

# GRIFFIOEN.

## RECORD OF TITLE

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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** **1124258**  
**Land Registration District** **Canterbury**  
**Date Issued** 24 July 2023

**Prior References**  
CB813/35

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**Estate** Fee Simple  
**Area** 446 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 588690  
**Registered Owners**  
Erja Roquino Arranchado and Elmerlito Palino Landicho

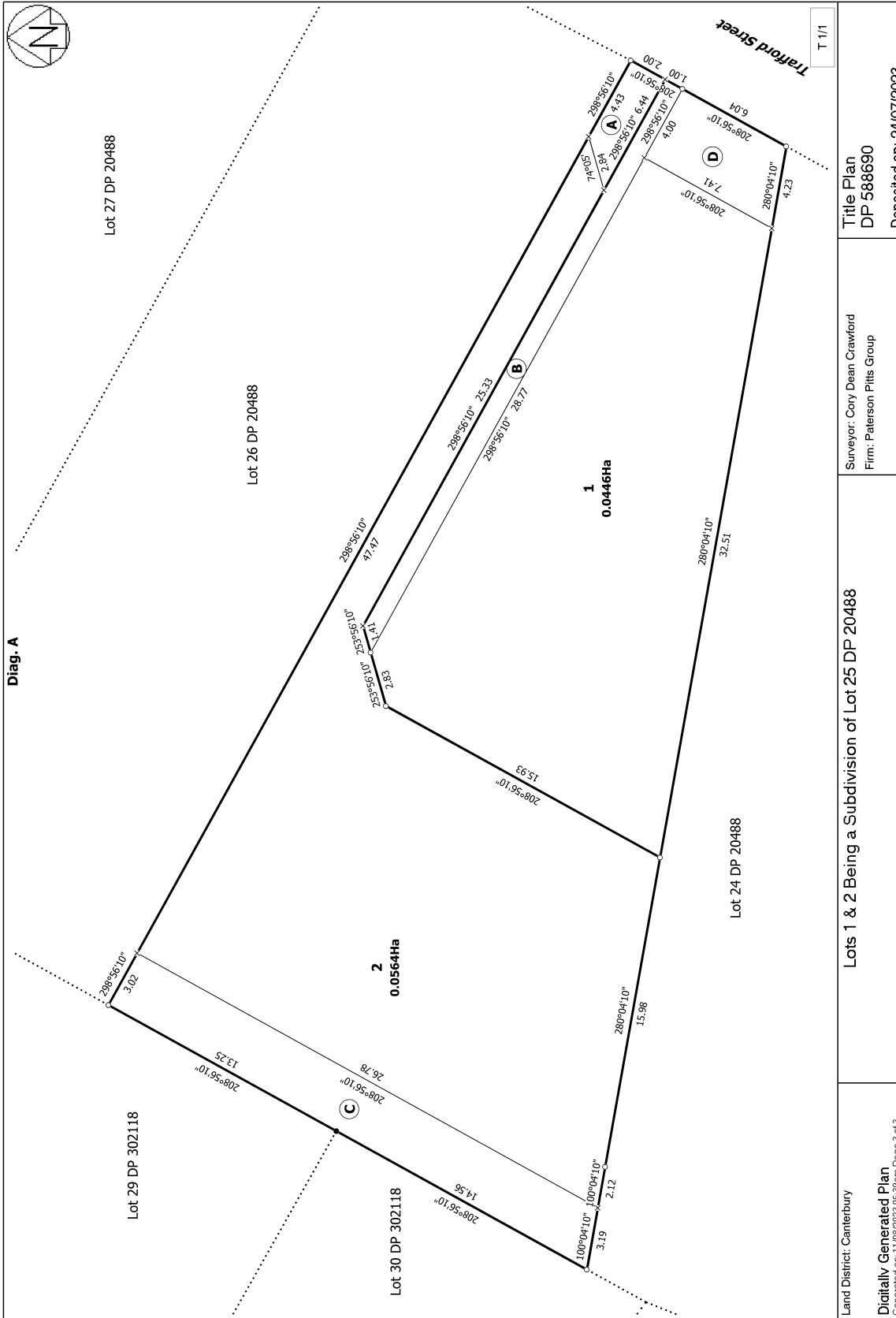
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**Interests**

Subject to a right of way, right to convey water, right to drain water, sewage over part marked B and right to convey telecommunications, electricity over part marked B, D and a right to drain sewage over part marked D, all on DP 588690 created by Easement Instrument 12769254.2 - 24.7.2023 at 9:52 am

Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications, right to drain water and sewage created by Easement Instrument 12769254.2 - 24.7.2023 at 9:52 am

The easements created by Easement Instrument 12769254.2 are subject to Section 243 (a) Resource Management Act 1991 12769254.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.7.2023 at 9:52 am  
12805037.3 Mortgage to Kiwibank Limited - 25.8.2023 at 4:19 pm



Land District: Canterbury	Lots 1 & 2 Being a Subdivision of Lot 25 DP 20488	Surveyor: Cory Dean Crawford Firm: Paterson Pitts Group	Title Plan DP 588690
<b>Digitally Generated Plan</b> Generated on: 11/09/2023 06:39am Page 3 of 3			Deposited on: 24/07/2023

# View Instrument Details



**Instrument No** 12769254.2  
**Status** Registered  
**Date & Time Lodged** 24 July 2023 09:52  
**Lodged By** Elliott, Tita Louise Harnett  
**Instrument Type** Easement Instrument



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Affected Records of Title	Land District
1124258	Canterbury
1124259	Canterbury

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**Annexure Schedule** Contains 2 Pages.

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## 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
- I certify that the Mortgagee under Mortgage 11625620.2 has consented to this transaction and I hold that consent

## Signature

Signed by Charlotte Rowena-Grace Russell as Grantor Representative on 24/07/2023 09:42 AM

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## 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 Charlotte Rowena-Grace Russell as Grantee Representative on 24/07/2023 09:42 AM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

FORM 22

**Easement instrument to grant easement or *profit à prendre***  
(Section 109 Land Transfer Act 2017)

**Grantor**

JACK CHARLES LINDSAY and LUCINDA CLARE LINDSAY

**Grantee**

JACK CHARLES LINDSAY and LUCINDA CLARE LINDSAY

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

The Grantor being the registered owner of the burdened land 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, with the rights and powers or provisions set out in the Annexure Schedule(s)

**Schedule A**

*Continue in additional Annexure Schedule, if required*

Purpose of Easement, or <i>profit</i>	Shown (plan reference) DP 588690	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way Right to convey water, electricity and telecommunications Right to drain sewage	A	Lot 2 DP 588690 (RT 1124259)	Lot 1 DP 588690 (RT 1124258)
Right of Way Right to drain water, sewage Right to convey water	B	Lot 1 DP 588690 (RT 1124258)	Lot 2 DP 588690 (RT 1124259)
Right to convey electricity, telecommunications	B, D	Lot 1 DP 588690 (RT 1124258)	Lot 2 DP 588690 (RT 1124259)

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Right to drain sewage	D	Lot 1 DP 588690 (RT 1124258)	Lot 2 DP 588690 (RT 1124259)
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**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 2018 and/or Schedule 5 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 209 of the Land Transfer Act 2017~~]

the provisions set out below:

**Continuation of Rights and Powers:**

1. Where there is a conflict between the provisions of the Schedules to the Land Transfer Regulations 2018 and Schedule 5 to the Property Law Act 2007, the provisions of the Land Transfer Regulations 2018 shall prevail.
2. The word "equally" in clause 11(2) of Schedule 5 of the Land Transfer Regulations 2018, shall be read as "for a reasonable contribution in proportion to their use".

# View Instrument Details



**Instrument No** 12769254.3  
**Status** Registered  
**Date & Time Lodged** 24 July 2023 09:52  
**Lodged By** Elliott, Tita Louise Harnett  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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<b>Affected Records of Title</b>	<b>Land District</b>
1124258	Canterbury
1124259	Canterbury

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**Annexure Schedule** Contains 2 Pages.

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## Signature

Signed by Charlotte Rowena-Grace Russell as Territorial Authority Representative on 24/07/2023 09:42 AM

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



**IN THE MATTER OF** the Resource Management Act 1991

**AND**

**IN THE MATTER OF** DP 588690 and Subdivision Consent RMA/2021/3131

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

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

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

**Specific Foundation Design**

Any new structure on Lot 2 requiring a Building Consent, in terms of Building Act provisions, shall have foundations designed in accordance with the MBIE guidelines "Repairing and rebuilding houses affected by the Canterbury earthquakes", with reference to TerraForma Geotechnical Investigation Report 42 Trafford St Project 21093 Revision A dated 3 August 2021 held on Council electronic file TRIM 21/1341998. The foundation system shall be subject to specific engineering design, observation and certification by a suitably experienced chartered structural engineer or by an appropriately qualified geotechnical engineer.

**Visibility Splay**

The access visibility area on Lot 1 being 1.5m wide x 2.0m deep shown as area Z on the plan attached hereto shall not have any vegetation above a height of 1.0m and/or any fencing or other structures greater than 1.0m in height.

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

**DESCRIPTION OF LAND AFFECTED**

**ALL THOSE** parcels of land comprising:

- being Lots 1 & 2 DP 588690 comprised in Record of Title 1124258 & 1124259

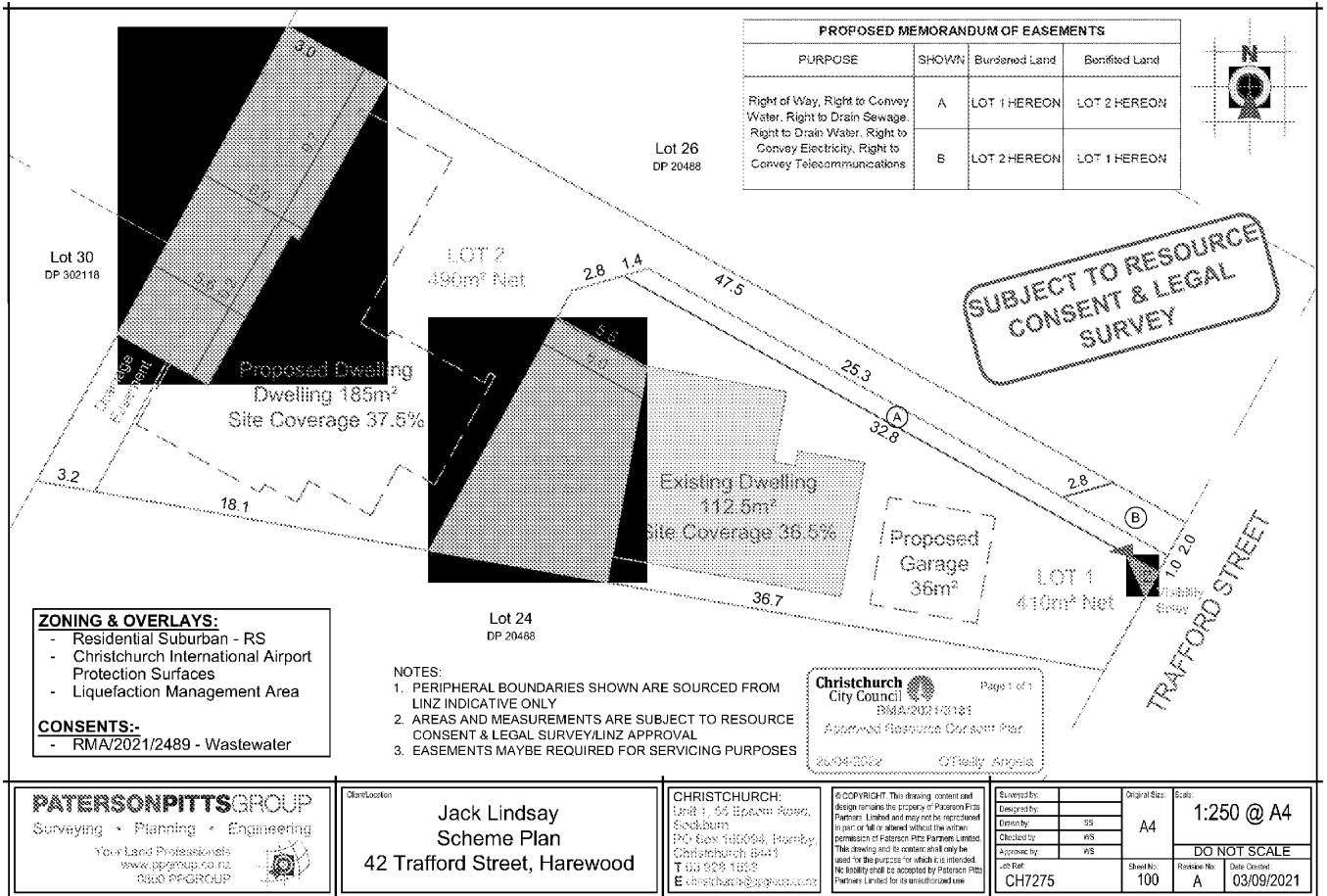
**DATED** this 7<sup>th</sup> day of June 2023

**SIGNED** for and on behalf of  
**CHRISTCHURCH CITY COUNCIL**

A handwritten signature in black ink, appearing to read "Angela O'Reilly".

Angela O'Reilly  
Planner Level 2

Authorised Officer (for the purposes of Section 221 Resource Management Act 1991)



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Client/Location  
**Jack Lindsay**  
**Scheme Plan**  
**42 Trafford Street, Harewood**

**CHRISTCHURCH:**  
 Unit 1, 55 Harewood Road,  
 Seddon  
 PO Box 10099, Harewood,  
 Christchurch 8441  
 T 03 928 1822  
 E christchurch@ppgroup.co.nz

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Drawn by:	Checked by:	Original Size:	Scale:
Design by:	SS	A4	1:250 @ A4
Drawn by:	WS		<b>DO NOT SCALE</b>
Approved by:	WS		
Job Ref:	CH7275	Sheet No:	100
		Block No:	A
		Date Created:	03/09/2021