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	**TNC4/362**
Land Registration District	**Taranaki**
Date Issued	05 September 1973

Prior References
TNC4/144

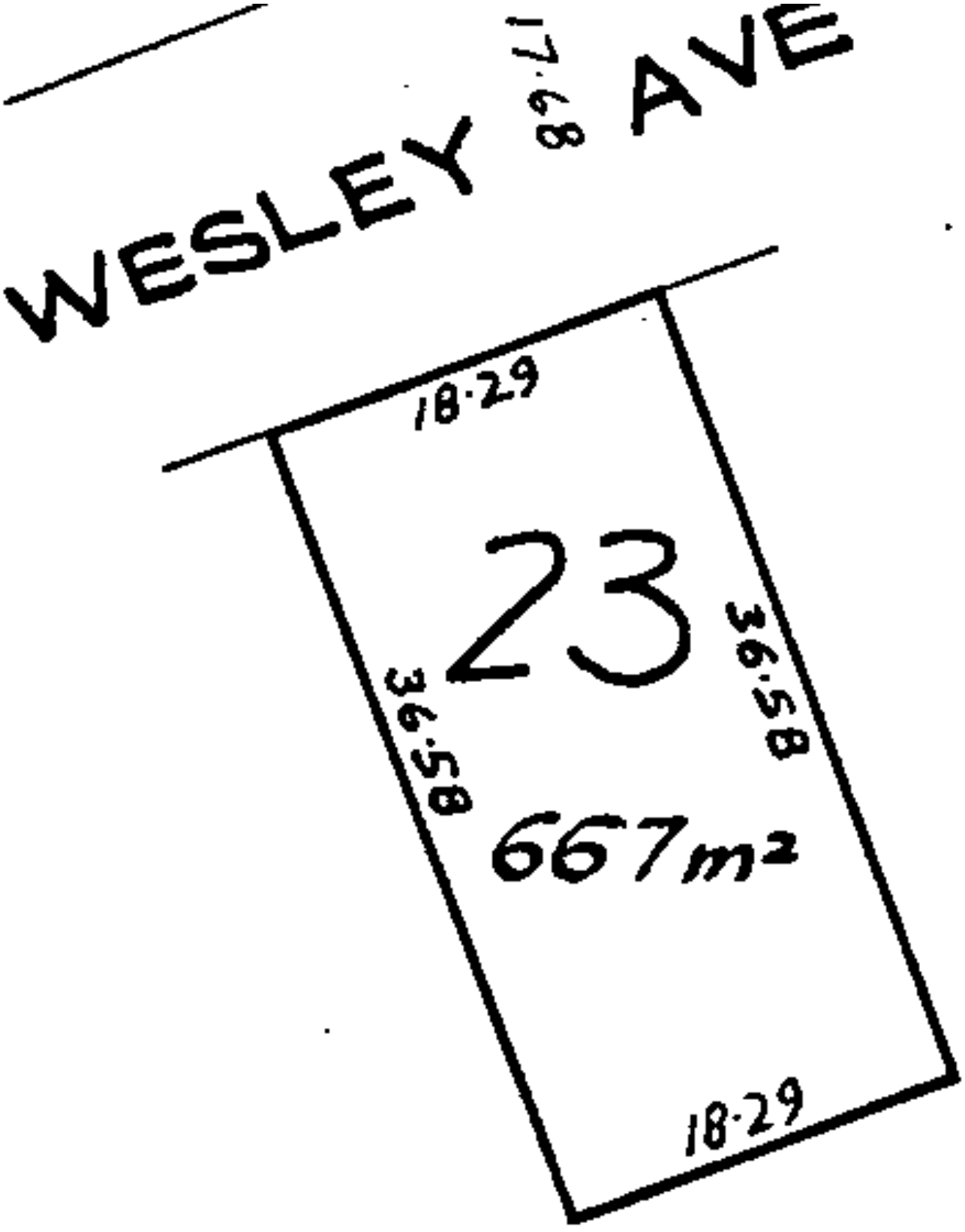
Estate	Fee Simple
Area	667 square metres more or less
Legal Description	Lot 23 Deposited Plan 10859
Registered Owners	

Alex Munro

Interests

206032 Resolution imposing Building Line Restriction

Land Covenant in Transfer 207516 - 26.10.1973 at 11.40 am


WESLEY AVE
17.68
18.29
23
36.58
36.58
667m²
18.29

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 C4/355

206032 BLR

RESOLVED

That pursuant to subsection 11 of Section 327 of the Local Government Act 1974 the Taranaki County Council hereby determines that the building line restriction imposed by resolution 206032 on Lot 16 D.P. 10859 being all of the land in Certificate of Title Volume C4 Folio 355 Taranaki Registry is no longer required and declares such building line restriction to be 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 7th day of March 1980.

.....

1 Partial Cancellation of
Building Line Restriction
No 206032.

Keep with 206032

265875

DISTRY
NEW
VO.1

MAR 17 9 06 AM '80

Particulars entered in the Register as shown herein on the date and at the time stamped below. C4/355

District Land Registrar
Assistant
of the District of

DISTRICT LAND REGISTRAR TARANAKI N.Z.

Please Keep with 206032

Can IF

265875

DISTRICT
NEW PLYMOUTH
NO.1

MAR 17 9 00 AM '81

Plan No 10859

Plan No. 10859

RESOLVED (Cr. Osborne - Cr. Findlay)

That whereas the Council by resolution passed at an Ordinary Meeting of the Council held on the 7th day of October 1971, approved under Section 22 of the Counties Amendment Act 1961 a scheme plan of subdivision of Lot 1 D.P. 5358 and Lot 1 D.P. 9290 being Part Section 70 Grey District Block V Paritutu Survey District and whereas under Section 34 of the aforesaid Act a survey plan of portion 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, to the easements shown in the Memorandum of Easements endorsed thereon being duly granted or reserved, and to the condition that Lots 1 - 9 and Lots 16 - 27 inclusive 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 - 9 and Lots 16 - 27 inclusive no part of any such building or hoarding shall stand within a distance of 44 feet from the middle line of Wesley Avenue and to the condition That Lot 1 thereon is 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, no part of any such building or hoarding shall stand within a distance of 33 feet from the middle line of Veale Road 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 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 13th day of July 1973.

.....

206032

Particulars entered in the Register-book Vol. C4 Fol. 144 C4/346 A 366
C4/355 F3/279, 280.

5 SEP 1973

the 2-05 o'clock.

Acting Registrar, TARANAKI

LAND REGISTRAR TARANAKI, N.Z.

B 1162, 1022
C4/363 J4/411, 412
now omitting C4/364, 365

64

265875 Partial cancellation as to Lot 16 DP 10858 (C4/355) - 17.3.1980 at 9.00 o'c

A.L.R.

379026.1 Resolution by the New Plymouth District Council reimposing the within Building Line Restriction - DP 16656 - 7.3.1991 at 10.40 o'c

A.L.R.

Deposit Plan 10859

LAND & DEEDS
Name: B.L.R.
Firm: Gouck & Co.
5 SEP 1973
Time: 2.05
Fee: NIL.
Abstract: 1677

207516 T

Approved by the District Land Registrar, Taranaki, No. 945

NEW ZEALAND

MEMORANDUM OF TRANSFER

WHEREAS DAVID STEPHEN GARRETT of New Plymouth, Builder (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 memoranda underwritten or endorsed hereon in all that piece of land situated in the Land Registration District of Taranaki containing TWENTY SIX DECIMAL FOUR PERCHES (26.4 perches)(667m^2) be the same a little more or less being Lot 23 on Deposited Plan 10859 and being part Section 70 Grey District and being all the land comprised and described in Certificate of Title No. C4/362 (Taranaki Registry) SUBJECT TO a Building Line Restriction in Resolution No.206032

AND WHEREAS the Transferor by Agreement dated the 1st day of February 1973 did agree to sell the land above-described unto GRACE EDITH COLEMAN of Hamilton Married Woman (hereinafter called "the Transferee") at and for the price of FOUR THOUSAND SIX HUNDRED DOLLARS ($4,600.00)

AND WHEREAS in pursuance of and in order to give effect to a building scheme for the benefit of all the registered proprietors of Lots 31 to 38 (both inclusive) 40, 48-51 (both inclusive) 62, 81, 82, 84 and 86 on Deposited Plan 10683, Lot 83 on Deposited Plan 10682, Lots 10 to 15 (both inclusive), 29,30, 41-43 (both inclusive) 46, 47, 65-67 (both inclusive) 71, 79, 80 and 87 on Deposited Plan 10681 and Lots 1 to 9 (both inclusive) and Lots 16 to 27 (both inclusive) on Deposited Plan 10859 the Transferee did covenant with the Transferor in respect of certain matters restricting the nature of the type or types of building which would or might be erected on the said Lot 23 on the said Deposited Plan 10859

AND WHEREAS the Transferor did covenant with the Transferee in the said Agreement for Sale and Purchase that he would obtain from each purchaser of any other of the said Lots on the said Deposited Plans 10683, 10682, 10681 and 10859 a similar restrictive covenant in respect of the type or types of building which may be erected on the said land and in the same terms as hereinafter appear to the intent that the building scheme of the Transferor and the said covenants should apply to and enure for the benefit of all the said Lots on the said Deposited Plans Nos. 10683, 10682, 10681 and 10859

NOW THEREFORE in consideration of the said sum of $4600.00 paid to the Transferor by the Transferee the receipt of which sum is hereby acknowledged and in consideration of these premises the Transferor DOTH HEREBY TRANSFER to the said Transferee all his estate and interest in the said piece of land

AND in order to give effect to the above-recited building scheme and to the covenants of the Transferor and Transferee contained in the above recited Agreement for Sale and Purchase and for the benefit of the registered proprietors for the time being of the said Lots on the said Deposited Plans the Transferee HEREBY COVENANTS with the Transferor that the Transferee will not build or erect or permit to be built or erected upon the said Lot any building other than a new dwellinghouse for a contract

24 X 73 8156 T-00049

TRANSFER, MORTGAGE, LEASE, ASSIGNMENT and AGREEMENT stamped with duty of $46-00 on 2/2/73

Collector of Stamp Duties NEW PLYMOUTH

price of not less than TWELVE THOUSAND DOLLARS ($12,000.00) intended as a dwelling for one family unit and together with such sheds and necessary appurtenant buildings as may be reasonably required in connection with the use of such single dwellinghouse and will not remove or permit to be removed onto the said land any building removed from any other land whether that other land is owned by the Transferee or not AND the Transferee DOTH HEREBY FURTHER COVENANT AND AGREE with the Transferor that the Transferor shall not be liable to pay or contribute towards the cost of any dividing or boundary fence between the land hereby transferred and any adjoining land owned by the Transferor but this covenant shall not in any way enure for the benefit of any purchaser or purchasers of such adjoining land from the Transferor

IN WITNESS whereof these presents have been executed this 8th day of October One thousand nine hundred and seventy-three (1973)

SIGNED by the said DAVID STEPHEN GARRETT in the presence of:-) D S Garrett

Law Clerk to Gorrie William & Co. New Plymouth

SIGNED by the said GRACE EDITH COLEMAN in the presence of:-) G. E. Coleman

Elsie McKay J.P. Retired - Hamilton.

No. 207516

Correct for the purposes of the Land Transfer Act.

TRANSFER

Situate in Taranaki Land District

D.S. GARRETT
Transferor.

G.E. COLEMAN
Transferee.

Solicitor for the Transferee.

Particulars entered in the Register Book

Volume C4 Folio 362

the 26 OCT 1973 day of

19 at 11.40 o'clock.

DISTRICT LAND REGISTRAR TARANAKI, N.Z.

Assistant District Land Registrar
of the District of Taranaki.

Restrictive Covs as to Buildings & Fencing Covs.

LAND AND DEEDS
Nature: TRANSFER
Firm: ✓
Date: 26.10.1973
Time: 11.40 o'c
Fee: $ 5 : 00
Abstract No. 2103

GOVETT, QUILLIAM & CO.
Solicitors
NEW PLYMOUTH, N.Z.

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