



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier SA59B/502
Land Registration District South Auckland
Date Issued 07 August 1996

Prior References

SA22B/1337

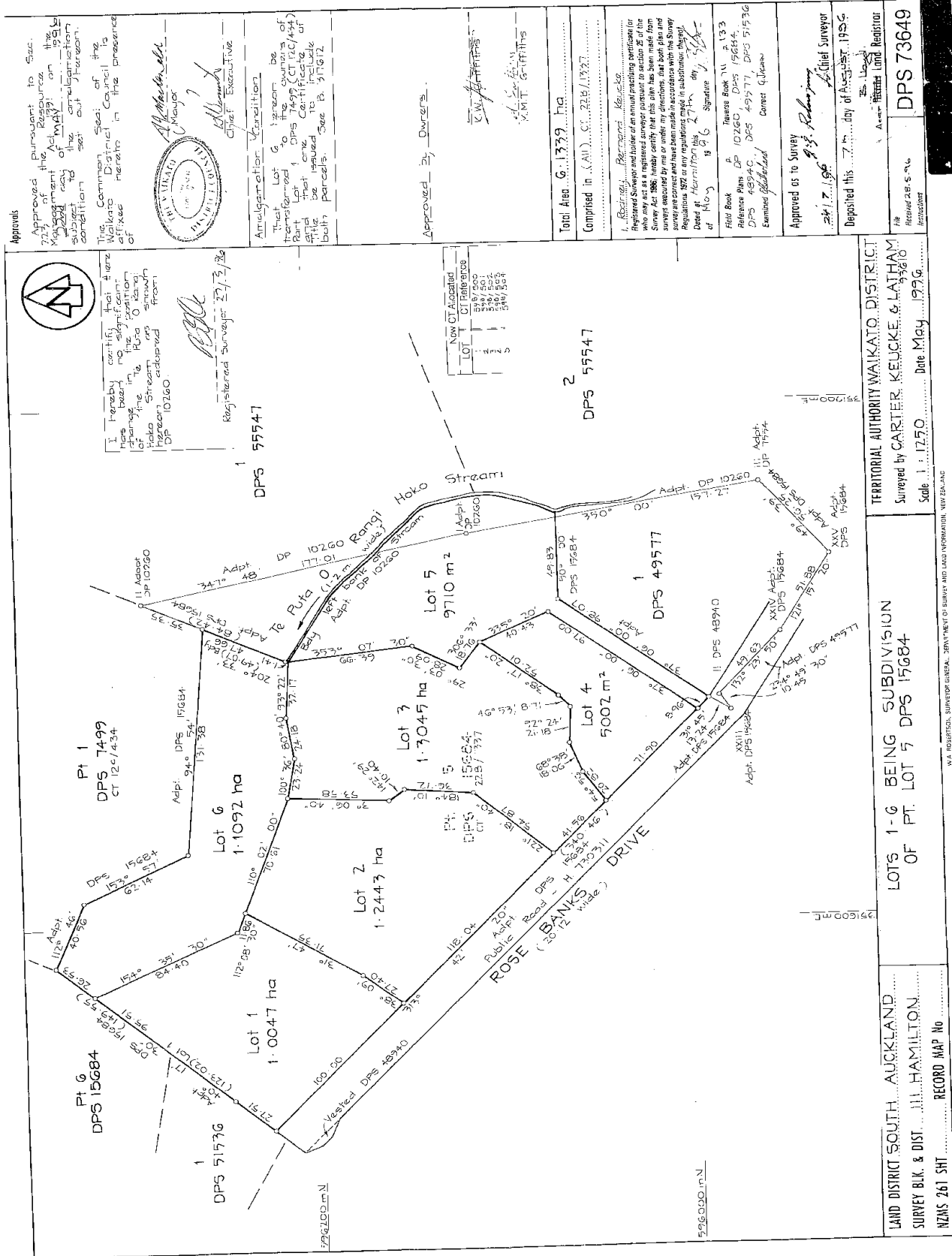
Estate	Fee Simple
Area	1.3045 hectares more or less
Legal Description	Lot 3 Deposited Plan South Auckland 73649

Registered Owners

Paul Lindsay Ritchie and NWM Trust Management Limited as to a 1/2 share
Marguerite Gay Ritchie and NWM Trust Management Limited as to a 1/2 share

Interests

Land Covenant in Transfer H200826
B359938.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.8.1996 at 2.30 pm



H200826T

MEMORANDUM OF TRANSFER

WHEREAS DOUGLAS GEORGE MORRIS BANKS AND DEREK HEREWARD BANKS
both of Tamahere, Farmers (hereinafter called "the Transferors") are
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 situate in the Land District of South Auckland
containing SIX DECIMAL FIVE FOUR EIGHT
THREE HECTARES (6.5483 ha.)

be the same a little more or less being Lot 5 Deposited Plan S.15684 and being all of the land in Certificate of Title Volume 22B Folio 1337 (South Auckland Registry) TOGETHER WITH AND SUBJECT TO: Rights of Way evidenced by Easement Certificate No. H.138617.1 (hereinafter called "the land firstly hereinbefore described")

AND WHEREAS the Transferors when registered as proprietors of all the land in the said Deposited Plan Number S.15684 and the land in Deposited Plan Number S.15683 subdivided the land contained therein into lots in the manner shown and defined on the said plans for the purpose of sale AND WHEREAS it is the Transferors intention that all lots contained in the said plans shall be subject to a general scheme applicable to and for the benefit of all the said lots and that the owners or occupiers for the time being of each of the said lots shall be bound by the stipulations and restrictions set out in the second-schedule-hereto and that the respective owners or occupiers for the time being may be able to enforce the observance of such stipulations and restrictions by the owners or the occupiers for the timebeing of any of the other lots in equity or otherwise howsoever AND WHEREAS by an Agreement dated the 12th day of May 1978 the Transferors agreed to sell the land firstly described to KENNETH WYNFORD GRIFFITHS of Hamilton, Accountant and MARYVONNE MONIQUE THERESE GRIFFITHS his wife (hereinafter called "the Transferee") for the consideration hereinafter appearing and the Transferee agreed to purchase the same and to enter into the covenants on the part of the Transferee hereinafter contained NOW THEREFORE in pursuance of the said Agreement and

17 15 1978 266930

IN CONSIDERATION of the sum of THIRTYONE THOUSAND DOLLARS (\$31,000.00)

(which sum includes \$----- for chattels)

paid to by the Transferee to the Transferor

the Transferor

(the receipt of which sum is hereby acknowledged) DO th HEREBY TRANSFER to the said unto
the Transferee

all their estate and interest in the said piece

~~of land above described~~ land firstly described and in further pursuance of the
said Agreement the Transferee so as to bind the land firstly described
DOTH HEREBY COVENANT AND AGREE with the Transferor for the benefit of
the land described in the first schedule hereto not heretofore trans-
ferred by the Transferor and also separately with each and every one of
the registered proprietors of and for the benefit of the land described
in the First Schedule and heretofore transferred to such proprietors
by the Transferor that the Transferee will henceforth and at all times
~~hereafter observe and perform all the stipulations and restrictions~~
contained in the said second schedule hereto to the end and intent
that each of the said stipulations and restrictions shall enure for the
benefit of all the land described in the first schedule hereto and each
part thereof and for the benefit of the registered proprietors thereof
from time to time PROVIDED ALWAYS that the Transferee shall as regards
the said stipulations and restrictions be liable only in respect of
breaches thereof which shall occur while they shall be the registered
proprietors of the said land firstly described or any part thereof in
respect of which any such breach shall occur and the Transferor
DOTH HEREBY COVENANT with the Transferee that they will at all times
do all things necessary to ensure compliance with the aforesaid intention
and that all the said lots contained in the said plans shall be subject
to a general scheme applicable to and for the benefit of all the said
lots and in particular and without derogating from the generality of
this covenant the Transferor will obtain from each and every one of the
Transferees for any part or parts of the land contained in the first
schedule hereto like covenants as are contained herein on the part of
the Transferee and in consideration therefor the Transferee DOTH HEREBY
COVENANT that they will at all times hereafter save harmless and keep
indemnified the Transferor from all proceedings costs claims and demands
in respect of breaches by the Transferee of the covenants and restrictions
hereinbefore on their part contained or implied.

~~IN WITNESS WHEREOF these presents have been executed this~~

29th

day of

June

One thousand nine hundred and seventy-eight.

SIGNED by the abovenamed DOUGLAS GEORGE
MORRIS BANKS & DEREK HEREFWARD BANKS
in the presence of

D. G. Banks
D. H. Banks

Witness:

Jan

Occupation:

Salvita

Address:

Hammerton

ORDER OF LAND VALUATION COMMITTEE

MAGISTRATE'S COURT HAMILTON

In the ~~Supreme Court of New Zealand~~~~(Administrative Division)~~

LVP No. 271/78

HAMILTON

~~District~~ XXXX

Registry

IN THE MATTER of an application
under the Land Settlement Promotion and Land
Acquisition Act 1952 for consent to a sale
of land

Between DEREK HERWARD BANKS AND DOUGLAS
GORDON MORRIS BANKS

Vendor/Lessor XXXX

and KENNETH WYNFORD GRIFFITHS AND MARYVONNE MONIQUE THERESE GRIFFITHS

Purchaser/Lessee

BEFORE THE WAIKATO

LAND VALUATION COMMITTEE XXXX

On reading the application of DEREK HERWARD BANKS AND DOUGLAS GORDON MORRIS BANKS
for CONSENT TO A SALE OF LAND
in respect of the land described in the schedule hereto

~~And on hearing~~ XXXXXXXXXXXX

MAGISTRATE'S COURT HAMILTON

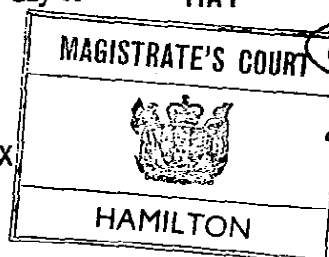
IT IS ORDERED that ~~the consent of the Administrative Division of the Supreme Court of New Zealand~~ be
granted to the transaction *pursuant to Part II (or Part XXXX and XXXX and XXXX) of the Land
Settlement Promotion and Land Acquisition Act 1952:

~~And on subject to the following conditions:~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXSCHEDULE

ALL THAT Parcel of freehold land situated at Woodcocks Road Tamahere containi-
SIX DECIMAL FIVE FOUR EIGHT THREE HECTARES (6.5483 ha.) more or less being
Lot 5 on Deposited Plan S.15684 and part Allotments 55, 57 and 149 Parish
of Tamahere and being the land in C/T Vol. 228 Folio 1337 (Sth Auckland
Registry) TOGETHER WITH AND SUBJECT TO Rights of way see Easement Certificate
H. 138617.1

Dated at HAMILTON this 26th day of MAY 19 78

~~Sealed with the seal of the Supreme Court of New Zealand~~
~~this XXXXX day of XXXXX 19XXXX~~



(Deputy) Registrar.

J. C. Davey

Solicitors for the applicant:

Messrs Chapman Feenstra and Co
PO BOX 49
HAMILTON

(Deputy) Registrar

FIRST SCHEDULE

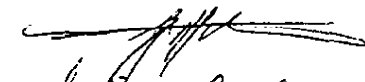
more or less being Lots 1, 2, 3, 10, 11, 12, 13 and 14 on Deposited Plan S.15683 and Lots 4, 5, 7, 8 and 9 and part Lot 6 on Deposited Plan S.15684

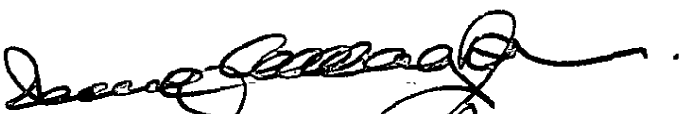
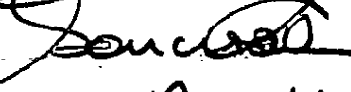
SECOND SCHEDULE

1. Not to use or permit to be used the said land for commercial poultry farming.
2. Not to use or permit to be used the said land for commercial pig farming.

KENNETH WYNFORD GRIFFITHS of Hamilton, Accountant and MARYVONNE MONIQUE THERESE GRIFFITHS his wife the Transferees in the within Transfer HEREBY CONSENT to the within Transfer and to the covenants specified herein.

SIGNED by KENNETH WYNFORD)
GRIFFITHS and MARYVONNE)
MONIQUE THERESE GRIFFITHS)
as Transferees in the
presence of:


Kenneth Wynford Griffiths



Auckland.

No.

Correct for the purposes of the Land Transfer Act.

[Signature]

Solicitor for Transferee.

TRANSFER OF freehold

D.G.M. & D.E. BANKS Transferor

K.W. & M.M.T. GRIFFITHS Transferee

I HEREBY CERTIFY THAT THIS TRANSACTION DOES NOT CONTRAVENE THE PROVISIONS OF PART IIA OF THE LAND SETTLEMENT PROMOTION AND LAND ACQUISITION ACT 1952.

Solicitor for the purchaser or lessee.

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

Assistant Land Registrar
of the District of South Auckland

CHAPMAN FEENSTRA CARTWRIGHT & GENDALL
SOLICITORS
HAMILTON.



THE HAMILTON DISTRICT LAW SOCIETY

RICE PRINTERS

M. Wilson
ALR

OCT 5 9 04 AM '78

District Land Registrar
Hamilton No.2

226/1337.

200826



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

**To: The District Land Registrar
Hamilton**

IN THE MATTER of a Consent Notice pursuant to Section 221 of the
Resource Management Act 1991

and

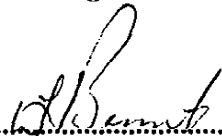
IN THE MATTER of a Subdivision Consent pursuant to Sections 105, 108,
220 and 221 of the Resource Management Act 1991

Pursuant to Section 252 (1)(a) of the Local Government Act 1974, I Warwick Leslie Bennett, Chief Executive, Waikato District Council, hereby certify that by way of delegated authority conferred on Council Officers under Section 34(4) of the Resource Management Act the following notice should be registered on the Certificates of Title for Lots 1, 2, 3, 5 and 6 on Deposited Plan S.73649 being a subdivision of part Lot 5 on Deposited Plan S.15684 comprised in Certificate of Title 22B/1337.

The Owner of the land (as defined in the Resource Management Act 1991) shall, on a continuing basis, ensure that:

- 1) No fill, including inorganic or organic matter, be placed in the gully of the Te Puta O Rangi Hoko Stream.
- 2) The gully areas be managed to conserve soil and control erosion of the gully embankments.

Dated at Ngaruawahia this 4th day of July 1996.


.....
Warwick L Bennett
Chief Executive
Waikato District Council



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\$25
(4)