



**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** **OTB1/266**

**Land Registration District** **Otago**

**Date Issued** 09 April 1962

**Prior References**

OT448/30

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**Estate** Fee Simple  
**Area** 1773 square metres more or less  
**Legal Description** Lot 4-5 Deposited Plan 9977  
**Registered Owners**  
Matthew Ian Faa Moe-Ioane and Melissa Claire Faa Moe-Ioane

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**Interests**

245216 CAVEAT BY THE DISTRICT LAND REGISTRAR - 9.4.1962 AT 12.30 PM

Subject to a right to drain stormwater and sewage over part appurtenant to Lot 3 DP 9977 (CT OT B2/111) created by Transfer 255615 - 4.3.1963 at 12.15 pm

Subject to a right to drain over part appurtenant to Lot 2 DP 9977 (CT OT448/30) created by Transfer 240346

10718928.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS OTA2/630) - 3.3.2017 at 7:00 am

11170519.3 Mortgage to ANZ Bank New Zealand Limited - 23.7.2018 at 12:02 pm

LAND TRANSFER ACT 1952

L &amp; S Form IV-38

## Land Transfer Office

Received 20.2.61  
 Title Reference 213/158

Referred to L. T. Surveyor 22.2.61

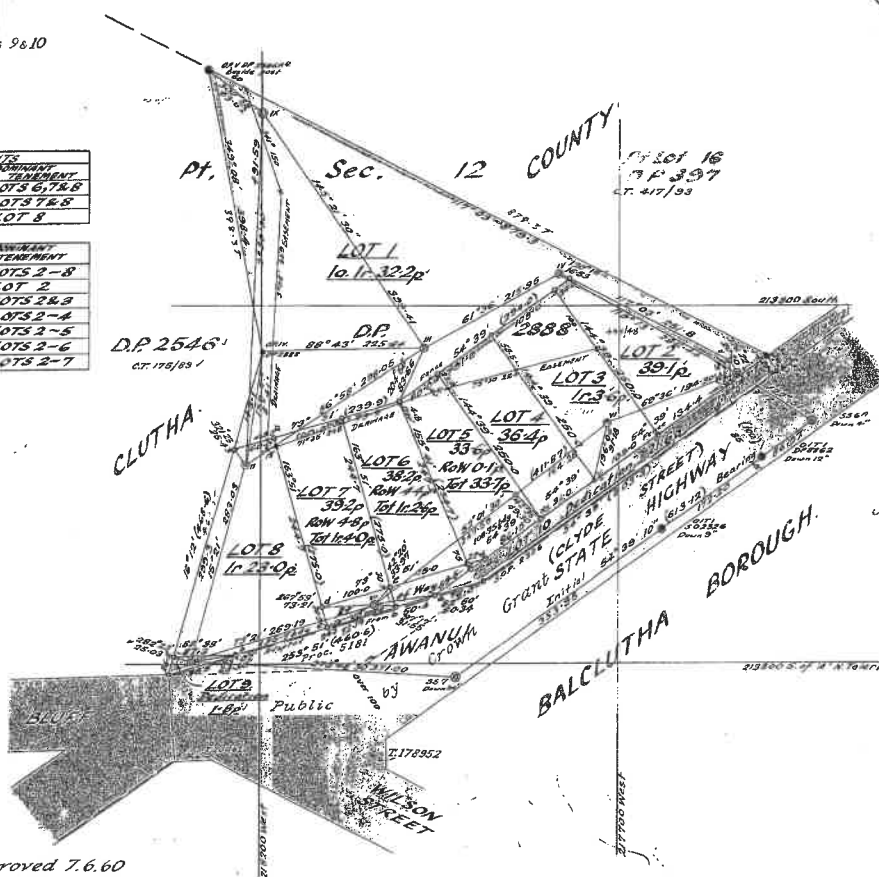
23825 transfers & dedicates Lots 9 & 10  
 for road.

Deposited this 1st day  
 of November 1961  
W. H. H. H. H.  
 District Land Registrar



| MEMORANDUM OF EASEMENTS |                   |                   |
|-------------------------|-------------------|-------------------|
| R.O.W. OVER             | SERVIENT TENEMENT | DOMINANT TENEMENT |
| LOT 5                   | LOT 5             | LOTS 6, 7 & 8     |
| LOT 6                   | LOT 6             | LOTS 7 & 8        |
| LOT 7                   | LOT 7             | LOT 8             |

| PAVING   | SEVERITY | SEVERITY   |
|----------|----------|------------|
| SEVERITY | SEVERITY | SEVERITY   |
| LOT 1    | LOT 1    | LOTS 2-8   |
| LOT 3    | LOT 3    | LOT 2      |
| LOT 4    | LOT 4    | LOTS 2 & 3 |
| LOT 5    | LOT 5    | LOTS 2-4   |
| LOT 6    | LOT 6    | LOTS 2-5   |
| LOT 7    | LOT 7    | LOTS 2-6   |
| LOT 8    | LOT 8    | LOTS 2-7   |



Scheme Plan 1061 approved 7.6.60

Note  
 All bearings are in terms of  
 the Geodetic 1949 Datum.

For Surveyor's Report

Plan File

Approved as to Survey

Chief Surveyor

Received 22.2.61

Reference plan 213/158

Field book 1.6.72 p. 57-61

Traverse book 1.6.72 p. 47-49

Examined by W. H. H. H.

Recorded at 213/158

Correct W. H. H. H.

L. T. Surveyor

**TOWN OF ROSEBANK EXTENSION NO. 24.  
 PLAN OF SUBDIVISION OF PART DP 2888 BEING  
 PART SECTION 12.**

Comprised in C.T. 213/158

Survey Block & District BLOCK XXXIII CLUTHA S.D.

Land District OTAGO Local Body CLUTHA COUNTY

Scale 1 chain to an inch Surveyed by J. R. Gargoy Date January 1961

Declared at W. H. H. H. day of February 1961

before me W. H. H. H.

Notary of the Peace (or Solicitor, or Justice of the Peace)

PDV. E. H. Robertson

Approved

B. M. Robertson

E. H. Robertson

Applicant or Registered Owner

This space reserved for plan numbers

**9977**

Land Transfer—17.

1, LESLIE ESTERMAN

District Land Registrar of the Land Registration District of OTAGO

\_\_\_\_\_, in exercise of the powers vested

in me in that behalf, forbid the registration of any memorandum of transfer or

other instrument affecting Lots 4 and 5 Deposited Plan 9977

being all the land in Certificate of Title BL/266 and

Lots 1, 3, 7 and 8 Deposited Plan 9977 being balance of

the land in Certificate of Title Volume 448 folio 30.

until this caveat be by me, or by the District Land Registrar for the time being, withdrawn. The grounds for entry of this caveat are as follows:—

To prevent any alienation of the above land other than  
in accordance with the Schedules of Easements endorsed  
on Deposited Plan 9977.

Dated this 9th day of April, 1962

U. Hermann

**District Land Registrar.**

# CAVEAT No 245216

Particulars entered in the Register-book, Vol. ~~1448~~

folio 30, B1/R.66

the 9<sup>th</sup> day of April 1962

at 12.20 o'clock.



*W. H. H. H. H.*

District Land Registrar.

9/4/62

12-30

|              |       |
|--------------|-------|
| LAND         | 1962  |
| DLR          |       |
| 9 APR 1962   |       |
| Time         | 12.20 |
| For          | nil   |
| District No. |       |



Image Quality due  
to Condition  
of Original

255615 TE

[Approved by the District Land Registrar, Dunedin—No. 1961/28]

[New Zealand]

## MEMORANDUM OF TRANSFER

CAMPBELL LEARMOUTH GRAHAM of Balclutha, Dental Surgeon (hereinafter  
called "the transferor") \_\_\_\_\_ being registered as the proprietor  
of an estate in fee simple \_\_\_\_\_

subject,

however, to such encumbrances liens and interests as are notified by memorandum underwritten  
or endorsed hereon, <sup>FIRST</sup> in all that piece of land situated in the CLUTHA DISTRICT

, containing ONE (1) ROOD THREE DECIMAL

SIX (3.6) POLES

be the same a little more or less being Lot Three (3) Deposited Plan 9977 and  
being part Section 12 Block XXXIII of the said District and being part  
of the land comprised and described in Certificate of Title Register  
Book Volume 448 Folio 30 SUBJECT TO Drainage rights created by Transfer  
No. 240346 appurtenant to Lot 2 Deposited Plan 9977 SECONDLY all those  
pieces of land situated in the CLUTHA DISTRICT containing together TWO  
(2) ACRES THREE (3) ROODS ELEVEN DECIMAL NINE (11.9) POLES be the same  
a little more or less being Lots One (1), Four (4), Five (5), Six (6),  
Seven (7) and Eight (8) Deposited Plan 9977 and being part Section 12  
Block XXXIII of the said district and being part of the land comprised  
and described in Certificate of Title Register Book Volume 448 Folio 30  
(Otago Registry) and the whole of the land comprised and described in  
Certificate of Title No. B1/266 SUBJECT as to part Lot One (1) to water  
rights created by Transfer 240217 and SUBJECT TO Drainage Rights created  
by Transfer No. 240346 and SUBJECT TO (as to the land in B1/266) Memorandum  
of Mortgage No. 245797 and No. 245798

In consideration of the sum of FOUR HUNDRED AND FIFTY POUNDS (£450)

paid to him by GRAEME GEORGE FINCHAM of Balclutha, Baker and JUNE  
MARJORIE FINCHAM of Balclutha, Married Woman (hereinafter called  
"the transferees")

the receipt of which sum is hereby acknowledged,

12 III 62 4726 22-00004100 D11

9.1.62 4726 22-00004100 D11

doth  
do hereby transfer to the said transferees

his  
all my estate and interest in the said piece of land first  
above described.

AND FOR THE CONSIDERATION AFORESAID and in consideration of the covenants hereinafter appearing the transferor doth hereby transfer and grant unto the transferees of other the registered proprietors owners or occupiers of the land first above described full free right liberty and licence for all time hereafter in common with the transferor or other the registered proprietors owners or occupiers of the lands secondly above described or any part thereof to carry and convey by means of pipes and/or concrete conduits through and waters that portion of the lands secondly above described along the line drawn in blue on said Deposited Plan 9977 and marked "Drainage Easement" all storm water, surface water, household water and foul sewage which shall from time to time be upon or brought on or shall collect on the land first above described and be discharged the same beyond the boundaries of the lands secondly above described and for such purposes from time to time to dig up to any depth and again fill in the soil of the lands secondly above described and to lay down construct erect make alter repair and maintain such pipes and/or concrete conduits of such size as the transferees shall deem expedient for the carrying and conveying the said storm water surface water household water and foul sewage with such manholes valves and surface boxes as the transferees shall think fit and from time to time to inspect maintain cleanse repair extend remove and enlarge such pipes concrete conduits manholes valves and surface boxes and to have to the lands secondly above described for any such purposes full free right liberty and licence for themselves their executors and administrators and assigns and their agents servants workmen and engineers to enter and remain upon the said lands secondly above described with or without horses carts motor vehicles machinery and implements and generally to do and perform all such acts and things in or upon the lands secondly above described as may be necessary or proper for or in relation to any of the purposes aforesaid AND IT IS HEREBY COVENANTED AND AGREED by and

between the parties hereto;

Signed on the day above named by the said

1. THAT the costs and expenses of laying making constructing repairing altering cleansing inspecting maintaining enlarging or removing the said pipes and/or concrete conduits shall be borne and shared equally between the persons as shall from time to time actually be using the said pipes and/or concrete conduits for all or any of the purposes aforesaid.

2. THAT in the event of the transferees entering to and upon the lands secondly above described or any part thereof for the aforesaid purposes or any of them the transferees shall carry on any works connected with such purposes with as little disturbance as possible to the surface of the said lands and will immediately upon the completion of such works restore the surface of the said land as nearly as possible to its original condition and will repair and made good all damage to fences gates and other erections in or upon the said lands caused by the carrying out by the transferees of any such works.

AND IT IS HEREBY FURTHER COVENANTED AND DECLARED by and between the parties hereto that the transferor shall not be liable for any costs of erecting or maintaining any fence or fences between the land first above described and any adjoining lands owned by the transferor but this provision shall not ensue for the benefit of any purchaser of such adjoining lands or any part thereof;  
No agreement in writing preceded this transfer.

IN WITNESS WHEREOF these presents have been executed this 18<sup>th</sup> day of Sept  
One thousand nine hundred and sixty-two.

SIGNED By the said CAMPBELL  
LEARNOTH GRAHAM in the presence  
of:

*[Signature]*  
*[Signature]*  
*Batchelor*

*C. S. Graham*

SIGNED By the said GRAEME GEORGE  
FINCHAM and JUNE MARJORIE  
FINCHAM in the presence of:

*Gracie George Fincham*  
*J. M. Fincham*

*[Signature]*  
*[Signature]*  
*[Signature]*

No. 255615

25

Correct for the Purposes of "The Land Transfer Act"

TRANSFER OF Lot 3 D.P. 9977

*[Signature]*  
Solicitor for the Transferees

situated in Clutha Survey District

CAMPBELL LEARMONTH GRAHAM Vendor

GRAEME GEORGE FINCHAM and  
JUNE MARJORIE FINCHAM Purchaser

Particulars entered in the Register Book,

Vol. 81

Folio 266, 448/30

the

4 - MAR 1963

19

at

12.15

o'clock



*[Signature]*  
District Land Registrar  
of the District of Otago

The instrument created by the within  
transfer is subject to the provisions of  
Section 4a Sub-section (3) (a) of The  
Land Subdivision in Counties Act 1946.  
See Section 6 of the Land Subdivision  
in Counties Amendment Act 1952.

B2/111

Drainage Rights

|                                                      |
|------------------------------------------------------|
| LAND & DEEDS                                         |
| Nature: <input checked="" type="checkbox"/> Transfer |
| Form: <input checked="" type="checkbox"/> 1          |
| Date: 4-MAR-1963                                     |
| Time: 12.15                                          |
| Foot: 3                                              |
| Abstract No. 36                                      |

|                                                      |
|------------------------------------------------------|
| LAND & DEEDS                                         |
| Nature: <input checked="" type="checkbox"/> Transfer |
| Form: <input checked="" type="checkbox"/> 1          |
| Date: 4-MAR-1963                                     |
| Time: 12.15                                          |
| Foot: 3                                              |
| Abstract No. 36                                      |

WALTER, MOORE & POOLE  
SOLICITORS,  
BALCLUTHA.





240346 TE

[Approved by the District Land Registrar, Dunedin—No. 1961/28]

[New Zealand]

# MEMORANDUM OF TRANSFER

CAMPBELL LEARMONTH GRAHAM of Balclutha, Dental Surgeon, (hereinafter called "the Transferor") being registered as the proprietor of an estate in fee simple

however, to such encumbrances liens and interests as are notified by memorandum underwritten or endorsed hereon, FIRST in/all that piece of land situated in the CLUTHA DISTRICT

, containing THIRTY-NINE DECIMAL ONE

## (39.1) POLES

be the same a little more or less being Lot Two (2) Deposited Plan 9977 and being part Section 12 Block XXXIII of the said District and being part of the land comprised and described in Certificate of Title Register Book Volume 448 folio 30 (Otago Registry)

SECONDLY all those pieces of land situated in the CLUTHA DISTRICT containing together Three (3) Acres fifteen decimal five (15.5) Poles more or less being Lots One (1) Three (3) Four (4) Five (5) Six (6) Seven (7) and Eight (8) Deposited Plan 9977 and being part Section 12 Block XXXIII of the said District and being part of the land comprised and described in Certificate of Title Register Book Volume 448 folio 30 (Otago Registry)

AGREEMENT TO TRANSFER  
AND TO MORTGAGE  
the above land  
E.H. 19.0.812.161  
E. 19.0.812.161

Dist. Registrar of Land  
DUNEDIN

In consideration of the sum of FOUR HUNDRED AND TWENTY-FIVE POUNDS (2425)

paid to him by IVOR CLIVER TOMKINSON of Balclutha, Labourer (hereinafter called "the Transferee")

the receipt of which sum is hereby acknowledged

Plat. 448/30 Lot 2 DP 9977 (Transf. of Balclutha Dist. 1904)  
being Pt. Sec 12 Blk XXXIII Clutha Dist.  
Area: 39.19

16 H 4 2647  
C=00.000.030 DIN  
NO. 1961/28

do hereby transfer to the said Transferee

his  
all my estate and interest in the said piece of land first above

described.

AND FOR THE CONSIDERATION AFORESAID and in consideration of the covenants herein-  
after appearing the Transferor doth hereby transfer and grant unto the Transferee  
or other the registered proprietors owners or occupiers of the land first above  
described full free right liberty and licence for all times hereafter in common with  
the Transferor or other the registered proprietors owners or occupiers of the lands  
secondly above described or any part thereof to carry and convey by means of pipes  
and/or concrete conduits through and under that portion of the lands secondly above  
described along the line drawn in blue on said Deposited Plan 9977 and marked  
"Drainage Easement" all storm water, surface water, household water and foul sewage  
which shall from time to time be upon or brought on or shall collect on the land  
first above described and to discharge the same beyond the boundaries of the lands  
secondly above described and for such purposes from time to time to dig up to any  
depth and again fill in the soil of the lands secondly above described and to lay  
down construct erect make alter repair and maintain such pipes and/or concrete  
conduits of such size as the Transferee shall deem expedient for the carrying and  
conveying the said storm water surface water household water and foul sewage with  
such manholes valves and surface boxes as the Transferee shall think fit and from  
time to time to inspect maintain cleanse repair extend remove and enlarge such pipes  
concrete conduits manholes valves and surface boxes and to have to the lands secondly  
above described for any such purposes full free right liberty and licence for himself  
his executors administrators and assigns and his and their agents servants workmen  
and engineers to enter and remain upon the lands secondly above described with  
or without horses carts motor vehicles machinery and implements and generally to do  
and perform all such acts and things in or upon the lands secondly above described  
as may be necessary or proper for or in relation to any of the purposes aforesaid  
AND IT IS HEREBY COVENANTED AND AGREED by and between the parties hereto:

1. THAT the costs and expenses of laying making constructing repairing  
altering cleansing inspecting maintaining enlarging or removing the said  
pipes and/or concrete conduits shall be borne and shared equally between  
the persons as shall from time to time actually be using the said pipes  
and/or concrete conduits for all or any of the purposes aforesaid.
2. THAT in the event of the Transferee entering onto and upon the lands  
secondly above described or any part thereof for the aforesaid purposes  
or any of them the Transferee shall carry out any works connected with such

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX



## The Land and Deeds Registry Office.

DUNEDIN, C.1.

24 January 19 62

Messrs. Walter, Moore & Poole  
Solicitors, P.O. Box. 89  
BALCLUTHA

Dear Sir,

Transfer No. 240346

Mortgage No. \_\_\_\_\_

No. \_\_\_\_\_

PARTIES: C.L. Graham

TO: I.O. Tomkinson

Registration of the above-mentioned document(s)  
cannot be completed until the following requisition is  
satisfied. Your early attention to this matter will  
be appreciated.

Name of transferor is incorrect.

*Revlan*  
District Land Registrar

purposes with as little disturbance as possible to the surface of the said lands and will immediately upon the completion of such works restore the surface of the said land as nearly as possible to its original condition and will repair and make good all damage to fences gates and other erections in or upon the said lands caused by the carrying out by the Transferee of any such works.

AND IT IS HEREBY FURTHER COVENANTED AND DECLARED by and between the parties hereto that the Transferor shall not be liable for any costs of erecting or maintaining any fence or fences between the land first above described and any adjoining lands owned by the Transferor but this provision shall not enure for the benefit of any purchaser of such adjoining lands or any part thereof.

IN WITNESS whereof these presents have been executed this 3rd day of November 1961.

*AB*  
SIGNED by the said  
CAMPBELL LEARMOUTH GRAHAM  
in the presence of:

*[Signature]*  
*Solicitor*  
*Baldwin*

*C. L. Graham*

SIGNED by the said  
IVOR OLLIVER TOMKINSON  
in the presence of:

*[Signature]*  
*I. O. Tomkinson*  
*[Signature]*  
*Solicitor*  
*Baldwin*

240346

97

No.

Correct for the Purposes of "The Land Transfer Act"

## TRANSFER OF land

lot 2

situated in CLUTHA DISTRICTCAMPBELL LEARNMOUTH GRAHAM~~Transferor~~  
TransferorIVOR OLLIVER TOMKINSON~~Transferee~~  
Transferee

Particulars entered in the Register Book,

Vol. 448 Folio 30

16 NOV 1961

the

day of

19

at



Usterman

Assistant District Land Registrar

the easement created by the transfer is subject to the provisions of Section 9a Sub-section (3) (a) of The Land Subdivision in Counties Act 1946. See Section 10 of the Land Subdivision in Counties Amendment Act, 1953.

Usterman D.L.R.

201R  
having  
448/48

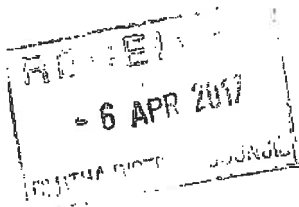
|             |
|-------------|
| 2 DEEDS     |
| Transferred |
| 16 NOV 1961 |
| 201R        |
| 3-12-12     |
| 201R        |

WALTER, MOORE &amp; POOLE

SOLICITORS,

BALCLUTHA.





# CERTIFICATE IMPOSING CONDITION

16691  
2777(134) 0

## UNDER SECTION 75(2) OF THE BUILDING ACT 2004

Section 77(1) and (4) Building Act 2004

### BARCODE

C77 10718928.1 Building

Cpy - 01/02, Pgs - 002, 10/04/17, 09:53



DocID: 214714055

Land Registration District(s)

Otago

### Specified Allotments

Continue on Annexure Schedule, if required

| Unique identifier    | All/Part    | Legal description                      | Unique identifier(s) of Other Specified Allotment(s) to be included in any Transfer or Lease |
|----------------------|-------------|----------------------------------------|----------------------------------------------------------------------------------------------|
| OTB1/266<br>OTA2/630 | All<br>Part | Lots 4-5 DP 9977<br>Lots 1,6-8 DP 9977 |                                                                                              |

Name of Territorial Authority

Clutha District Council

Full Name of Registered Proprietor

Surname to be underlined

CARL DAVID GLOVER and AMY LEE GLOVER

### Certificate

A Building Consent is to be granted, subject to a condition under section 75 of the Building Act 2004, that the specified allotments must not be transferred or leased except in conjunction with (the) other allotment(s), as set out in the above table.

Dated this 3rd day of April 2017

Signature (Territorial Authority)

Signed by\*  Malcolm Sinclair Building Control Manager Clutha District Council  
\*Insert name and designation of signatory in BLOCK letters (unless legibly printed):  
A duly authorised Officer of the Territorial Authority Clutha District Council

Signature (Registered Proprietor)

Registered Proprietor

Section 75 certificate

# MANUAL DEALING LODGEMENT FORM

Landonline Firm Code:

Cluthac

LOGGING FIRM:

Clutha District Council

Private Individual:

Address:

1 Rosebank Tce

PO BOX 25

Balclutha 9240

ASSOCIATED FIRM:

Client Code / Ref:

Dealing/SUD Number:  
(LINZ use only)

Priority Barcode/Date Stamp  
(LINZ use only)

Plan Number/Pre-Allocated or  
to be Deposited:

Rejected Dealing Number:

C77 10718928.1 Building  
Cpy - 02/02, Pgs - 002, 10/04/17, 09:53

**Copies**  
(inc. original)  
DocID: 214714055

Tax Statement included ☐

| Priority Order              | CT Ref            | Type of Instrument | Names of Parties                            | Document Fees | Resubmission | Notices | Priority Capture* | FEES \$ GST INCLUSIVE |
|-----------------------------|-------------------|--------------------|---------------------------------------------|---------------|--------------|---------|-------------------|-----------------------|
| 1                           | OTB1/266 OTA2/630 | C77                | Carl David Clover<br>Amy Lee Clover         | \$176.00      |              |         |                   | 176.00                |
| 2                           | OT243/139         | C73                | Downie Stewart<br>Trustee Ltd               | \$176.00      |              |         |                   | 176.00                |
| 3                           | OT16D/43          | C73                | Jeremy Scott Combes<br>Leshia Jacoba Cheong | \$176.00      |              |         |                   | 176.00                |
| 4                           |                   |                    |                                             | \$0.00        |              |         |                   |                       |
| Subtotal                    |                   |                    |                                             |               |              |         |                   | \$528.00              |
| Total for this dealing      |                   |                    |                                             |               |              |         |                   | \$528.00              |
| Less fees paid on Dealing # |                   |                    |                                             |               |              |         |                   | \$528.00              |

Land Information New Zealand Manual Dealing Lodgement Form  
Fees Receipt and Tax Invoice  
GST Registered Number 17-022-895

1x L/F Annotations (LINZ use only):  
*Original signatures present*

Original Signatures? \_\_\_\_\_

Debit my Landonline account for  
(only available for Landonline customers)  
or Cash / Cheque enclosed for  
(Only pay in cash if depositing in drop box at a LINZ processing centre)  
or Eft-pos payment due for  
(Eft-pos only available if lodging the dealing in person at a LINZ processing centre)

LINZ Form P005  
April 2016