or less
Legal Description Lot 1 Deposited Plan 43993
Registered Owners
John Gale Sheaf and Susan Frances Sheaf

Interests
Subject to a Drainage right created by Transfer 74157



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R.W. Muir
Registrar-General
of Land

Identifier **CB11A/888**
Land Registration District **Canterbury**
Date Issued 08 October 1971

Prior References
CB2D/566

Estate Fee Simple
Area 2.5799 hectares more or less
Legal Description Lot 3 Deposited Plan 29035

Registered Owners
Anthony James Sutton, Nicola Elizabeth Sutton and Andrew Gavin Weastell

Interests
5098591.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 25.10.2001 at 11:18 am

LAND TRANSFER ACT 1952

Plan of Subdivision of
Lots 1 & 2 D.P. 22528
being Pt. R.S. 1497 & 2634

Comprised in C.S. T. 20/566 & 25/1477
Survey Block & District Block 1 Halswell S.D.
Land District Canterbury
Sale 2 chains to an inch
Surveyed by Dave Lovell-Smith & Partners
Date April 1971

Approved as to Survey
 Chief Surveyor
 Received
 Reference Plans
 Field Book
 Travers Book
 Examined by
 Recorded
 Correct

FOR ROAD OR STREET LEGALITY SEE ROAD RECORD LIAP

Land Transfer Office
 Received
 Title Reference
 Referred to L.T. Surveyor

Deposited this 26th day of May 1971.
 of Halswell
 Registrar
 The Registrar of the County of Canterbury certifies that there is no opposing claim under the provisions of the Land Transfer Act 1952 which affects the subdivision shown herein.
 Dated 20.7.71
 County Engineer

NOTE
 Bearings & Coordinates in terms of Geodetic Datum 1949

Total Area :- 25.2.32

Approved
 Applicant or Registered Owner

Approved
 Applicant or Registered Owner

D.P. 29035

IN PRESENCE OF THE REGISTRAR OF THE COUNTY OF CANTEBURY
 IN WITNESS WHEREOF the Common Seal of the County of Canterbury is hereunto set at the City of Christchurch on the 20th day of May 1971
 Chairman



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R.W. Muir
Registrar-General
of Land

Identifier **CB2C/1408**
Land Registration District **Canterbury**
Date Issued 19 October 1964

Prior References
CB300/251

Estate Fee Simple
Area 2.0652 hectares more or less
Legal Description Lot 1 Deposited Plan 21433
Registered Owners
Jason Henry Rademaker and Jacqueline Maree Rademaker

Interests



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R.W. Muir
Registrar-General
of Land

Identifier **CB9F/265**
Land Registration District **Canterbury**
Date Issued 12 February 1970

Prior References
CB4B/1273

Estate Fee Simple
Area 4.0469 hectares more or less
Legal Description Lot 1 Deposited Plan 27551
Registered Owners
Thomas John Fraser and Helen Fraser

Interests

74157 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drainage	Lot 1 Deposited Plan 18824	Part	Lot 1 Deposited Plan 27551 - herein	
Drainage	Lot 2 Deposited Plan 18824	Part	Lot 1 Deposited Plan 27551 - herein	
Drainage	Lot 2 Deposited Plan 18780 - CT CB2C/1110	Part	Lot 1 Deposited Plan 27551 - herein	

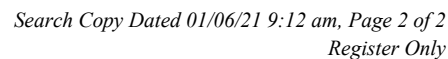
113783 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drainage	The land in CT CB306/264	Part	Lot 1 Deposited Plan 27551 - herein	

Fencing Provision in Transfer 787908 - 12.2.1970

Fencing Provision in Transfer 836901 - 14.7.1971 at 9.40 am

988644.4 Mortgage to The National Bank of New Zealand Limited - 15.4.1992 at 9.32 am





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Registrar-General
of Land

Identifier **CB9F/266**
Land Registration District **Canterbury**
Date Issued 12 February 1970

Prior References
CB4B/1273

Estate Fee Simple
Area 4.0469 hectares more or less
Legal Description Lot 2 Deposited Plan 27551
Registered Owners
John James Broadway and Beverley Joy Broadway

Interests

74157 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drainage easement	Lot 1 Deposited Plan 18824 - CT CB693/28	Part	Lot 2 Deposited Plan 27551 - herein	
Drainage easement	Lot 2 Deposited Plan 18824 - CT CB697/86	Part	Lot 2 Deposited Plan 27551 - herein	
Drainage easement	Lot 2 Deposited Plan 18780 - CT CB2C/1110	Part	Lot 2 Deposited Plan 27551 - herein	

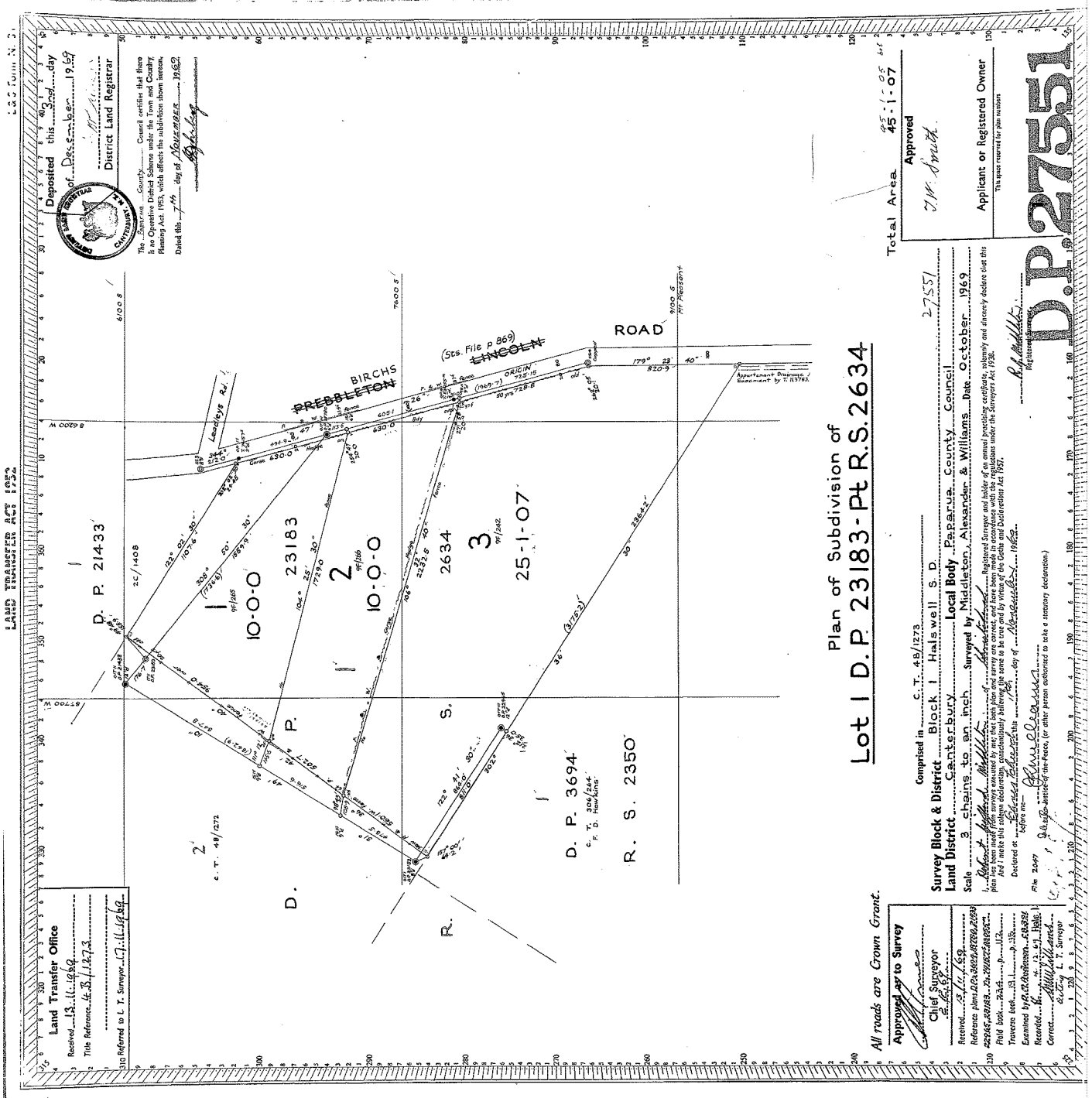
Appurtenant hereto is a drainage easement over part of the land in CT CB306/264 reserved by Transfer 113783

787908 Fencing Provisions

317140.2 Mortgage to (now) Westpac New Zealand Limited - 20.3.1981 at 10:33 am

510425.1 Mortgage to (now) Westpac New Zealand Limited - 2.10.1984 at 10.00 am

5014125.1 Variation of Mortgage 317140.2 - 8.12.2000 at 10:50 am



Plan of Subdivision of
Lot 1 D.P. 23183-Plt R.S.2634

All roads are Crown Grant.

Approved by to Survey

Chief Surveyor
Received...
Reference...
Field Book...
Traverse Book...
Examined...
Recorded...
Corrected...

Comprised in C.T. 48/1272

Survey Block & District Block 1 Halswell S.D.

Land District Canterbury

Scale 3 chains to an inch

Surveyed by Middleton, Alexander & Williams Date October 1969

I, Robert Alfred Williams, Registered Surveyor and holder of an annual practicing certificate, solemnly and sincerely declare that this plan has been made from surveys conducted by me, that the plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1952.

Declared at Christchurch this 17th day of November 1969.

Total Area 45-1-05 45-1-07

Approved

W. Smith

Applicant or Registered Owner

The plan prepared for plan number

D.P. 27551



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R.W. Muir
Registrar-General
of Land

Identifier **427571**
Land Registration District **Canterbury**
Date Issued 29 September 2008

Prior References

393718 393719

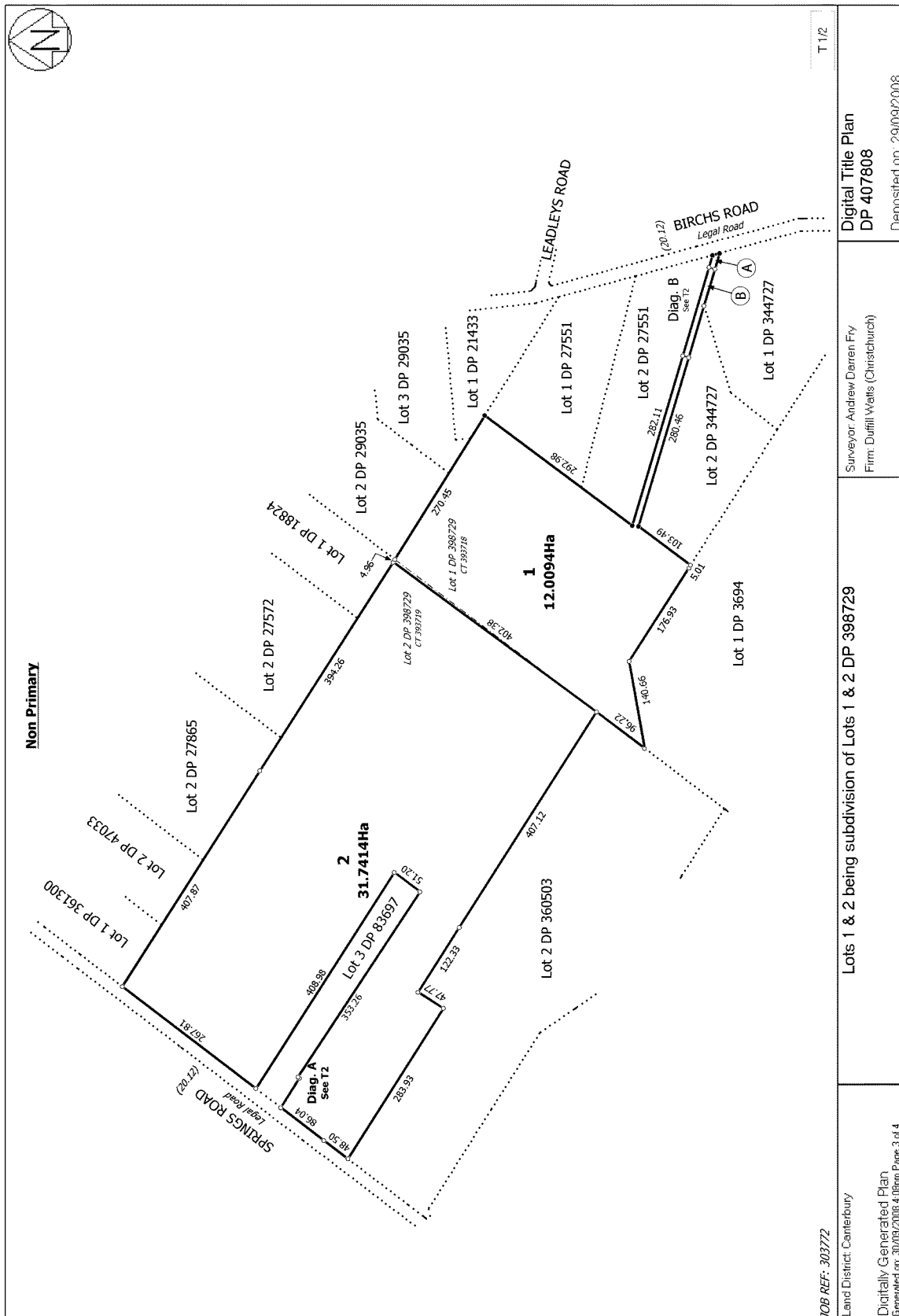
Estate Fee Simple
Area 12.0094 hectares more or less
Legal Description Lot 1 Deposited Plan 407808

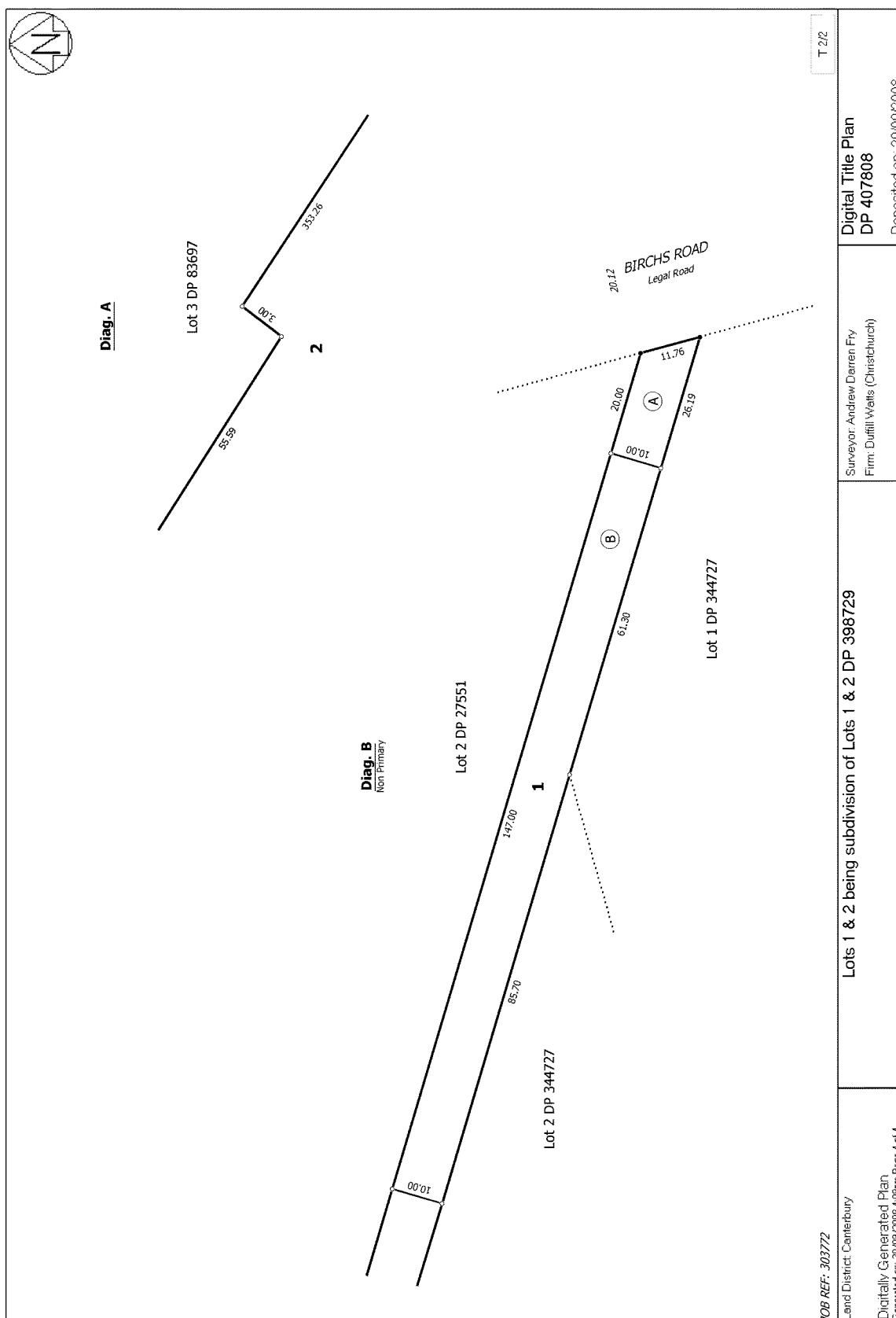
Registered Owners

Ryan Peter Geddes, Jennifer Faye Geddes and Anderson Lloyd Trustee Company (2013) Limited

Interests

Appurtenant hereto are rights to drain storm and waste water created by Transfer 74157 - 12.4.1897 at 11:30 am
Appurtenant hereto are rights to drain storm and waste water created by Transfer 113783 - 5.4.1917 at 2:59 pm
Subject to a right of way, right to drain sewage and water and a right to convey water, electric power and telephonic communications marked A and B on DP 407808 created by Easement Instrument 6415953.7 - 11.5.2005 at 9:00 am
The easements created by Easement Instrument 6415953.7 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7734321.1 - 3.3.2008 at 9:00 am
Fencing Covenant in Easement Instrument 7734321.1 - 3.3.2008 at 9:00 am
9735363.4 Surrender of the Land Covenant and Fencing Covenant created by Easement Instrument 7734321.1 as to dominant tenements Lot 8 and Lot 9 DP 466229 - 30.5.2014 at 4:06 pm
10634674.2 Mortgage to ASB Bank Limited - 29.11.2016 at 4:06 pm







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R.W. Muir
Registrar-General
of Land

Identifier **183603**
Land Registration District **Canterbury**
Date Issued 11 May 2005

Prior References
CB9F/242

Estate Fee Simple
Area 4.0108 hectares more or less
Legal Description Lot 2 Deposited Plan 344727
Registered Owners
Sandra Jean Cunningham

Interests

Appurtenant hereto are rights to drain storm and waste water created by Transfer 74157 - 12.4.1897 at 11:30 am
Appurtenant hereto is a right to drain storm and waste water created by Transfer 113783 - 5.4.1917 at 2:59 pm
6415953.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.5.2005 at 9:00 am
Appurtenant hereto are rights of way, rights to drain sewage and water and rights to convey water, electric power and telephonic communications created by Easement Instrument 6415953.7 - 11.5.2005 at 9:00 am
The easements created by Easement Instrument 6415953.7 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 6415953.8 - 11.5.2005 at 9:00 am (Limited as to Duration)
10195310.1 Variation of the conditions of the Land Covenant created by Transfer 6415953.8 - 25.9.2015 at 11:28 am

LT 344727 (Title Plan)
Spc Ref: 6336978
Date: 11/05/2005

MEMORANDUM OF EASEMENTS

Section	Benefit	Dominant Tenement
Lot 3	Right of way over Lot 2 for electric power & electronic communications	Lot 2

AMALGAMATION CONDITION

That Lot 3 hereon is transferred to the owner of Lot 4 D.P.33697 (C.T.48C/265) and one Certificate of Title be issued to include both parcels (UNZ ref. 360015)

CERTIFICATES OF TITLE ALLOCATED

Lot 1 : 133602
Lot 2 : 133603
Lot 3 & Lot 4 D.P.33697 : 133604

Class of Survey II - Lot 3, III - Lots 1 & 2
Total Area 10.2367ha
Comprised in C.T.9F/242

1. Jeremy Mac Giltail of Christchurch
a person entitled to practice as a licensed registered surveyor, certify that -
(a) The Survey is made in accordance with the provisions of the Land Transfer Act 1952 and the Survey Act 1982 and the Surveyor-General's Rules for Conducted Survey 2002/2;
(b) The survey is correct, and has been compiled in accordance with the Act and these Rules.

Signature: *Jeremy Mac Giltail* Date: 22/10/04

Class Book Reference: 105, 3694, 18180, 27751, 84897, 30739
D.P. 222505, 334468

Examined: *Correct*

Approved as to survey by Land Information New Zealand on 23/12/2004

Deposited by Land Information New Zealand on 11/05/2005

The Registrar 2 - 12 - 2004 D.P.344727

Scale 1:2000 Date October 2004

TERRITORIAL AUTHORITY Selwyn District
Spc Ref: 6336978
Surveyed by **Glendon Potts Fowler Ltd**

LAND DISTRICT Canterbury

Lots 1 - 3 being subdivision of Lot 3 D.P.27551