

move.

title
information

RPNZ document ordering service

Guaranteed Title: TNE3/656

Property: 11 Roto Street, Westown, New Plymouth District

Legal Description: Lot 4 Deposited Plan 12604

CoreLogic Reference: 3136451/1

Processed: 13 June 2023

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.



**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 **TNE3/656**
Land Registration District **Taranaki**
Date Issued 27 October 1978

Prior References
TNB4/311

Estate Fee Simple
Area 553 square metres more or less
Legal Description Lot 4 Deposited Plan 12604
Registered Owners
Matthew John Scrimgeour and Astrid Maria Gerardina Catharina Scrimgeour

Interests

253416.1 Resolution imposing Building Line Restriction - 27.10.1978 at 12.24 pm
Appurtenant hereto is a right to drain sewage specified in Easement Certificate 253416.4 - 27.10.1978 at 12.24 pm
Subject to a right to drain sewage over part marked f-g on DP 12604 specified in Easement Certificate 253416.4 -
27.10.1978 at 12.24 pm
The easements specified in Easement Certificate 253416.4 are subject to Section 351E (1) (a) Municipal Corporations Act
1954
11906997.2 Mortgage to ANZ Bank New Zealand Limited - 4.11.2020 at 2:34 pm

APPROVED

REGISTERED PROPRIETOR

ESTABLISHED 1864

ESTABLISHED 1864

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE LETTER SERVIENT TEN. GRANTOR

SECTION 331 OF THE ACT

SECTION 331 OF THE ACT

LAND DISTRICT TARANAKI

SURVEY BLK. & DIST. IV PARITUTU

SHEET NO. P19

DP 12604

APPROVED

REGISTERED PROPRIETOR

ESTABLISHED 1864

ESTABLISHED 1864

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE LETTER SERVIENT TEN. GRANTOR

SECTION 331 OF THE ACT

SECTION 331 OF THE ACT

LAND DISTRICT TARANAKI

SURVEY BLK. & DIST. IV PARITUTU

SHEET NO. P19

DP 12604

APPROVED

REGISTERED PROPRIETOR

ESTABLISHED 1864

ESTABLISHED 1864

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE LETTER SERVIENT TEN. GRANTOR

SECTION 331 OF THE ACT

SECTION 331 OF THE ACT

LAND DISTRICT TARANAKI

SURVEY BLK. & DIST. IV PARITUTU

SHEET NO. P19

DP 12604

RPNZ document ordering service

Document, Interest, Instrument: 253416.1

Property: 11 Roto Street, Westown, New Plymouth District

Legal Description: Lot 4 Deposited Plan 12604

CoreLogic Reference: 3136451/2

Processed: 13 June 2023

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.

253416.1 BLR

IN THE MATTER of Section 351 of the
Municipal Corporations Act 1954

AND

IN THE MATTER of a subdivision of
part Lot 4, D.P. 6501 and Part Section
39 Grey District (Roto Street)

R E S O L U T I O N

"That consent under Section 351 of the Municipal Corporations Act 1954 of the Subdivision of part Lot 4, D.P. 6501, and Part Section 39, Grey District (Roto Street) be and the same is hereby approved subject to :-

- (a) The provision of the New Plymouth City District Planning Scheme that when new buildings are erected or any buildings are re-built or re-erected or are substantially re-built or re-erected on Lots 1-6 inclusive which have frontage to that part of Roto Street which has a width of not less than 20.12 metres no part of any such building shall stand within a distance of 17.68 metres from the middle-line of the said street ;
- (b) Building-line restrictions being imposed under the provisions of Section 351BB(6) of the said Act that when new buildings are erected or any buildings are re-built or re-erected or are substantially re-built or re-erected on land having frontage to that part of Lot 42 shown as Roto Street and Cedar Place which has a width of less than 20 metres, but not less than 12.4 metres, no part of any such building shall stand within a distance of 10 metres of the middle-line of the said streets ;
- (c) The provisions of Section 351F(4) of the said Act, that is to say, that as Lot 31 will have frontage to land which may be utilised or required in the future for street when new buildings are erected or any buildings are re-built or re-erected or are substantially re-built or re-erected on the said Lot no part of any such building shall stand closer than 10 metres from the middle-line of the future street or 2 metres in depth parallel to and in from the southern boundary of Lot 31 ;

and that His Worship the Mayor and the Town Clerk be authorised to affix the City Seal to and to sign on behalf of the Council the authenticated copy of this resolution. "

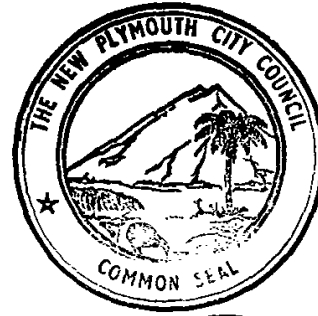
It is hereby certified that the above is a true and correct copy of a resolution passed by the New Plymouth City Council on 19th June 1978.

2. DATED this

day of November 1978.

2.

SEALED with the Common Seal)
of THE NEW PLYMOUTH CITY)
COUNCIL and SIGNED by the)
Mayor and Town Clerk on)
behalf of and by direction)
of the New Plymouth City)
Council:)




MAYOR


TOWN CLERK

70
IN THE MATTER of Section 351 of the
Municipal Corporations Act 1954

AND

IN THE MATTER of a subdivision of part
Lot 4, D.P. 6501 and Part Section 39
Grey District (Roto Street)

RESOLUTION

"That consent under Section 351 of the Municipal Corporations
Act 1954 of the Subdivision of part Lot 4, D.P. 6501, and
Part Section 39, Grey District (Roto Street) be and the same
is hereby approved subject to :-

- (a) Building-line restrictions being imposed under the
provisions of Section 351BB(6) of the said Act that
when new buildings are erected or any buildings are
re-built or re-erected or are substantially re-built
or re-erected on land having frontage to that part
of Lot 42 shown as Roto Street and Cedar Place which
has a width of less than 20 metres, but not less than
12.4 metres, no part of any such building shall stand
within a distance of 10 metres of the middle-line of
the said streets;
- (b) The provisions of Section 351F(4) of the said Act,
that is to say, that as Lot 31 will have frontage to
land which may be utilised or required in the future
for street when new buildings are erected or any
buildings are rebuilt or re-erected or are substantially
rebuilt or re-erected on the said Lot no part of any
such building shall stand closer than 10 metres from
the middle-line of the future street or 2 metres in
depth parallel to and in from the southern boundary of
Lot 31 ;

and that His Worship the Mayor and the Town Clerk be authorised to
affix the City Seal to and to sign on behalf of the Council the
authenticated copy of this resolution. "

It is hereby certified that the above is a true and correct copy of a
resolution passed by the New Plymouth City Council on 19th June 1976.

DATED this 7 day of July 1976.

SEALED with the Common Seal }
of THE NEW PLYMOUTH CITY }
COUNCIL and SIGNED by the }
Mayor and Town Clerk on }
behalf of and by direction }
of the New Plymouth City }
Council : }



TOWN CLERK
MAYOR

Building Line Restriction

TT TT

TT TT

Particulars entered in the Register shown
herein on the date and at the place stamped
below.

~~Director~~ Land Registrar
Assistant
of the District of



Oct 27 12 23 PM '78

DISTRICT OF TARANAKI
NEW ZEALAND
REGISTRY
NEW PLYMOUTH NO. 2

253416-1

BLR
①



Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

move.

 0274 937 134
 darrell@bestmove.co.nz
 bestmove.co.nz