



move.

title

17d thames street
welbourn

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.



**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 **TNE3/37**
Land Registration District **Taranaki**
Date Issued 26 June 1978

Prior References
TNC4/282

Estate Fee Simple
Area 1166 square metres more or less
Legal Description Lot 4 Deposited Plan 12320
Registered Owners
Limone e Lime Limited

Interests

249823.1 Resolution imposing Building Line Restriction - 26.6.1978

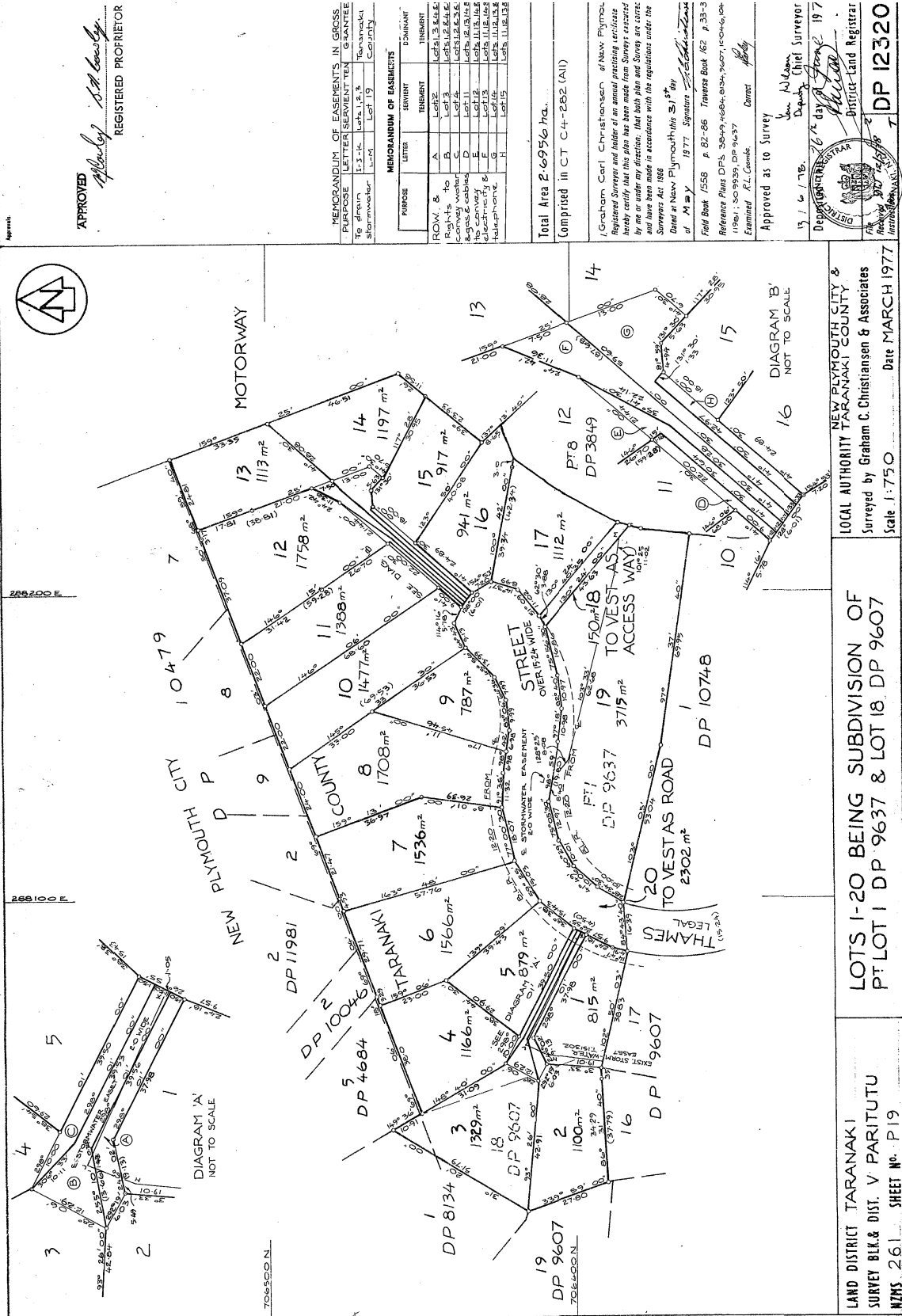
Appurtenant hereto is a right of way and right to convey water, gas, electricity and telephonic communications specified in Easement Certificate 249823.4 - 26.6.1978 at 1:56 pm

Subject to a right of way and right to convey water, gas, electricity and telephonic communications over part marked C on DP 12320 specified in Easement Certificate 249823.4 - 26.6.1978 at 1:56 pm

The easements specified in Easement Certificate 249823.4 are subject to Section 37 (1) (a) Counties Amendment Act 1961

249823.5 Encumbrance to Taranaki County Council - 26.6.1978 at 1:56 pm

10989321.4 Mortgage to TSB Bank Limited - 15.12.2017 at 12:43 pm



APPROVED
[Signature]
 REGISTERED PROPRIETOR

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	LETTER	SERVIENT	DOMINANT
To drain stormwater	1-3-4	Lot 1, 2, 3	Taranaki County
	1-4	Lot 19	

MEMORANDUM OF EASEMENTS			
PURPOSE	LETTER	SERVIENT	DOMINANT
Right of way	A	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	B	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	C	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	D	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	E	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	F	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	G	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	H	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	I	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	J	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	K	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	L	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	M	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	N	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	O	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	P	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	Q	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	R	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	S	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	T	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	U	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	V	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	W	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	X	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	Y	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County
Right of way	Z	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Taranaki County

Total Area 26956 ha.
 Comprised in CT C4-282 (AII)

Graham Carl Christensen, of New Plymouth, Registered Surveyor and holder of an annual practicing certificate, hereby certify that this plan has been prepared by him or under his direct supervision and that he is a duly qualified and licensed Surveyor under the Survey Act 1988 and has been made in accordance with the regulations under the Survey Act 1988.

Dated at New Plymouth this 31st day of May 1977.

Field Book 1558 p. 82-86 Traverse Book 82 p. 33-3 Reference Plans DPs 3849, 4684, 8034, 9607, 10046, 10479, 11981, 1309939, DP 9637

Examined *[Signature]* Correct

Approved as to Survey
[Signature]
 Deputy Chief Surveyor

Deposited this 16th day of June 1977
 District Land Registrar
 Received 30th June 1977
 DP 12320

NEW PLYMOUTH CITY & DISTRICT
 LOCAL AUTHORITY TARANAKI COUNTY
 Surveyed by Graham C. Christensen & Associates
 Scale 1:750 Date MARCH 1977

LOTS 1-20 BEING SUBDIVISION OF
 PT LOT 1 DP 9637 & LOT 18 DP 9607

LAND DISTRICT TARANAKI
 SURVEY BLK & DIST. V. PARITUTU
 NZMS 261 SHEET NO. P19

T A R A N A K I C O U N T Y C O U N C I L

CANCELLATION OF BUILDING LINE RESTRICTION ON C/T E3/51

249823.1 BLR

RESOLVED

That pursuant to subsection 8 of Section 327 of the Local Government Act 1974 the Taranaki County Council hereby declares the building line restriction imposed by resolution 249823.1 on all that parcel of land containing 3715 square metres more or less being Lot 19 on Deposited Plan 12320 being Part Section 63 Grey District being all of the land in Certificate of Title Volume E3 Folio 51 Taranaki Registry to be wholly cancelled.

I, JOHN SYDNEY PUTT, County Clerk of the Taranaki County Council, hereby certify that the above is a true and correct copy of a resolution of the Council passed at an Ordinary Meeting of the Council held on the 19th day of March 1982.


.....

~~Building Line Restriction~~ Building Line Restriction no:

17 Cancellation

2498231

Bank
CBLR

(12)

Keep with 2498231

11.05 26.JUN85 321917

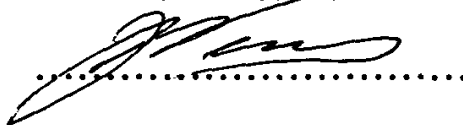
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NEW PLYMOUTH
DIST. ASST. LAND REGISTRAR

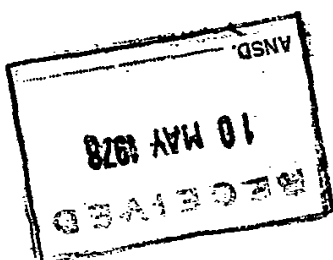


S.M. MARSDEN

That whereas the Council by resolution passed at an ordinary meeting of the Council held on the 18th day of November 1977, approved under Section 22 of the Counties Amendment Act 1961 a scheme plan of subdivision of Part Lot 1 D.P. 9637 and Lot 18 D.P. 9607 and whereas under Section 34 of the aforesaid Act a survey plan of that subdivision has now been submitted to the Council for approval and whereas the Council is satisfied that the survey plan is in accordance with the scheme plan with any approved variations thereof and that all conditions that are required to be complied with before the approval of the survey plan have been complied with to the satisfaction of the Council, the Council hereby approves the said survey plan subject however (1) to the easements shown in the Memorandum of Easements endorsed thereon being duly granted or reserved, and (2) to the condition that Lots 1-5, 6, 7, 8, 9 and 19 on the aforesaid survey plan are subject to a building line restriction requiring that when new buildings or hoardings are erected or any buildings or hoardings are rebuilt or re-erected or are substantially rebuilt or re-erected on the aforesaid Lots 1-5, 6, 7, 8, 9 and 19 no part of any such building or hoarding shall stand within a distance of 12.20 metres from the middle line of Thames Street and the said Council hereby certifies pursuant to Subsection 4 of Section 33 of the Town & Country Planning Act 1953 that the said plan complies with the requirements and provisions as they stood at the time of the aforesaid approval of every operative District Scheme relating to the area in which the land included in the plan is situated and authorises the Common Seal of the Council to be affixed thereto in the presence of the Chairman and County Clerk.

I, JOHN SYDNEY PUTT, County Clerk of the Taranaki County Council, hereby certify as that the above is a true and correct copy of a resolution of the Council passed at an ordinary meeting of the Council held on the 5th day of May, 1978.





~~CANCELLED~~

321917 cancelled as to Lot 19 DP
12320 (G/T E3/51) - 26.6.1985 at
11.05 o'clock

[Signature]
A.L.R.

...the Register as shown
...the time stamped
E3/545
District Land Registrar
TARANAKI
District of
NAKI, N.Z.

BLR

①

~~CANCELLED~~

2498231

DISTRICT LAND REGISTRY
NEW PLYMOUTH NO.2

JUN 26 1 56 PM '78



249823.5 ENC

PARTIAL
CERTIFICATE OF/DISCHARGE OF ENCUMBRANCE

TO: The District Land Registrar of the Land Registration District
of Taranaki.

1 Particulars of Encumbrance

Registration Number	Certificate of Title Affected
249823.5	E3/38

2 Certified that the requirements of the Agreement between

THE TARANAKI COUNTY COUNCIL

AND

BRUCE NORMAN COWLEY and NEIL JAMES COWLEY

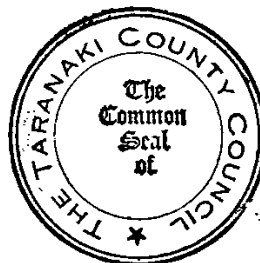
have been performed or otherwise discharged so far as they
affect all of the land affected by the Encumbrance of which
particulars are quoted above and this Certificate is forwarded
to be deposited in your Registry and the discharges noted.

DATED at New Plymouth this *21st* day of *January* 1985.

The Common Seal of the Council is hereto affixed in the
presence of:

Ross L. Allen
.....
Chairman

[Signature]
.....
County Clerk



Correct for the purposes of the Land Transfer Act

[Signature]
.....
Solicitor for Encumbrances

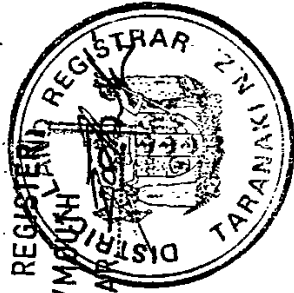
2.10 02APR85

319601

Keep with

249823-52

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NEW PLYMOUTH
DIST. ASST. LAND REGISTRAR



Discharge
Liability

ENCUMBRANCE ~~(PARTIAL)~~ DISCHARGE OF MORTGAGE

TARANAKI

Land Registry Office

MORTGAGOR PETER DAVID ROLAND WILLIAMS and MICHELE ALICE WILLIAMS are seised
of a stratum estate in freehold within the meaning of the Unit
Titles Act 1972
MORTGAGEE TARANAKI COUNTY COUNCIL

SCHEDULE

ESTATE:	FEE SIMPLE	LEASEHOLD	MORTGAGE	ENCUMBRANCE
(Delete those which do not apply)				
C.T. OR DOCUMENT NO.	AREA	LOT AND D.P. NO. OR OTHER LEGAL DESCRIPTION		
<u>VOLUME E3 FOLIO 1266</u>		Principal Unit A and accessory Units AUA1 and AUA2 on Unit Plan 12708		
ENCUMBRANCES, LIENS AND INTERESTS				

~~COMPLETE DISCHARGE~~ / Encumbrancee
The Mortgagee hereby acknowledges receipt of all moneys intended to be secured by Mortgage No. 249823.5 in full satisfaction and discharge of the obligation therein, as to the land in the schedule above

~~PARTIAL DISCHARGE~~ 23 VII 81 3908 28-000.001.00 00.001.153
In consideration of

~~23. VII 81 3908 28-000.001.00 00.001.153~~

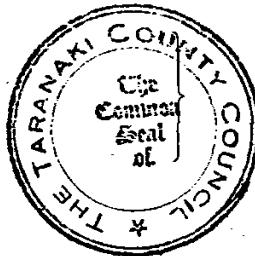
the Mortgagee hereby discharges and releases from Mortgage No. _____ and from payment of all moneys thereby secured the land described in the schedule above, but without prejudice to the Mortgagee's rights powers and remedies under the said Mortgage.

DATED at New Plymouth this 15 day of July 1981

SEALED with the COMMON SEAL of
~~SIGNED by the said~~
the TARANAKI COUNTY COUNCIL

in the presence of

WITNESS:



Oliver Cohen Chairman

[Signature] County Clerk

Correct for the purposes of the Land Transfer Act

[Signature]
Solicitor for the Mortgagor

**(PARTIAL) DISCHARGE OF
MORTGAGE**
Encumbrance

Particulars entered in the Register and Mortgage as shown in the Schedule of Land herein on the date and at the time recorded below.

Dis. Enc.
① of All E3/1266
Princ & A & Accessories

249823.5

280392.1

has w/h

AUG 11 2:13 PM '81

District
Assistant

Land Registrar
of the District of Taranaki



Middleton & Co

1158/16

ST. LEGER H. REEVES & SONS
SOLICITORS
NEW PLYMOUTH, N.Z.

108

MEMORANDUM OF ENCUMBRANCE

BRUCE NORMAN COWLEY and NEIL JAMES COWLEY of New Plymouth,
Contractors being registered as proprietors of an estate of
freehold in fee simple in that land situated in the Land
Registration District of Taranaki containing 1.3344 Hectares
being Lots 2, 3, 4, 5, 6, 7, 16, 17, and 19 on Deposited Plan
12320.

being part Section 53 Block V Paritutu Survey District and

part Section 63 Grey District and being ^{now 911} part of the land

F3(395), 545 E3(29) E3/1265, (126)
presently comprised and described in Certificate of Title Volume

E3(35) E3/36, 37, 38, 39, 40, 49, 50 and 51 G4/1393, 1394, 1395, 1396
24 Folio 282 SUBJECT TO rights created by Transfer 151302 and

Sections 37 1 (a) and 36 (4) of the Counties Amendment Act 1961
and the easements covenants and restrictions as set out on the title
AND desiring to render the said land available for the purpose
TARANAKI COUNTY

of securing to and for the benefit of the CHAIRMAN COUNCILLORS
COUNCIL

AND INHABITANTS OF THE COUNTY OF TARANAKI a duly incorporated

body under the provisions of the Counties Act 1956 (hereinafter
referred to as "the Council") the rent charge hereinafter

mentioned: HEREBY ENCUMBERS the said land for the benefit of the
Council with an annual rent charge of TEN CENTS (10 cents) to be
raised and paid at the times and in the manner following that is

to say: In one annual sum on the 31st day of march 1979
and on the like 31st day of march in every year thereafter:

PROVIDED ALWAYS that if during the twelve months immediately
preceding the 31st day of march in any year there shall
have been no breach of any of the obligations of the deed of
Covenant a copy of which is set out in the schedule hereunder
written then the annual rent charge payable on such 31st day of

march shall be reduced to one peppercorn

PROVIDED ALSO that if and whenever the obligations set out in
the said deed of Covenant shall have been duly and wholly complied

with or shall by effluxion of time or otherwise become no longer enforceable then this memorandum of encumbrance shall be wholly discharged by the Council:

AND subject as aforesaid the Council shall be entitled to all the powers and remedies given to mortgagees and rent chargees by the Land Transfer Act 1952 and the Property Law Act 1952.

Schedule hereinbefore referred to

DEED made this 5th day of April 1978
by BRUCE NORMAN COWLEY and NEIL JAMES COWLEY of New Plymouth Contractors (hereinafter jointly and severally referred to as and included in the term "the Encumbrancer") formerly registered as proprietors of an estate in fee simple in that land in the Land Registration District of Taranaki containing 2.4814 hectares comprised and described in Certificate of Title Volume C4 Folio 282 RECORDS THAT

 WHEREAS STANLEY MERRILL MARSDEN of New Plymouth Engineer as vendor of the said land to the Encumbrancer submitted a scheme Taranaki County Council plan of subdivision thereof to the ~~Chairman Councillors and~~ ~~Inhabitants of the County of Taranaki~~ a duly incorporated body under the provision of the Counties Act 1956 (hereinafter called "the Council") as the local authority required to consent to such scheme plan pursuant to the provisions of the Counties Amendment Act 1961 (such scheme plan being marked by the Council "Town of Welbourn Extension No. 20 Plan 610").

AND WHEREAS the Council approved such plan and agreed to consent to the Survey plan thereof subject to the conditions inter alia



1. THAT there be investigation and testing of all filling work in development of the Subdivision the details of which be supplied to the Council in a report by a registered engineer from which the encumbrancer shall make available to purchasers of any of the said lot or lots in so far as such details may apply to any such lot or lots the necessary information to enable proper assessment of foundation requirements in connection with any proposed building thereon

2. THAT the Encumbrancer would execute this deed.

AND WHEREAS such survey plan has now been submitted to the Council for its approval

NOW THEREFORE pursuant to the premises and in consideration of the consent of the Council to the said survey plan of subdivision the Encumbrancer for themselves and their respective executors administrators and assigns JOINTLY AND SEVERALLY COVENANT with the Council that before completion of any agreement for sale of any lot or lots in the subdivision they will make available to the purchaser or each of the respective purchasers therein named such information from the said Engineers report as may apply to such lot or lots and as will enable a proper assessment of foundation requirements for any proposed building thereon and FUTHER COVENANT to execute in favour of the Council a Memorandum of Encumbrance registrable under the Land Transfer Act 1952 against the title or titles to issue for the said lots to secure performance of the obligations imposed by this deed.

AS WITNESS attestation

SIGNED by BRUCE NORMAN COWLEY and
NEIL JAMES COWLEY in the presence
of:-


Neil James Cowley
new signed

X S.M. Cowley.
X N.J. Cowley

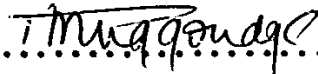
IN WITNESS WHEREOF these presents have been executed this 5th
day of April 1978.

SIGNED by the abovenamed
BRUCE NORMAN COWLEY and NEIL
JAMES COWLEY as Encumbrancers
in the presence of:-

X B.N. Cowley.
X N.J. Cowley


Neil James Cowley

Correct for the purposes of
the Land Transfer Act

..........

Solicitor for the Council

MEMORANDUM OF ENCUMBRANCE

BRUCE NORMAN COWLEY and NEIL

JAMES COWLEY

ENCUMBRANCERS

TARANAKI COUNTY COUNCIL

THE CHAIRMAN COUNCILLORS

AND INHABITANTS OF THE COUNTY

OF TARANAKI

ENCUMBRANCEE

~~319601 Discharge as to C.T. E3/38~~
~~- 2.4.1985 at 2.10 o'clock~~

~~A.L.R.~~

MOSS & CO.

SOLICITORS.

NEW PLYMOUTH.

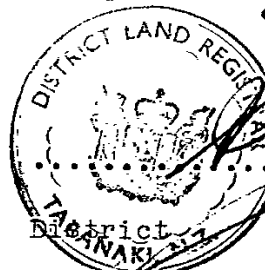
280392.1 Discharge as to C.T. E3/1266
11.8.1981 at 2.13 o'clock

[Signature]
A.L.R.

319601 Discharge as to C.T. E3/38
- 2.4.1985 at 2.10 o'clock

[Signature]
A.L.R.

Particulars entered in the
Register as shown in the
schedule of land herein on
the date and at the time
stamped below. E31545.4 Sec
within



District

Assistant

Land Registrar

of the District of Taranaki.

(57)

JUN 26 1 56 PM '78

DISTRICT LAND REGISTRY
NEW PLYMOUTH NO. 2

249823.5



POWERED BY



Licensed REAA 2008

move.

darrell paterson

OWNER & SALESPERSON

📞 027 493 7134

✉️ darrell@bestmove.co.nz

🌐 bestmove.co.nz