

**move.**

**title**

**3 arawa street  
welbourn**

**Statement of Passing Over:**

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# **RPNZ document ordering service**

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**Guaranteed Title: 130415**

**Property: 3 Arawa Street, Welbourn, New Plymouth District**

**Legal Description: Lot 3 Deposited Plan 331751**

**CoreLogic Reference: 3255164/1**

**Processed: 30 July 2025**

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**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** **130415**  
**Land Registration District** **Taranaki**  
**Date Issued** 10 May 2004

**Prior References**  
TNG1/461

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**Estate** Fee Simple  
**Area** 408 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 331751  
**Registered Owners**  
Empire Avenue Limited


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**Interests**

Subject to a right (in gross) to drain sewage over part marked A on DP 331751 in favour of the New Plymouth City Council created by Transfer 303824.1 - 30.9.1983 at 2:33 pm

Subject to a right to drain sewage over part marked C on DP 331751 created by Easement Instrument 5997146.4 - 10.5.2004 at 9:00 am

9686467.3 Mortgage to (now) ASB Bank Limited - 16.4.2014 at 3:46 pm

		<p>807300 N</p>	
<p>388700 E</p>		<p>388700 E</p>	
<p>388200 E</p>		<p>388200 E</p>	
<p>ORIENTAL STREET</p>		<p>ARAWA STREET</p>	
<p>Legal Rd.</p>		<p>Legal Rd.</p>	
<p>26 DP 13995</p>		<p>28 DP 13995</p>	
<p>1 685m<sup>2</sup></p>		<p>2 561m<sup>2</sup></p>	
<p>3 408m<sup>2</sup></p>		<p>24 DP 13995</p>	
<p>19 DP 13995</p>		<p>2012</p>	
<p>Diagram showing lots 1, 2, and 3 with dimensions and bearings.</p>		<p>Diagram showing lots 1, 2, and 3 with dimensions and bearings.</p>	
<p>DIAGRAM</p>		<p>Not to scale.</p>	
<p>LAND DISTRICT TARANAKI</p>		<p>A SUBDN. OF LOTS 1-3 BEING LOTS 25 &amp; 27 D.P. 13995</p>	
<p>TERRITORIAL AUTHORITY NEW PLYMOUTH DIST.</p>		<p>Surveyed by Jim Christie Surveys</p>	
<p>Scale 1:400</p>		<p>Date Nov. 2003</p>	
<p>Approved as to Survey by Land Information NZ on 29 / 1 / 2004</p>		<p>Deposited by Land Information NZ on 10 / 5 / 2004</p>	
<p>Field Book DP 13995, SO's 10811, 11417, 11548, 11550, 12265</p>		<p>Examined</p>	
<p>Signed <i>[Signature]</i> Date 29 / 1 / 2003</p>		<p>James Glendinning Christie</p>	
<p>Being a person entitled to practice as a licensed cadastral surveyor, I certify that the survey to which this plan relates is accurate, and was made in accordance with the Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2.</p>		<p>This document is accurate, and has been created in accordance with the Act and the Survey-General's Rules for Cadastral Survey 2002/2.</p>	
<p>Composed in C.S.T. TNG1/451 &amp; TNG1/453</p>		<p>Total Area 1654 m<sup>2</sup></p>	
<p>Right to drain sewage</p>		<p>Right to drain sewage</p>	
<p>Proposed Easements</p>		<p>Proposed Easements</p>	
<p>Existing Easement (in gross)</p>		<p>Existing Easement (in gross)</p>	
<p>Lot 1 130413</p>		<p>Lot 2 130414</p>	
<p>Lot 3 130415</p>		<p>Lot 4 130416</p>	
<p>Lot 5 130417</p>		<p>Lot 6 130418</p>	
<p>Lot 7 130419</p>		<p>Lot 8 130420</p>	
<p>Lot 9 130421</p>		<p>Lot 10 130422</p>	
<p>Lot 11 130423</p>		<p>Lot 12 130424</p>	
<p>Lot 13 130425</p>		<p>Lot 14 130426</p>	
<p>Lot 15 130427</p>		<p>Lot 16 130428</p>	
<p>Lot 17 130429</p>		<p>Lot 18 130430</p>	
<p>Lot 19 130431</p>		<p>Lot 20 130432</p>	
<p>Lot 21 130433</p>		<p>Lot 22 130434</p>	
<p>Lot 23 130435</p>		<p>Lot 24 130436</p>	
<p>Lot 25 130437</p>		<p>Lot 26 130438</p>	
<p>Lot 27 130439</p>		<p>Lot 28 130440</p>	
<p>Lot 29 130441</p>		<p>Lot 30 130442</p>	
<p>Lot 31 130443</p>		<p>Lot 32 130444</p>	
<p>Lot 33 130445</p>		<p>Lot 34 130446</p>	
<p>Lot 35 130447</p>		<p>Lot 36 130448</p>	
<p>Lot 37 130449</p>		<p>Lot 38 130450</p>	
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<p>Lot 307 130719</p>		<p>Lot 308 130720</p>	
<p>Lot 309 130721</p>		<p>Lot 310 130722</p>	
<p>Lot 311 130723</p>		<p>Lot 312 130724</p>	
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<p>Lot 315 130727</p>		<p>Lot 316 130728</p>	
<p>Lot 317 130729</p>		<p>Lot 318 130730</p>	
<p>Lot 319 130731</p>		<p>Lot 320 130732</p>	
<p>Lot 321 130733</p>		<p>Lot 322 130734</p>	
<p>Lot 323 130735</p>		<p>Lot 324 130736</p>	
<p>Lot 325 130737</p>		<p>Lot 326 130738</p>	
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<p>Lot 333 130745</p>		<p>Lot 334 130746</p>	
<p>Lot 335 130747</p>		<p>Lot 336 130748</p>	
<p>Lot 337 130749</p>		<p>Lot 338 130750</p>	
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<p>Lot 341 130753</p>		<p>Lot 342 130754</p>	
<p>Lot 343 130755</p>		<p>Lot 344 130756</p>	
<p>Lot 345 130757</p>		<p>Lot 346 130758</p>	
<p>Lot 347 130759</p>		<p>Lot 348 130760</p>	
<p>Lot 349 130761</p>		<p>Lot 350 130</p>	

# **RPNZ document ordering service**

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**Document, Interest, Instrument: 5997146.4**

**Property: 3 Arawa Street, Welbourn, New Plymouth District**

**Legal Description: Lot 3 Deposited Plan 331751**

**CoreLogic Reference: 3255164/3**

**Processed: 30 July 2025**

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Approved by Registrar-General of Land under No. 2002/6055

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

**EI 5997146.4 Easement I**

Land registration district

**TARANAKI**



Cpy - 01/01, Pgs - 007, 07/05/04, 13:55



DocID: 510891078

Grantor

Surname(s) must be underlined or in CAPITALS.

**SANGER BROS LIMITED**

Grantee

Surname(s) must be underlined or in CAPITALS.

~~SANGER BROS LIMITED~~, Alan Edward SANGER, Gillian Mary SANGER, Bryan Henson SANGER and Jean Catherine SANGER and Lew Donald PAUL

Grant\* of easement or profit à prendre or creation or 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).

Dated this 10th day of march 2004

**Attestation**

	<b>Signed in my presence by the Grantor</b>
	_____ Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed) <b>Witness name</b>
	<b>Occupation</b>
<b>Address</b>	
<b>Signature [common seal] of Grantor</b>	

	<b>Signed in my presence by the Grantee</b>
	_____ Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed) <b>Witness name</b>
	<b>Occupation</b>
<b>Address</b>	
<b>Signature [common seal] of Grantee</b>	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used.

**Annexure Schedule 1**

Easement instrument

Dated

19<sup>th</sup> March

2004

Page

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of

~~25~~ 6

pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
	331751		
Right to drain sewage	C	Lot 3 ( <del>130145</del> ) (130415)	Lot 24 (G1/460)
	D	Lot 2 ( <del>130144</del> ) (130414)	Lot 24 (G1/460)
	E	Lot 2 ( <del>130144</del> ) (130414)	Lot 1 ( <del>130143</del> ) (130413)

**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 specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

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

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

[the provisions set out in Annexure Schedule 2].

**Covenant provisions**

Delete phrases in [ ] and insert memorandum number as required.

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 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

## ANNEXURE SCHEDULE NO. 2

Easement instrument

Dated 19<sup>th</sup> March 2004

Page 3 of 6 pages

Continuation of Rights and Powers

"Any maintenance, repair or replacement of the stormwater and sewage pipes, on the servient or dominant land that is necessary because of any act or omission by the Grantor (which includes agents, employees, contractors, subcontractors and invitees of that Grantor) must be carried out promptly by that owner and at that owner's sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by that owner 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)."

All signing parties and either their witness or solicitors must sign or initial in this box.

SHS J. S. Manager AES. GMS [Signature] LP [Signature]



**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated 19<sup>th</sup> March 2004

Page 4 of 6 pages

(Continue in additional Annexure Schedule, if required.)

SIGNED in my presence )  
by the Grantee )  
ALAN EDWARD SANGER, )  
GILLIAN MARY SANGER, )  
BRYAN HENSON SANGER & )  
JEAN CATHERINE SANGER )

*Alan Edward Sanger*  
*Gillian Mary Sanger*  
*Bryan Henson Sanger*  
*Jean Catherine Sanger*  
Signature of Grantee

Witness Name IAN F. CULL  
SOLICITOR  
Occupation BILLINGS  
NEW PLYMOUTH

Address

SIGNED in my presence )  
by the Grantee )  
LEW DONALD PAUL )

*L D Paul*  
Signature of Grantee

  
Witness Name

Occupation KERREN FOREMAN  
LEGAL EXECUTIVE  
BILLINGS  
NEW PLYMOUTH  
Address

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

*Alan Edward Sanger* *Gillian Mary Sanger* *Bryan Henson Sanger* *Jean Catherine Sanger* *L D Paul*

Annexure Schedule



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

19<sup>th</sup> March 2004

Page

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of

6

pages

(Continue in additional Annexure Schedule, if required.)

CONSENT

443740.2

The ~~Natix Bank of New Zealand Limited~~ TSB Bank as Mortgagee under Mortgage No. ~~474473.2~~ hereby consents to the deposit of Plan No. 331751. and the registration of Easement Instrument.



Signed by TSB BANK LIMITED  
in the presence of us the  
undersigned being authorized  
signatories of the said Bank in the  
presence of:

Authorized Signatories

Authorized Signatories

Witness to both signatures

Name

Occupation

Address

*Laphs.*  
*Cathryn Anne Johns*  
*Bank Officer*  
*New Plymouth*

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

*B.H.B.*

*Q.S.*

*A.E.S.*

*gmp* *DP* *N* *2* *g*

**Annexure Schedule**



Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Easement

Dated

19<sup>th</sup> March 2004

Page

6

of

6

pages

(Continue in additional Annexure Schedule, if required.)

**CONSENT**

The National Bank of New Zealand Limited as Mortgagee under Mortgage No. 474473.2 hereby consents to the deposit of Plan No. 331751 registration of Easement Instrument.

The National Bank of New  
Zealand Limited by its Attorney  
(Signature)

KELLY RENEE WHITFORD

"The execution of this document  
by the Bank is without prejudice  
to all the other rights and  
remedies of the Bank of  
whatsoever nature."

WITNESS: CHEREE NICOLE BEARD  
OCCUPATIONAL: BANK OFFICER  
ADDRESS: AUCKLAND

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



# The National Bank of New Zealand Limited

## CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **Kelly Renee Whitford**, Manager Lending Services of Auckland in New Zealand **HEREBY CERTIFY:**

1. **THAT** by Deed dated 28 June 1996 deposited in the Land Registry Offices situated at:

Auckland	as No	D.016180	Hokitika	as No	105147
Blenheim	as No	186002	Invercargill	as No	242542.1
Christchurch	as No	A.256503.1	Napier	as No	644654.1
Dunedin	as No	911369	Nelson	as No	359781
Gisborne	as No	G.210991	New Plymouth	as No	433509
Hamilton	as No	B.355185	Wellington	as No	B.530013

The National Bank of New Zealand Limited (the "Bank") appointed me its Attorney with the powers and authorities specified in that Deed.

2. **THAT** at the date of this Certificate, I am the Manager Lending Services, Auckland Regional Support Centre of the Bank.
3. **THAT** at the date of this certificate, I have not received any notice or information of the revocation of that appointment by the winding-up or dissolution of the Bank or otherwise.

DATED at Auckland this                      day of                      2004  
04 MAY 2004

.....*Kelly Renee Whitford*.....

# **RPNZ document ordering service**

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**Document, Interest, Instrument: 303824.1**

**Property: 3 Arawa Street, Welbourn, New Plymouth District**

**Legal Description: Lot 3 Deposited Plan 331751**

**CoreLogic Reference: 3255164/2**

**Processed: 30 July 2025**

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](mailto:documentordering@corelogic.co.nz).

303824.1TE

MEMORANDUM OF TRANSFER  
BY WAY OF EASEMENT IN GROSS

Whereas HER MAJESTY THE QUEEN acting by and through the New Zealand Railways Corporation a body corporate constituted under the New Zealand Railways Corporation Act 1981 (hereinafter together with its successors and assigns referred to as "the Grantor") being registered as proprietor of an estate in fee simple for railway purposes subject however to such encumbrances, liens and interests as are notified by memorandum underwritten or endorsed hereon in all the land <sup>situated</sup> ~~situated~~ in the Land Registration District of Taranaki more particularly described in the schedule hereto (hereinafter called "the said land")

SCHEDULE

<u>Area</u>	<u>Lot and Deposited Plan No.</u>	<u>Easement Marked As</u>
K3/219 753 m2	Lot 6 D.P.13988	A
K3/220 772 m2	Lot 7 D.P.13988	B
K3/221 778 m2	Lot 8 D.P.13988	C
769 m2	Lot 18 D.P.13994	A
773 m2	Lot 17 D.P.13994	B
784 m2	Lot 16 D.P.13994	C
786 m2	Lot 15 D.P.13994	D
763 m2	Lot 14 D.P.13994	E
823 m2	Lot 13 D.P.13994	F
801 m2	Lot 12 D.P.13994	G
823 m2	Lot 25 D.P.13995	J
(G1/455) 1.0000 ha	Lot 19 D.P.13995	K
K1/214 796 m2	Lot 34 D.P.13995	L
784 m2	Lot 35 D.P.13995	M
772 m2	Lot 36 D.P.13995	N
735 m2	Lot 37 D.P.13995	O
735 m2	Lot 38 D.P.13995	P

Memorandum of encumbrances - nil

being part of the land in Proclamation 707 (Taranaki Land Registry)  
AND WHEREAS the Grantor has agreed to transfer and grant unto the

body corporate called the NEW PLYMOUTH CITY COUNCIL (hereinafter with its successors and assigns referred to as "the Grantee") easements in and over such parts of the said land as are more particularly shown <sup>by letters on Deposited Plans 13988, 13994, 13995</sup> ~~on the plans attached hereto~~ such easements being for the conveyance of sewage and for the disposal thereof in such manner as the Grantee shall determine \_\_\_\_\_

NOW THIS TRANSFER WITNESSETH that in consideration of the premises the Grantor doth hereby transfer and grant unto the Grantee <sup>as an</sup> ~~an~~ <sup>forever the</sup> easement in gross ~~of~~ Right to drain sewage within the meaning of Section 90D of the Land Transfer Act 1952 through over and along those portions of the said land marked as described in the schedule hereto and as are more particularly shown on the aforesaid <sup>Deposited Plans</sup> ~~attached plans~~ through pipes laid or to be laid under the surface of the said land \_\_\_\_\_

IN WITNESS WHEREOF these presents have been executed this 1st day of July one thousand nine hundred and eighty-three \_\_\_\_\_

SIGNED for and on behalf of Her Majesty)  
the Queen as Grantor by LAWRENCE STUART  
HARDING Railway Land Officer New:::))  
Zealand Railways Corporation pursuant to)  
a power delegated to him under Section::)  
10(3) of the New Zealand Railways:::))  
Corporation Act 1981 in the presence of.)

Witness. \_\_\_\_\_

Occupation: \_\_\_\_\_

Address. \_\_\_\_\_

THE COMMON SEAL of THE NEW PLYMOUTH  
CITY COUNCIL was hereunto affixed.: )  
pursuant to a resolution of the.: )  
Council in the presence of.: )

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk

SEALED with the Common Seal of THE NEW  
PLYMOUTH CITY COUNCIL and SIGNED by two  
members of the New Plymouth City Council on  
behalf of and by direction of the said Council  
in the presence of:

*[Handwritten signature]*  
Legal Officer  
New Plymouth



*[Handwritten signature]*

*[Handwritten signature]*

Correct for the purposes of  
the Land Transfer Act

*[Handwritten signature]*

\_\_\_\_\_  
Solicitor for the Grantee




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MEMORANDUM OF TRANSFER  
BY WAY OF EASEMENT IN GROSS

Particulars entered in the Register  
at the date and at the time stamped  
below.

.....  
District Land Registrar  
Assistant Land Registrar  
of the District of Taranaki



2.33 30.SEP83 303824  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY NEW PLYMOUTH  
DIST. ASST. LAND REGISTRAR

POWERED BY



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move.

## darrell paterson

OWNER & SALESPERSON

📞 027 493 7134  
✉️ [darrell@bestmove.co.nz](mailto:darrell@bestmove.co.nz)  
🌐 [bestmove.co.nz](http://bestmove.co.nz)

## riley blair

SALES ASSOCIATE TO DARRELL PATERSON

📞 027 441 6308  
✉️ [riley@bestmove.co.nz](mailto:riley@bestmove.co.nz)  
🌐 [bestmove.co.nz](http://bestmove.co.nz)