



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB40D/788**  
**Land Registration District** **Canterbury**  
**Date Issued** 14 November 1995

**Prior References**  
CB39A/686

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**Estate** Fee Simple  
**Area** 4.0000 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 70352  
**Registered Owners**  
Hughes Developments Limited

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**Interests**

Subject to Part IV A Conservation Act 1987

A204853.21 Easement Certificate specifying the following easements - 14.11.1995 at 12.12 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, right to drain sewage, convey water, electric power and telephonic communications	Lot 4 Deposited Plan 70352 - CT CB40D/789	A DP 70352	Lot 3 Deposited Plan 70352 - herein	

The easements specified in Easement Certificate A204853.21 when created will be subject to Section 243(a) Resource Management Act 1991

Fencing Covenant in Transfer A204853.22 - 14.11.1995 at 12.12 pm

Land Covenant in Transfer A204853.22 - 14.11.1995 at 12.12 pm

11211027.1 Court Order Varying Land Covenant in Transfer A204853.22 - 24.8.2018 at 7:00 am

12222677.1 Court Order modifying Land Covenant in Transfer A204853.22 - 15.9.2021 at 12:31 pm


**Approvals**  
*Christina*  
 Registered Proprietor  
 Secretary


**MEMORANDUM OF EASEMENTS**

Nature	Servient Tenement Lot No	Dominant Tenement Lot No
Right of way, right to convey sewerage, right to convey water, electric power & telephonic communications.	4	Lot 3
	14	Lot 13

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 22nd day of AUGUST 1995. Subject to the granting and reserving of the easements set out in the Memorandum of Easements.

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

  
 Mayor  
*L. G. West*

  
 Authorised Officer

**SCHEDULE OF EASEMENTS**

Nature	Tenement		Dominant Tenement
	Servient	Shown	
Right to convey electric power	14	A	Lots 12 & 15
Right to convey electric power in grass	14	B	Grasspower Limited

**NOTE:** Lots 3 & 13 have no frontage to a public road.

**Total Area** 64.1840 ha.

**Comprised in** C&T 39A/686, 39A/687 & 39A/688

4. Philip Thomas, Conveyance  
 Registered Surveyor and holder of an annual practicing certificate or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1988 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and conform with the provisions of the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Christchurch, this 10th day of August, 1995.

**Field Book** P  
**Reference Plans** DP1 66621, 61278, 57004, 26880, 20007, 16082, 15789, 503 1610, 14744, 19155

**Examined** *Corner*

**Approved as to Survey**  
*R. Maull*  
 Chief Surveyor

**Deposited this** 14th day of November 1995

**Received** 31. 8. 95  
 District Land Registrar

**DP70352**

**Completion/Compliance/Condition Certificate No.** A204533/.....

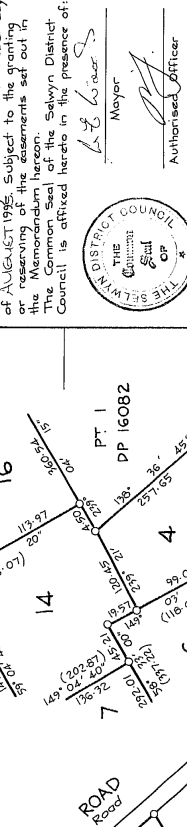
**Separate Approvals/Consents**

No.....

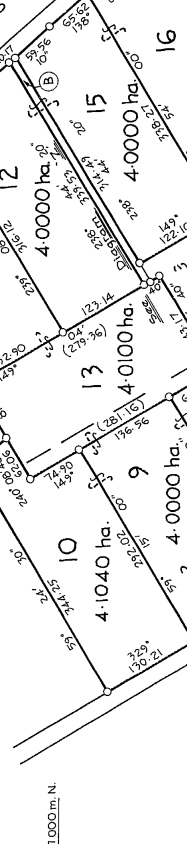
**New Titles Issued**

Lot	Title	CT
Lot 1	CT	400/786
Lot 2	CT	400/787
Lot 3	CT	400/788
Lot 4	CT	400/789
Lot 5	CT	400/790
Lot 6	CT	400/791
Lot 7	CT	400/792
Lot 8	CT	400/793
Lot 9	CT	400/794
Lot 10	CT	400/795
Lot 11	CT	400/796
Lot 12	CT	400/797
Lot 13	CT	400/798
Lot 14	CT	400/799
Lot 15	CT	400/800
Lot 16	CT	400/801

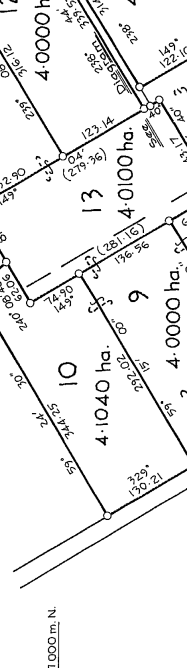
**Diagram 'Z'**  
 Not to Scale



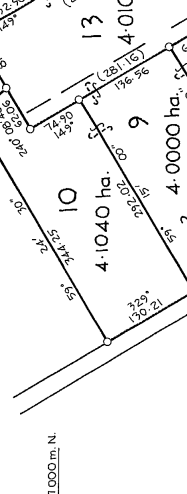
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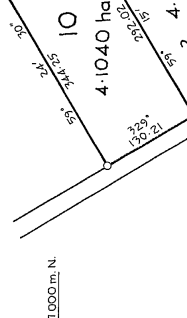
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 Not to Scale



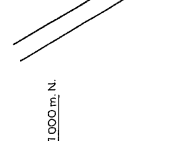
**Diagram 'W'**  
 Not to Scale




**Diagram 'V'**  
 Not to Scale



**Diagram 'U'**  
 Not to Scale



**Diagram 'T'**  
 Not to Scale



**Diagram 'S'**  
 Not to Scale



**Diagram 'R'**  
 Not to Scale



**Diagram 'Q'**  
 Not to Scale



**Diagram 'P'**  
 Not to Scale



**Diagram 'O'**  
 Not to Scale



**Diagram 'N'**  
 Not to Scale



**Diagram 'M'**  
 Not to Scale



**Diagram 'L'**  
 Not to Scale



**Diagram 'K'**  
 Not to Scale



**Diagram 'J'**  
 Not to Scale



**Diagram 'I'**  
 Not to Scale



**Diagram 'H'**  
 Not to Scale



**Diagram 'G'**  
 Not to Scale



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**Registered Owners**  
Hughes Developments Limited

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**Interests**

Subject to Part IV A Conservation Act 1987  
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Land Covenant in Transfer A204853.22 - 14.11.1995 at 12.12 pm  
11211027.1 Court Order Varying Land Covenant in Transfer A204853.22 - 24.8.2018 at 7:00 am  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB36C/248**  
**Land Registration District** **Canterbury**  
**Date Issued** 29 October 1992



**Prior References**  
CB33K/66

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**Estate** Fee Simple  
**Area** 10.1150 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 61278  
**Registered Owners**  
Hughes Developments Limited

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**Interests**  
Subject to Part IV A Conservation Act 1987

<b>Approvals</b>   <i>S. f. Inack. CRJade</i> Mayor District Manager		Pursuant to Section 223 Resource Management Act 1991 dated 13 <sup>th</sup> day of April 1992 The Selwyn District Council has approved this plan of subdivision and certifies that the plan is in accordance with the provisions of the operative district scheme. The survey was conducted in the presence of the Selwyn District Council was officiated by the presence of:	
<b>Completion/Compliance/Condition</b> Certificate No. <u>021225/2</u> Separate Approval/Consents No. _____ New Titles Issued Lot 1 CT 36C/247 Lot 2 CT 36C/248		Total Area <u>20.2300 ha</u> Comprised in C.T. <u>33 K/66</u>	
I, <u>Graham Harvey Fowler</u> Registered Surveyor and holder of a current practising certificate for who may act as a registered surveyor pursuant to section 22 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the provisions of the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Christchurch 22 <sup>nd</sup> day of April 1992.		Field Book _____ Reference Pins <u>DFS 57004, SQ 14704</u> Examined <u>[Signature]</u> Correct Approved as to Survey <u>B. J. 1992</u> Deputy Chief Surveyor Deposited this 24 <sup>th</sup> day of October 1992 <u>[Signature]</u> District Land Registrar Received 5. 6. 92 DP61278	
LAND DISTRICT Canterbury SURVEY BLK. & DIST. III Leeston NZMS 261 SHT M 36 RECORD MAP No 10000/22		TERRITORIAL AUTHORITY Selwyn District Surveyed by Miles Fowler & Fear (4924) Scale 1:3000 Date January 1992	

W.A. ROBERTSON SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

A2

A3



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R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB33K/65**  
**Land Registration District** **Canterbury**  
**Date Issued** 18 October 1990

**Prior References**  
CB33F/774

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**Estate** Fee Simple  
**Area** 20.3750 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 57004  
**Registered Owners**  
Malcolm Richard Main and Philippa Ruth Main

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**Interests**  
Subject to Part IV A Conservation Act 1987  
11864514.1 CAVEAT BY HUGHES DEVELOPMENTS LIMITED - 21.9.2020 at 9:14 am



<p><b>Approvals</b></p> <p>Present to a resolution under Section 305 Local Government Act 1974 dated 10<sup>th</sup> August 1990, the Selwyn District Council has approved this plan of subdivision and certifies that the plan is in accordance with the Land Transfer Act 1952 and the Land Transfer Regulations 1972. The common seal of the Selwyn District Council was affixed hereto in the presence of</p> <p><i>[Signature]</i> MAYOR</p> <p><i>[Signature]</i> DISTRICT MANAGER</p> <p><i>[Seal]</i></p>		<p><b>Total Area</b> 61.3280 ha</p> <p><b>Comprised in C.T.</b> 33F/774</p>		<p><b>L. GRAHAM HARVEY, FOMLER</b> ..... Registered Surveyor and holder of an authority to practise as a surveyor under the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made thereunder, and that the survey was made on the day of 20<sup>th</sup> Nov. 1990. 12<sup>th</sup> day 1990</p> <p><i>[Signature]</i> Signature</p> <p><i>[Signature]</i> Traveller Book</p> <p>Field Book p. 9506, 9507, 9508, 9509, 9510, 9511, 9512, 9513, 9514, 9515, 9516, 9517, 9518, 9519, 9520, 9521, 9522, 9523, 9524, 9525, 9526, 9527, 9528, 9529, 9530, 9531, 9532, 9533, 9534, 9535, 9536, 9537, 9538, 9539, 9540, 9541, 9542, 9543, 9544, 9545, 9546, 9547, 9548, 9549, 9550, 9551, 9552, 9553, 9554, 9555, 9556, 9557, 9558, 9559, 9560, 9561, 9562, 9563, 9564, 9565, 9566, 9567, 9568, 9569, 9570, 9571, 9572, 9573, 9574, 9575, 9576, 9577, 9578, 9579, 9580, 9581, 9582, 9583, 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**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB36C/247**  
**Land Registration District** **Canterbury**  
**Date Issued** 29 October 1992

**Prior References**  
CB33K/66

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**Estate** Fee Simple  
**Area** 10.1150 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 61278  
**Registered Owners**  
Hughes Developments Limited

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**Interests**  
Subject to Part IV A Conservation Act 1987

<p><b>Approvals</b></p> <p><i>S. f. Inack. CRJade</i></p> <p>Pursuant to Section 223 Resource Management Act 1991 dated 13<sup>th</sup> day of April 1992 The Selwyn District Council has approved this plan of subdivision and certifies that the plan is in accordance with the provisions of the operative district scheme. The survey was made in accordance with the provisions of the Survey Regulations 1972 or any regulations made in substitution thereof.</p> <p>Dated at Christchurch 22<sup>nd</sup> day of April 1992.</p> <p><i>[Signature]</i> Mayor</p> <p><i>[Signature]</i> District Manager</p> <p><b>THE SELWYN DISTRICT COUNCIL</b></p>		<p><b>Completion/Compliance/Condition</b></p> <p>Certificate No. <u>021225/2</u></p> <p>Separate Approval/Consents No. <u>        </u></p> <p>New Titles Issued Lot <u>1</u> CT <u>36C/247</u> Lot <u>2</u> CT <u>36C/248</u></p>		<p><b>Total Area</b> 20.2300 ha</p> <p><b>Comprised in C.T.</b> 33 K/66</p>		<p><b>1. Graham Harvey, Fowler:</b></p> <p>Registered Surveyor and holder of a current practising certificate for who may act as a registered surveyor pursuant to section 22 of the Survey Act 1976. He is hereby certifying that this plan has been made from surveys conducted by him or under his direction, that both plan and survey are correct and have been made in accordance with the provisions of the Survey Regulations 1972 or any regulations made in substitution thereof.</p> <p>Dated at Christchurch 22<sup>nd</sup> day of April 1992.</p> <p><i>[Signature]</i> Signature</p>		<p><b>Field Book</b> <u>        </u></p> <p><b>Reference Pins</b> <u>DFS 57004, SQ 14704, SQ 14704</u></p> <p><b>Examined</b> <i>[Signature]</i> <b>Correct</b></p>		<p><b>Approved as to Survey</b></p> <p><u>8/7/92</u> <b>Deputy Chief Surveyor</b></p> <p><i>R. Neill</i></p>		<p><b>Deposited this</b> <u>24<sup>th</sup></u> <b>day of</b> <u>October</u> <b>19</b> <b>92</b></p> <p><b>Assisted by</b> <u>Neil H. Hallett</u> <b>District Land Registrar</b></p>		<p><b>Received</b> <u>5. 6. 92</u></p> <p><b>DP61278</b></p>																					
<p><b>LAND DISTRICT</b> Canterbury</p> <p><b>SURVEY BLK. &amp; DIST.</b> III Leeston</p> <p><b>NZMS 261 SHT M 36 RECORD MAP No 10000/22</b></p>												<p><b>LOTS 1 &amp; 2 Being Subdivision of Lot 2 DP 57004</b></p>												<p><b>TERRITORIAL AUTHORITY</b> Selwyn District</p> <p><b>Surveyed by</b> Miles Fowler &amp; Fear (4924)</p> <p><b>Scale</b> 1:3000 <b>Date</b> January 1992</p>											

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

A2 A3



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB33K/67**  
**Land Registration District** **Canterbury**  
**Date Issued** 18 October 1990

**Prior References**  
CB33F/774

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**Estate** Fee Simple  
**Area** 20.7210 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 57004  
**Registered Owners**  
Hughes Developments Limited

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**Interests**  
Subject to Part IV A Conservation Act 1987

<p><b>Approvals</b></p> <p>Present to a resolution under Section 305 Local Government Act 1974 dated 10<sup>th</sup> August 1990, the Selwyn District Council has approved this plan of subdivision and certifies that the plan is in accordance with the Land Transfer Act 1952 and the Land Transfer Regulations 1972. The common seal of the Selwyn District Council was affixed hereto in the presence of</p> <p><i>[Signature]</i> MAYOR</p> <p><i>[Signature]</i> DISTRICT MANAGER</p> <p><i>[Seal]</i></p>		<p><b>Total Area</b> 61.3280 ha</p> <p><b>Comprised in C.T.</b> 33F/774</p>		<p><b>L. GRAHAM HARVEY, FOMLER</b> Registered Surveyor and holder of an authority to practise as a surveyor under the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made thereunder.</p> <p>Dated at CHRISTCHURCH this 12<sup>th</sup> day of 1990</p> <p><i>[Signature]</i> Signatures</p> <p><i>[Signature]</i> Transcribe Book</p> <p>Field Book</p> <p>Reference Plans D.P.s 9509, 24880, 5183</p> <p>S.O.s 9809, 14743, 14744, 1946</p> <p>Examined <i>[Signature]</i> Correct</p> <p><b>Approved as to Survey</b></p> <p>9/10/90 <i>[Signature]</i> Deputy Chief Surveyor</p> <p>Deposited this 13<sup>th</sup> day of October 1990</p> <p>Not <i>[Signature]</i> District Land Registrar</p> <p>File 23. 8. 90 <b>DP57004</b></p> <p>Instructions</p>	
<p><b>LAND DISTRICT</b> CANTERBURY</p> <p><b>SURVEY BLK. &amp; DIST.</b> III &amp; VII LEESTON</p> <p><b>NZMS 261 SH 136</b> RECORD MAP No 10000/32</p> <p>10000/32</p> <p>10000/32</p>		<p><b>LOTS 1-3 BEING SUBDIVISION OF</b></p> <p><b>RS. 40937</b></p> <p><b>Scale</b> 1:5000</p> <p><b>Date</b> MAY 1990</p> <p><b>TERRITORIAL AUTHORITY</b> SELWYN DISTRICT</p> <p><b>Surveyed by</b> MILES GREGORY &amp; FEAR (3934)</p>		<p><b>W. A. HENDERSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY, AND LAND INFORMATION, NEW ZEALAND</b></p>	