

### Holly Lea Village – Buildings D and E: Legal descriptions

The legal descriptions and title numbers for the land that comprises the site are listed below:

- 21 Tui Street, Fendalton, Christchurch – Lot 16 Deposited Plan 2528 (Title: CB6C/654).
- 19 Tui Street, Fendalton, Christchurch – Lot 1 Deposited Plan 504692 (Title: 776082).
- 19A Tui Street, Fendalton, Christchurch – Lot 2 Deposited Plan 504692 (Title: 776083).
- Tui Street, Fendalton, Christchurch – Lot 14 Deposited Plan 2528 (Title: CB249/191).
- Tui Street, Fendalton, Christchurch:
  - Unit A and Accessory Unit A1 Deposited Plan 41792 (Title: CB20A/1314).
  - Unit B and Accessory Unit B1 Deposited Plan 41792 (Title: CB20A/1315).
  - Supplementary Record Sheet (Title: CB19K/71).
- Tui Street, Fendalton, Christchurch – Lot 12 Deposited Plan 2528 (Title: CB23F/480).
- Tui Street, Fendalton, Christchurch – Part Lot 11 Deposited Plan 2528 (Title: CB20F/455).
- 121 Fendalton Road, Fendalton, Christchurch – Lot 12 and Part Lot 13 Deposited Plan 3864 (Title: CB319/50).
- 123 Fendalton Road, Fendalton, Christchurch – Lot 1 Deposited Plan 80748 (Title: CB46B/336).
- 2 Heathfield Avenue, Fendalton, Christchurch – Lot 14 and Part Lot 13 Deposited Plan 3864 (Title: CB31F/1299).
- 8 Heathfield Avenue, Fendalton, Christchurch – Lot 2 Deposited Plan 9117 (Title: CB416/92).

Copies of these titles are attached. Interests on the titles can be provided on request.

The interests on the titles include drainage, electricity and telecommunications easements, mortgages and encumbrances, retirement village notifications and building certificates which require certain lots to be held together.

There are no interests on the titles that would affect the applicant's ability to develop the Project.



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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB46B/336**  
**Land Registration District** **Canterbury**  
**Date Issued** 02 June 1999

**Prior References**  
CB25A/58

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**Estate** Fee Simple  
**Area** 1.1488 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 80748  
**Registered Owners**  
Holly Lea Village Limited

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**Interests**

32438 Transfer creating the following easements in gross - 27.5.1890 at 2.35 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drainage	Lot 1 Deposited Plan 80748 - herein	part herein	The Christchurch City Council	

433859.2 Easement Certificate specifying the following easements - 13.5.1983 at 11.28 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Lot 1 Deposited Plan 80748 - herein	F DP 46009	Lot 1 Deposited Plan 46009	
Convey telephonic communications	Lot 2 Deposited Plan 46009 - CT CB36D/1025	B DP 46009	Lot 1 Deposited Plan 80748 - herein	
Convey telephonic communications	Lot 3 Deposited Plan 46009 - CT CB25A/52	C DP 46009	Lot 1 Deposited Plan 80748 - herein	
Drain water	Lot 1 Deposited Plan 80748 - herein	F DP 46009	Lot 2 Deposited Plan 46009	
Drain water	Lot 1 Deposited Plan 80748 - herein	F DP 46009	Lot 3 Deposited Plan 46009	
Drain water	Lot 1 Deposited Plan 80748 - herein	F DP 46009	Lot 4 Deposited Plan 46009	
Drain water	Lot 1 Deposited Plan 80748 - herein	F DP 46009	Lot 5 Deposited Plan 46009	
Convey telephonic communications	Lot 4 Deposited Plan 46009 - CT CB27A/1197	E DP 46009	Lot 1 Deposited Plan 80748 - herein	
Convey telephonic communications	Lot 4 Deposited Plan 46009 - CT CB27A/1198	E DP 46009	Lot 1 Deposited Plan 80748 - herein	

Convey telephonic communications	Lot 2 Deposited Plan 46009 - CT CB36D/1026	B DP 46009	Lot 1 Deposited Plan 80748 - herein
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The easements specified in Easement Certificate 433859.2 are subject to Section 309(1)(a) Local Government Act 1974  
553310.4 Easement Certificate specifying the following easements - 28.6.1985 at 9.06 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey telephonic communications	Lot 3 Deposited Plan 46009 - CT CB25A/52	part	Lot 1 Deposited Plan 80748 - herein	

577285.1 Easement Certificate specifying the following easements - 21.11.1985 at 9.15 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewage	Lot 1 Deposited Plan 46009 - CT CB25A/50	A DP 48748	Lot 1 Deposited Plan 80748 - herein	

6411696.1 CERTIFICATE PURSUANT TO SECTION 37 (2) BUILDING ACT 1991 (ALSO AFFECTS CB416/92) -  
9.5.2005 at 9:00 am

7866840.1 Encumbrance to (now) Corporate Trust Limited - 3.7.2008 at 9:00 am

7929629.1 Notice of the registration of Holly Lea Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - - 8.9.2008 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked A and C on DP 405109 in favour of Orion New Zealand Limited created by Easement Instrument 8392501.2 - 23.2.2010 at 10:18 am

11360060.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects CB19K/71, CB20A/1314, CB20A/1315, CB20F/455, CB23F/480 and CB249/191 ) - 5.3.2019 at 10:09 am

11360060.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS CB19K/71, CB20A/1314, CB20A/1315, CB20F/455, CB23F/480 and CB249/191 ) - 5.3.2019 at 10:09 am

11408554.5 Mortgage to ASB Bank Limited - 23.4.2019 at 5:36 pm


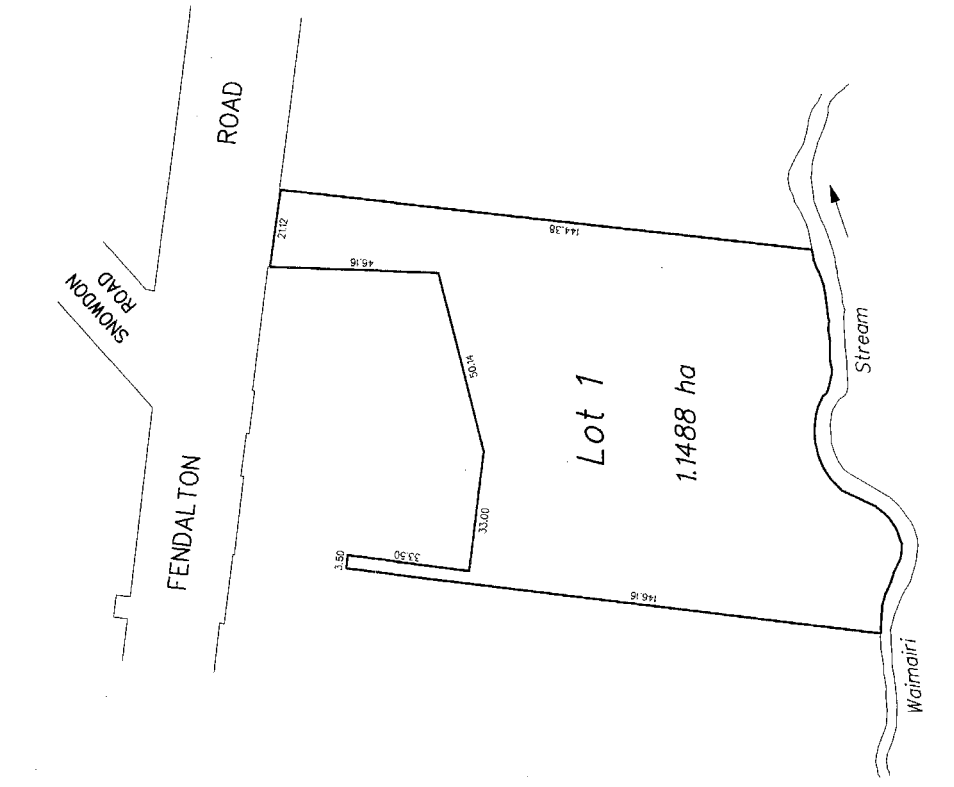

Subject to a right (in gross) to convey electricity over parts marked C and D on DP 546370 in favour of Orion New Zealand Limited created by Easement Instrument 11747979.2 - 4.8.2020 at 12:43 pm

12156923.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 776083, CB249/191 and CB6C/654) - 16.6.2021 at 5:35 pm

12156923.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects CB249/191, CB46B/336 and CB6C/654) - 16.6.2021 at 5:35 pm

NEW CT ALLOCATED: 46B/336	
PARCEL FORMERLY CT REF	
Lot 1	Pt RS 18 25A/58
Reference Plans: SM 122 and DP's 46009 & 86530	
Total Deducted Area 1,148.8 ha	
Approved for CT diagram purposes only	
Deposited for CT diagram purposes only	
2/5/1971	
Drawn by JMC	
Checked by BAW	
DP 80748	
Approved On 9/3	

 	
	TERRITORIAL AUTHORITY Christchurch City Surveyed by TERRALINK NZ LTD Scale Proportional Date

LAND DISTRICT CANTERBURY Survey Bk. & District X Christchurch	PLAN OF LOT 1 FOR CT DIAGRAM PURPOSES	ALBION SURVEYOR GENERAL LAND INFORMATION NEW ZEALAND
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**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB416/92**  
**Land Registration District** **Canterbury**  
**Date Issued** 05 March 1929

**Prior References**  
CB317/69                      CB318/211

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**Estate** Fee Simple  
**Area** 1298 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 9117  
**Registered Owners**  
Holly Lea Village Limited

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**Interests**

6411696.1 CERTIFICATE PURSUANT TO SECTION 37 (2) BUILDING ACT 1991 (ALSO AFFECTS CB46B/336) - 9.5.2005 at 9:00 am  
7866840.1 Encumbrance to (now) Corporate Trust Limited - 3.7.2008 at 9:00 am  
7929629.1 Notice of the registration of Holly Lea Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - - 8.9.2008 at 9:00 am  
Subject to a right (in gross) to convey electricity over part marked B on DP 405109 in favour of Orion New Zealand Limited created by Easement Instrument 8392501.2 - 23.2.2010 at 10:18 am  
11408554.5 Mortgage to ASB Bank Limited - 23.4.2019 at 5:36 pm

**LAND TRANSFER OFFICE.**  
 RECEIVED: 20/11/28 PROV. No. \_\_\_\_\_  
 TITLE REF.: 317/69, 318/211

**REFERRED TO DRAUGHTSMAN:** 1/1  
**L.T. DRAUGHTSMAN:**  
 EXAMINED: 28/12/28  
 TRAV. REDUCED: VOL. 62, FOL. 231  
 FIELD-BOOK: No. 28, PAGE 40  
 COMP. Bk.: No. 131, REPORT No. 12  
 REF. PLANS: A5554, D.E. 2262, 5385  
 D.E. 2045

**FILE:**  
 Plan: 0-2-30-6  
 Title: 210-2-30-6

**FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY. DP 9117**  
 This space to be reserved for Deposit  
 DEPOSITED this 18 day  
 of January, 1929  
 at Christchurch  
 District Land Registrar

**CHRISTCHURCH S. D.**

**WAIMAIRI COUNTY**

**HEATHFIELD AVE.**

**D.P. 17002**

**PT TOWN OF HEATHFIELD**

**PT. R. S. 18**

Comprised in C.T. 317/69 & 318/21  
 Surveyed by F.E. Greenfield, Licensed Surveyor, Sept. 1928

**DECLARATION.**  
 I, Francis Edmund Greenfield, a Christchurch Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me and that both plan and survey are correct, and have been made in accordance with the regulations of the Surveyors' Board, dated the 20th day of March, 1903. And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statute in that behalf made.

Declared at Christchurch, this 23rd day of Oct. 1928  
 before me: J. H. Greenfield, Justice of the Peace for Canterbury (Retired)

**Approved as to Survey.**  
 A. J. Wick  
 District Surveyor.  
 16/11/1929

**Approved,**  
 M. B. Brown

**7607**

**SCALE: 50 Links to an inch**



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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB46B/336**  
**Land Registration District** **Canterbury**  
**Date Issued** 02 June 1999

**Prior References**  
CB25A/58

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**Estate** Fee Simple  
**Area** 1.1488 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 80748  
**Registered Owners**  
Holly Lea Village Limited

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**Interests**

32438 Transfer creating the following easements in gross - 27.5.1890 at 2.35 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drainage	Lot 1 Deposited Plan 80748 - herein	part herein	The Christchurch City Council	

433859.2 Easement Certificate specifying the following easements - 13.5.1983 at 11.28 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Lot 1 Deposited Plan 80748 - herein	F DP 46009	Lot 1 Deposited Plan 46009	
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Convey telephonic communications	Lot 3 Deposited Plan 46009 - CT CB25A/52	C DP 46009	Lot 1 Deposited Plan 80748 - herein	
Drain water	Lot 1 Deposited Plan 80748 - herein	F DP 46009	Lot 2 Deposited Plan 46009	
Drain water	Lot 1 Deposited Plan 80748 - herein	F DP 46009	Lot 3 Deposited Plan 46009	
Drain water	Lot 1 Deposited Plan 80748 - herein	F DP 46009	Lot 4 Deposited Plan 46009	
Drain water	Lot 1 Deposited Plan 80748 - herein	F DP 46009	Lot 5 Deposited Plan 46009	
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9.5.2005 at 9:00 am

7866840.1 Encumbrance to (now) Corporate Trust Limited - 3.7.2008 at 9:00 am

7929629.1 Notice of the registration of Holly Lea Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - - 8.9.2008 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked A and C on DP 405109 in favour of Orion New Zealand Limited created by Easement Instrument 8392501.2 - 23.2.2010 at 10:18 am

11360060.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects CB19K/71, CB20A/1314, CB20A/1315, CB20F/455, CB23F/480 and CB249/191 ) - 5.3.2019 at 10:09 am

11360060.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS CB19K/71, CB20A/1314, CB20A/1315, CB20F/455, CB23F/480 and CB249/191 ) - 5.3.2019 at 10:09 am

11408554.5 Mortgage to ASB Bank Limited - 23.4.2019 at 5:36 pm

Subject to a right (in gross) to convey electricity over parts marked C and D on DP 546370 in favour of Orion New Zealand Limited created by Easement Instrument 11747979.2 - 4.8.2020 at 12:43 pm


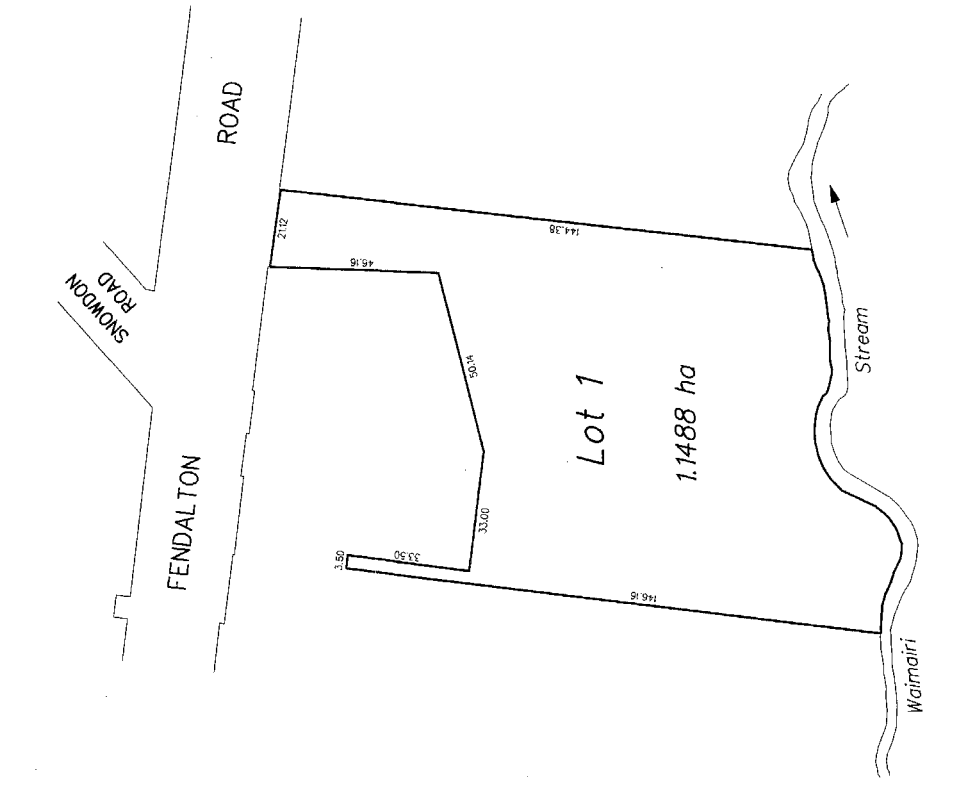

12156923.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 776083, CB249/191 and CB6C/654) - 16.6.2021 at 5:35 pm

12156923.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects CB249/191, CB46B/336 and CB6C/654) - 16.6.2021 at 5:35 pm



NEW CT ALLOCATED: 46B/336	
PARCEL FORMERLY CT REF	
Lot 1	Pt RS 18 25A/58
Reference Plans: SM 122 and DP's 46009 & 86530	
Total Deducted Area 1,148.8 ha	
Approved for CT diagram purposes only	
Deposited for CT diagram purposes only	
2/5/1971	
Drawn by JMC	
Checked by BAW	
DP 80748	
Approved On 9/3	

  	TERRITORIAL AUTHORITY Christchurch City Surveyed by TERRALINK NZ LTD Scale Proportional Date
	LAND DISTRICT CANTERBURY Survey Blk. & District X Christchurch

PLAN OF LOT 1  
FOR CT DIAGRAM PURPOSES

ALBION SURVEYOR GENERAL LAND INFORMATION NEW ZEALAND



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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB249/191**  
**Land Registration District** **Canterbury**  
**Date Issued** 17 April 1909

**Prior References**  
CB243/7

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**Estate** Fee Simple  
**Area** 787 square metres more or less  
**Legal Description** Lot 14 Deposited Plan 2528  
**Registered Owners**  
Holly Lea Village Limited

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**Interests**

32438 Transfer creating the following easements in gross - 27.5.1890 at 2.35 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Right	Lot 14 Deposited Plan 2528 - herein	Part herein	The Christchurch Drainage Board	

7866840.1 Encumbrance to (now) Corporate Trust Limited - 3.7.2008 at 9:00 am

7929629.1 Notice of the registration of Holly Lea Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - - 8.9.2008 at 9:00 am

11360060.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects CB19K/71, CB20A/1314, CB20A/1315, CB20F/455, CB23F/480 and CB46B/336 ) - 5.3.2019 at 10:09 am

11360060.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS CB19K/71, CB20A/1314, CB20A/1315, CB20F/455, CB23F/480 and CB46B/336 ) - 5.3.2019 at 10:09 am

11408554.5 Mortgage to ASB Bank Limited - 23.4.2019 at 5:36 pm

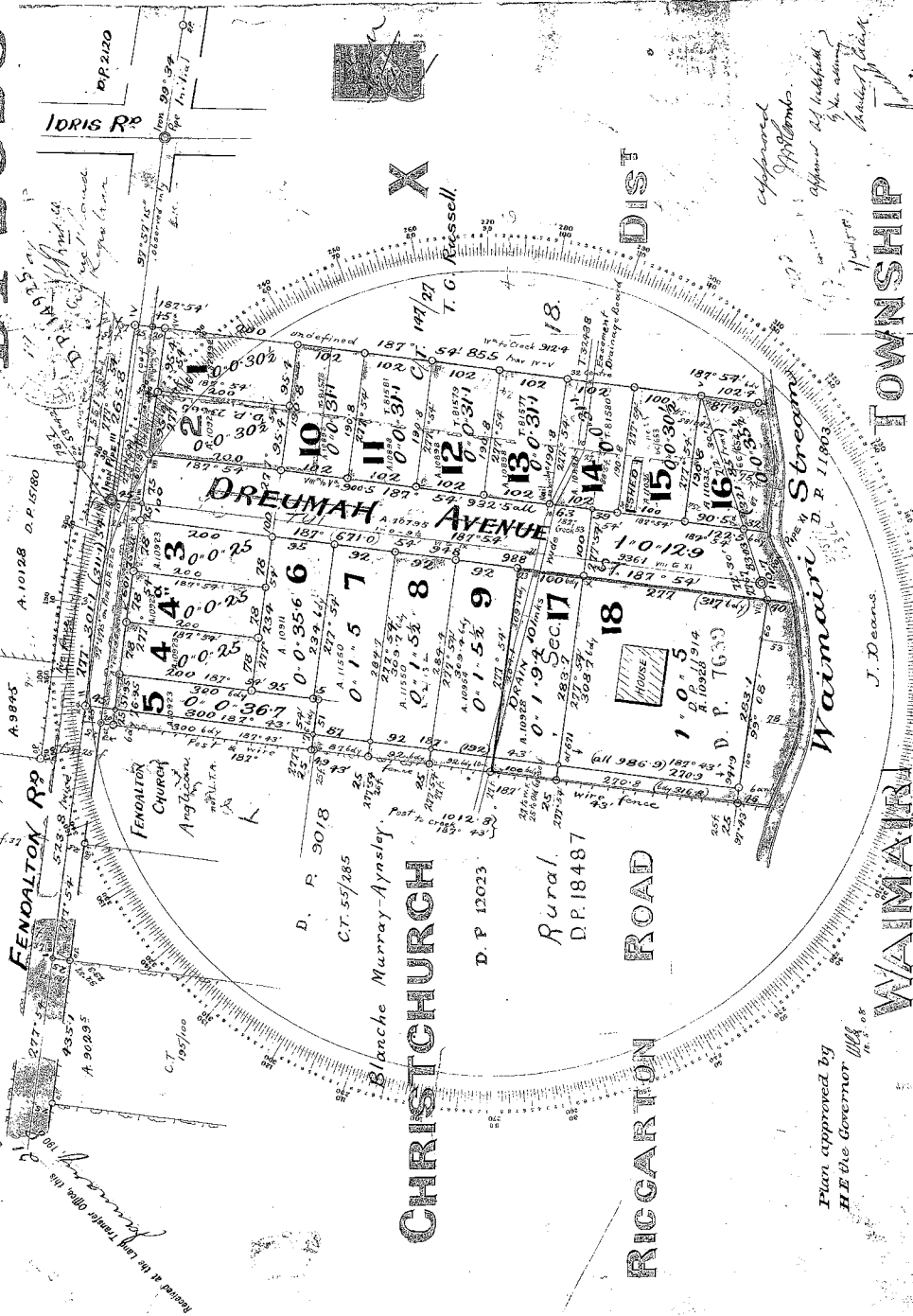
Subject to a right (in gross) to convey electricity over parts marked A and B on DP 546370 in favour of Orion New Zealand Limited created by Easement Instrument 11747979.2 - 4.8.2020 at 12:43 pm

12156923.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 776083, CB46B/336 and CB6C/654) - 16.6.2021 at 5:35 pm

12156923.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects 776083, CB46B/336 and CB6C/654) - 16.6.2021 at 5:35 pm

DP2528

DEPARTMENT OF LANDS AND SURVEY NEW ZEALAND  
FOR SURVEYS UNDER THE LAND TRANSFER ACT.



- Plan of R.S. 18 -  
Surveyed for J.M. Combe  
By Fred Feeman  
Date: Nov. 1907

Licensed Surveyor, C.A. CH.

Scale: One Chain to an Inch

RECEIVED	DATE
EXAMINED	4/4/08
TRAV. RECORD	PAGE
FIELD BOOK	
REF. PLANS	

DECLARATION:  
I, Fred W. Feeman, of Christchurch, do hereby declare that this plan has been made from survey conducted by me and my own personal observations, and that the same is a true and correct representation of the land surveyed, and that I have not been paid for the same by any person other than the person or persons named in the plan.

15664



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB23F/480**  
**Land Registration District** **Canterbury**  
**Date Issued** 21 April 1982

**Prior References**  
CB249/189

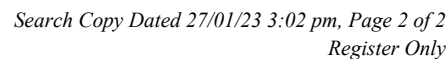
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**Estate** Fee Simple  
**Area** 786 square metres more or less  
**Legal Description** Lot 12 Deposited Plan 2528  
**Registered Owners**  
Holly Lea Village Limited

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**Interests**

7866840.1 Encumbrance to (now) Corporate Trust Limited - 3.7.2008 at 9:00 am  
7929629.1 Notice of the registration of Holly Lea Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - - 8.9.2008 at 9:00 am  
11360060.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects CB19K/71, CB20A/1314, CB20A/1315, CB20F/455, CB249/191 and CB46B/336 ) - 5.3.2019 at 10:09 am  
11360060.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS CB19K/71, CB20A/1314, CB20A/1315, CB20F/455, CB249/191 and CB46B/336 ) - 5.3.2019 at 10:09 am  
11408554.5 Mortgage to ASB Bank Limited - 23.4.2019 at 5:36 pm





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB20F/455**  
**Land Registration District** **Canterbury**  
**Date Issued** 16 October 1979

**Prior References**  
CB276/266

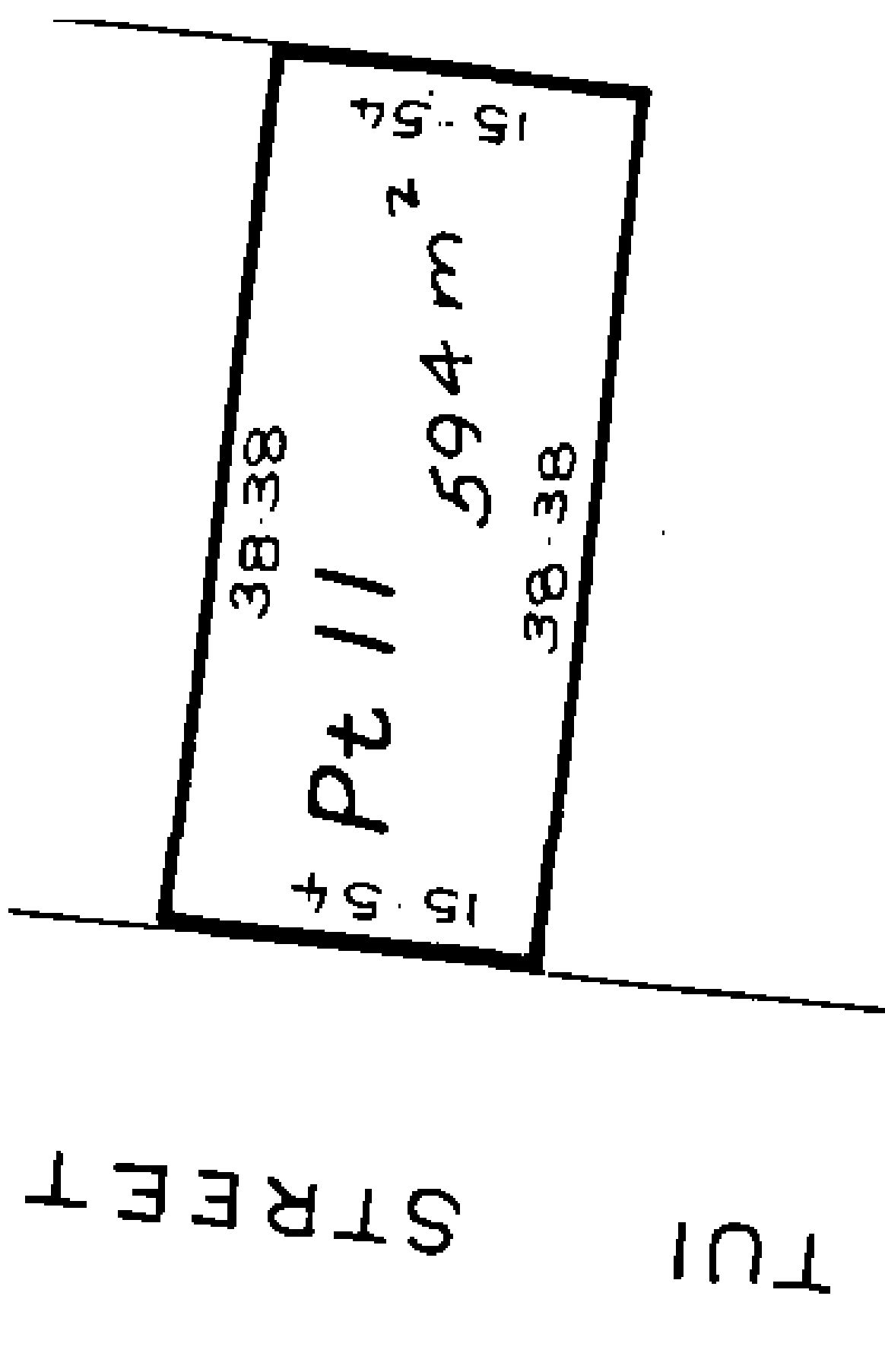
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**Estate** Fee Simple  
**Area** 594 square metres more or less  
**Legal Description** Part Lot 11 Deposited Plan 2528  
**Registered Owners**  
Holly Lea Village Limited

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**Interests**

7866840.1 Encumbrance to (now) Corporate Trust Limited - 3.7.2008 at 9:00 am  
7929629.1 Notice of the registration of Holly Lea Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - - 8.9.2008 at 9:00 am  
11360060.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects CB19K/71, CB20A/1314, CB20A/1315, CB23F/480, CB249/191 and CB46B/336 ) - 5.3.2019 at 10:09 am  
11360060.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS CB19K/71, CB20A/1314, CB20A/1315, CB23F/480, CB249/191 and CB46B/336 ) - 5.3.2019 at 10:09 am  
11408554.5 Mortgage to ASB Bank Limited - 23.4.2019 at 5:36 pm





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



R.W. Muir  
Registrar-General  
of Land

**Identifier**                      **CB20A/1314**  
**Land Registration District**   **Canterbury**  
**Date Issued**                      19 July 1979

**Prior References**  
CB249/190

**Supplementary Record Sheet**  
CB19K/71

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**Estate**                      Stratum in Freehold  
**Legal Description**      Unit A and Accessory Unit A1 Deposited  
Plan 41792

**Registered Owners**  
HOLLY LEA VILLAGE LIMITED

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**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet**

11360060.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects CB19K/71, CB20A/1315, CB20F/455, CB23F/480, CB249/191 and CB46B/336 ) - 5.3.2019 at 10:09 am

11360060.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS CB19K/71, CB20A/1315, CB20F/455, CB23F/480, CB249/191 and CB46B/336 ) - 5.3.2019 at 10:09 am

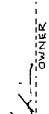
11408554.5 Mortgage to ASB Bank Limited - 23.4.2019 at 5:36 pm

12180894.1 Encumbrance to Covenant Trustee Services Limited - 10.9.2021 at 4:18 pm

12180894.2 Mortgage Priority Instrument making Encumbrance 12180894.1 first priority and Mortgage 11408554.5 second priority - 10.9.2021 at 4:18 pm

12254725.1 Notice of the registration of Holly Lea Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 28.9.2021 at 7:00 am



Approved:  REGISTERED OWNER

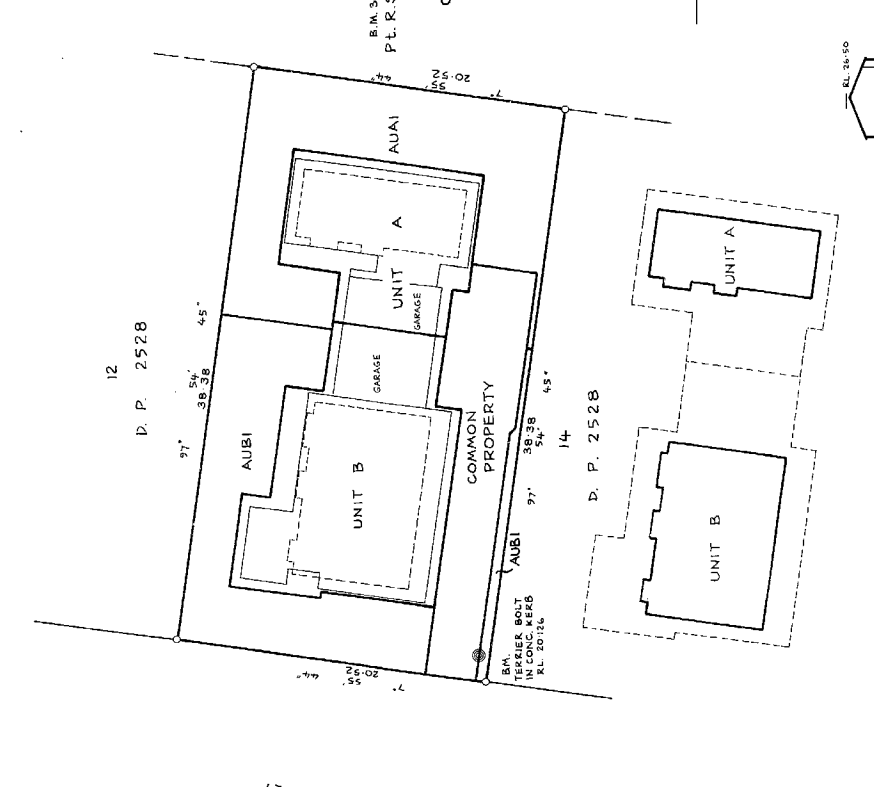
ADDRESS OF BODY CORPORATE  
15 TUI STREET  
CHRISTCHURCH

**SCHEDULE**

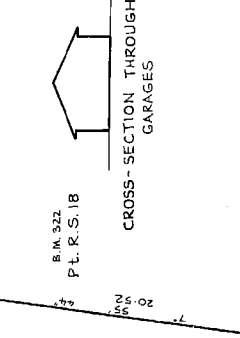
UNIT DESCRIPTION	APPROX. UNIT AREA	UNIT ENTITLEMENT	HEIGHT	UNIT TYPE
UNIT A	121 m <sup>2</sup>	3430	24.50	20-30
AUAI	193 m <sup>2</sup>	384	26.50	20-00
UNIT B	203 m <sup>2</sup>	5735	26.50	20-30
AUBI	163 m <sup>2</sup>	451	26.50	20-00
TOTAL UNIT ENTITLEMENTS 10000				

CT ISSUED: 20A/1314  
20A/1315

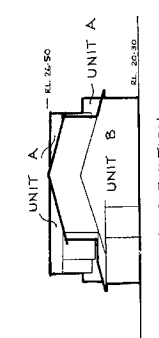
**PLAN OF FIRST FLOOR**



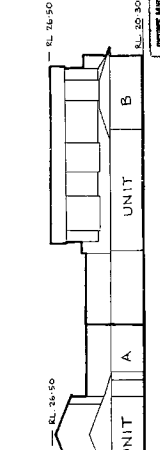
**CROSS-SECTION THROUGH GARAGES**



**WEST ELEVATION**



**NORTH ELEVATION**



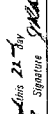
**NOTES:**

NOTE: LEVELS IN TERMS OF C.B. DATUM

SUPPLEMENTARY RECORD SHEET 19K/71

Comprised in C.T. 249/190

I, JOHN RUSSELL GREGORY of CHRISTCHURCH Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction that both plans and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1956

Dated at Christchurch this 22<sup>nd</sup> day of May 1978 Signature  Field Book *Traverse Book*

Reference Plans S.O. 14195 D.P.F. 40399 D.P. 23205 B.M. 322 Examined *Correct* by *Chief Surveyor*

Approved as to Survey *Chief Surveyor*

Deposited this 14<sup>th</sup> day of July 1978

File received 19 9-78 DP 41792

Instructions

LAND DISTRICT CANTERBURY  
SURVEY BLK & DIST. X CHRISTCHURCH  
NZMS 177 SHEET NO. S. 84

76

UNITS ON LOT 13 D.P. 2528

LOCAL AUTHORITY WAIMAIRI COUNTY  
Surveyed by MILES GREGORY & FEAR 2091  
Scale 1:200 Date MAY 1978

Printed by Lithograph Industries Ltd, Wellington, New Zealand

**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 1972****Search Copy****Identifier****CB19K/71****Land Registration District****Canterbury****Date Issued**

19 July 1979

**Plan Number**

DP 41792

**Subdivision of**

Lot 13 Deposited Plan 2528

**Unit Titles Issued**

CB20A/1314

CB20A/1315

---

**Interests**

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

235932.1 Varying the within rules - 23.7.1979 at 9.33 am

11360060.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS CB20A/1314, CB20A/1315, CB20F/455, CB23F/480, CB249/191 and CB46B/336 ) - 5.3.2019 at 10:09 am



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier**                      **CB20A/1315**  
**Land Registration District**   **Canterbury**  
**Date Issued**                      19 July 1979

**Prior References**  
CB249/190

**Supplementary Record Sheet**  
CB19K/71

---

**Estate**                      Stratum in Freehold  
**Legal Description**      Unit B and Accessory Unit B1 Deposited  
Plan 41792

**Registered Owners**  
Holly Lea Village Limited

---

**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet**

11360060.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects CB19K/71, CB20A/1314, CB20F/455, CB23F/480, CB249/191 and CB46B/336 ) - 5.3.2019 at 10:09 am

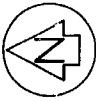

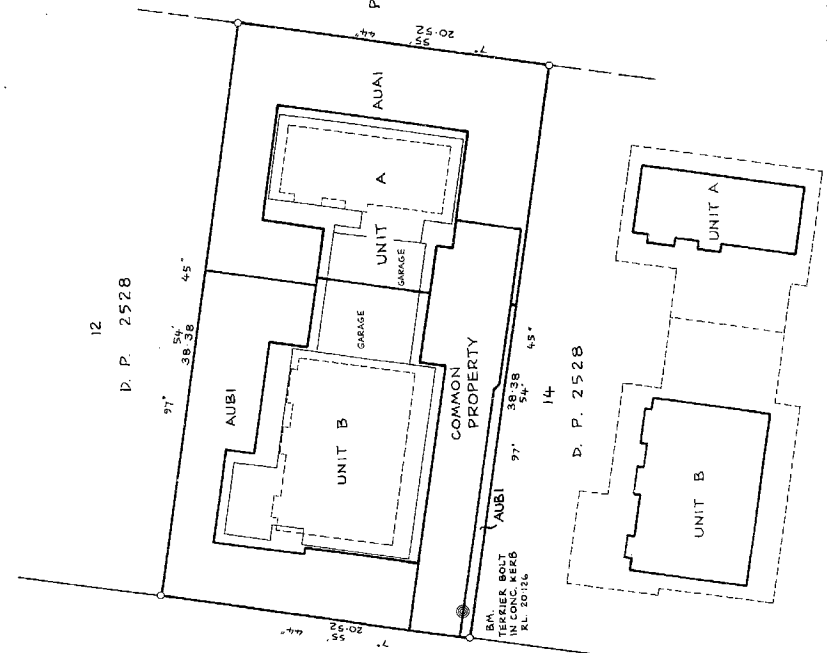
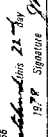

11360060.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS CB19K/71, CB20A/1314, CB20F/455, CB23F/480, CB249/191 and CB46B/336 ) - 5.3.2019 at 10:09 am

11408554.5 Mortgage to ASB Bank Limited - 23.4.2019 at 5:36 pm

12180894.1 Encumbrance to Covenant Trustee Services Limited - 10.9.2021 at 4:18 pm

12180894.2 Mortgage Priority Instrument making Encumbrance 12180894.1 first priority and Mortgage 11408554.5 second priority - 10.9.2021 at 4:18 pm

12254725.1 Notice of the registration of Holly Lea Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 28.9.2021 at 7:00 am

		APPROVED:  OWNER REGISTERED																																					
ADDRESS OF BODY CORPORATE 15 TUI STREET CHRISTCHURCH		SCHEDULE <table border="1"> <thead> <tr> <th>UNIT</th> <th>APPROX. UNIT AREA</th> <th>UNIT ENTITLEMENT</th> <th>HEIGHT</th> <th>UNIT</th> <th>UNIT</th> </tr> </thead> <tbody> <tr> <td>UNIT A</td> <td>121 m<sup>2</sup></td> <td>3430</td> <td>24.50</td> <td>20-30</td> <td></td> </tr> <tr> <td>AUA1</td> <td>193 m<sup>2</sup></td> <td>384</td> <td>26.50</td> <td>20-00</td> <td></td> </tr> <tr> <td>UNIT B</td> <td>203 m<sup>2</sup></td> <td>5735</td> <td>26.50</td> <td>20-30</td> <td></td> </tr> <tr> <td>AUB1</td> <td>163 m<sup>2</sup></td> <td>451</td> <td>26.50</td> <td>20-00</td> <td></td> </tr> <tr> <td colspan="6">TOTAL UNIT ENTITLEMENTS 10000</td> </tr> </tbody> </table>		UNIT	APPROX. UNIT AREA	UNIT ENTITLEMENT	HEIGHT	UNIT	UNIT	UNIT A	121 m <sup>2</sup>	3430	24.50	20-30		AUA1	193 m <sup>2</sup>	384	26.50	20-00		UNIT B	203 m <sup>2</sup>	5735	26.50	20-30		AUB1	163 m <sup>2</sup>	451	26.50	20-00		TOTAL UNIT ENTITLEMENTS 10000					
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TOTAL UNIT ENTITLEMENTS 10000																																							
C.T. ISSUED 20A/1314 20A/1315		NOTE: LEVELS IN TERMS OF C.B. DATUM SUPPLEMENTARY RECORD SHEET 19K/71 Comprised in C.T. 249/190																																					
		I, JOHN RUSSELL GREGORY of CHRISTCHURCH Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction, that both plans and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1956 Dated at Christchurch this 22 <sup>nd</sup> day of May 1978 Signature  Field Book p. Traverse Book p. Reference Plans S.O. 14195 D.P.F. 40399 D.P. 23205 B.M. 322 Examined  Chief Surveyor Approved as to Survey Deposited this 14 <sup>th</sup> day of July 1978 District Land Registrar File received 19 9 78 Instructions DP 41792																																					
PLAN OF FIRST FLOOR CROSS-SECTION THROUGH GARAGES WEST ELEVATION NORTH ELEVATION		LOCAL AUTHORITY WAIMAIRI COUNTY Surveyed by MILES GREGORY & FEAR 2091 Scale 1:200 Date MAY 1978 UNITS ON LOT 13 D.P. 2528 LAND DISTRICT CANTERBURY SURVEY BLK & DIST. X CHRISTCHURCH NZMS 177 SHEET NO. S. 84																																					



**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 1972**

**Search Copy**

**Identifier**

**CB19K/71**

**Land Registration District**

**Canterbury**

**Date Issued**

19 July 1979

**Plan Number**

DP 41792

**Subdivision of**

Lot 13 Deposited Plan 2528

**Unit Titles Issued**

CB20A/1314

CB20A/1315

---

**Interests**

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

235932.1 Varying the within rules - 23.7.1979 at 9.33 am

11360060.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS CB20A/1314, CB20A/1315, CB20F/455, CB23F/480, CB249/191 and CB46B/336 ) - 5.3.2019 at 10:09 am



# SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

**Identifier** CB19K/71  
**Land Registration District** Canterbury  
**Date Issued** 19 July 1979  
**Plan Number** DP 41792

**Subdivision of**  
Lot 13 Deposited Plan 2528

**Unit Titles Issued**  
CB20A/1314 CB20A/1315

## Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -


(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

235932.1 Varying the within rules - 23.7.1979 at 9.33 am

11360060.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS CB20A/1314, CB20A/1315, CB20F/455, CB23F/480, CB249/191 and CB46B/336 ) - 5.3.2019 at 10:09 am

Approved:  REGISTERED OWNER

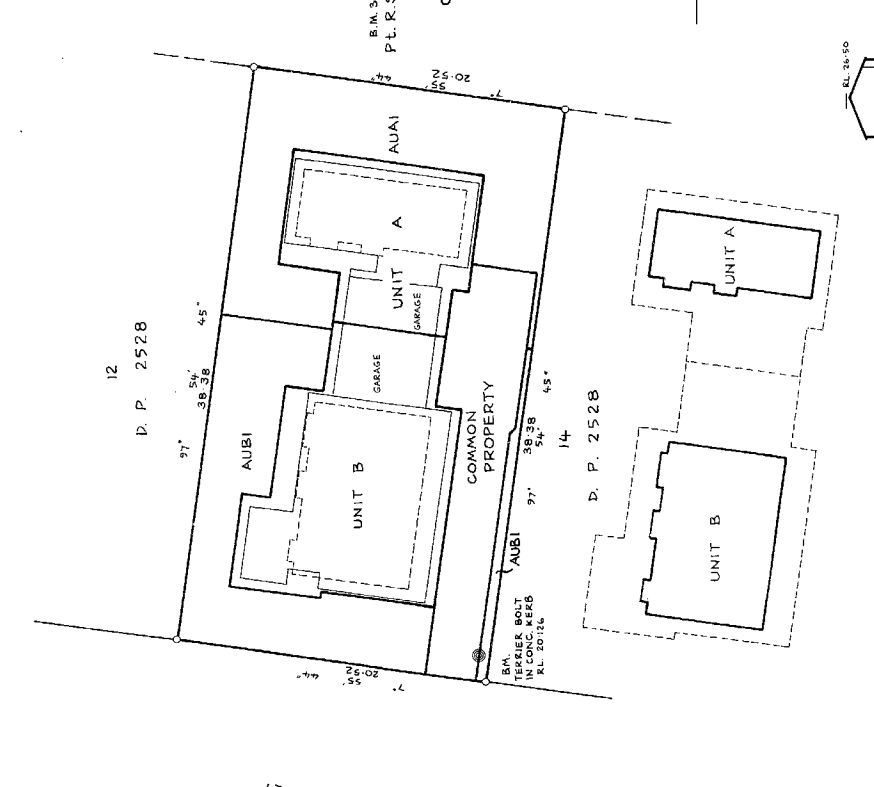
ADDRESS OF BODY CORPORATE  
15 TUI STREET  
CHRISTCHURCH

**SCHEDULE**

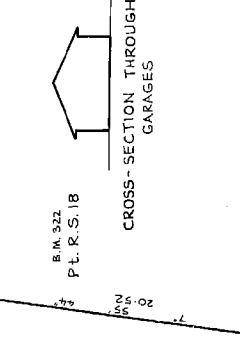
UNIT DESCRIPTION	APPROX. UNIT AREA	UNIT ENTITLEMENT	HEIGHT	UNIT TYPE
UNIT A	121 m <sup>2</sup>	3430	24.50	20-30
AUA1	193 m <sup>2</sup>	384	26.50	20-00
UNIT B	203 m <sup>2</sup>	5735	26.50	20-30
AUB1	163 m <sup>2</sup>	451	26.50	20-00
TOTAL UNIT ENTITLEMENTS 10000				

CT ISSUED: 20A/1314  
20A/1315


**PLAN OF FIRST FLOOR**



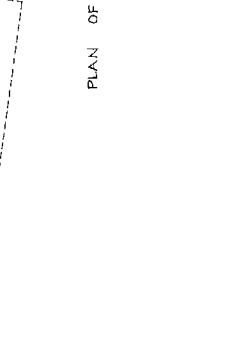
**CROSS-SECTION THROUGH GARAGES**



**WEST ELEVATION**



**NORTH ELEVATION**





**PLAN OF FIRST FLOOR**

**LOCAL AUTHORITY WAIMAIRI COUNTY**  
Surveyed by MILES GREGORY & FEAR 2091  
Scale 1:200 Date MAY 1978

**UNITS ON LOT 13 D.P. 2528**

**LAND DISTRICT CANTERBURY**  
SURVEY BLK & DIST. X CHRISTCHURCH  
NZMS 177 SHEET NO. S. 84

**REGISTERED**

**1. JOHN RUSSELL GREGORY**  
of CHRISTCHURCH  
Registered Surveyor and holder of an annual practicing certificate  
hereby certify that this plan has been made from surveys executed  
by me or under my direction that both plans and survey are correct  
and have been made in accordance with the regulations under the  
Surveyors Act 1956  
Dated at Christchurch this 22<sup>nd</sup> day of May 1978  
Signature   
Field Book p. Traverse Book p.  
Reference Plans S.O. 14195 D.P.F. 40399  
D.P. 2528 B.M. 322  
Examined  Correct J. S. G. G. G.  
Approved as to Survey  
5<sup>th</sup> 1978  
Chief Surveyor  
Deposited this 14<sup>th</sup> day of July 1978  
District Land Registrar  
File received 19 9 78  
Instructions **DP 41792**

Printed by Lithograph Industries Ltd., Wellington, New Zealand



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **776082**  
**Land Registration District** **Canterbury**  
**Date Issued** 03 October 2017

**Prior References**  
CB13B/812      CB13B/813

---

**Estate** Fee Simple  
**Area** 302 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 504692  
**Registered Owners**  
Holly Lea Village Limited

---

**Interests**

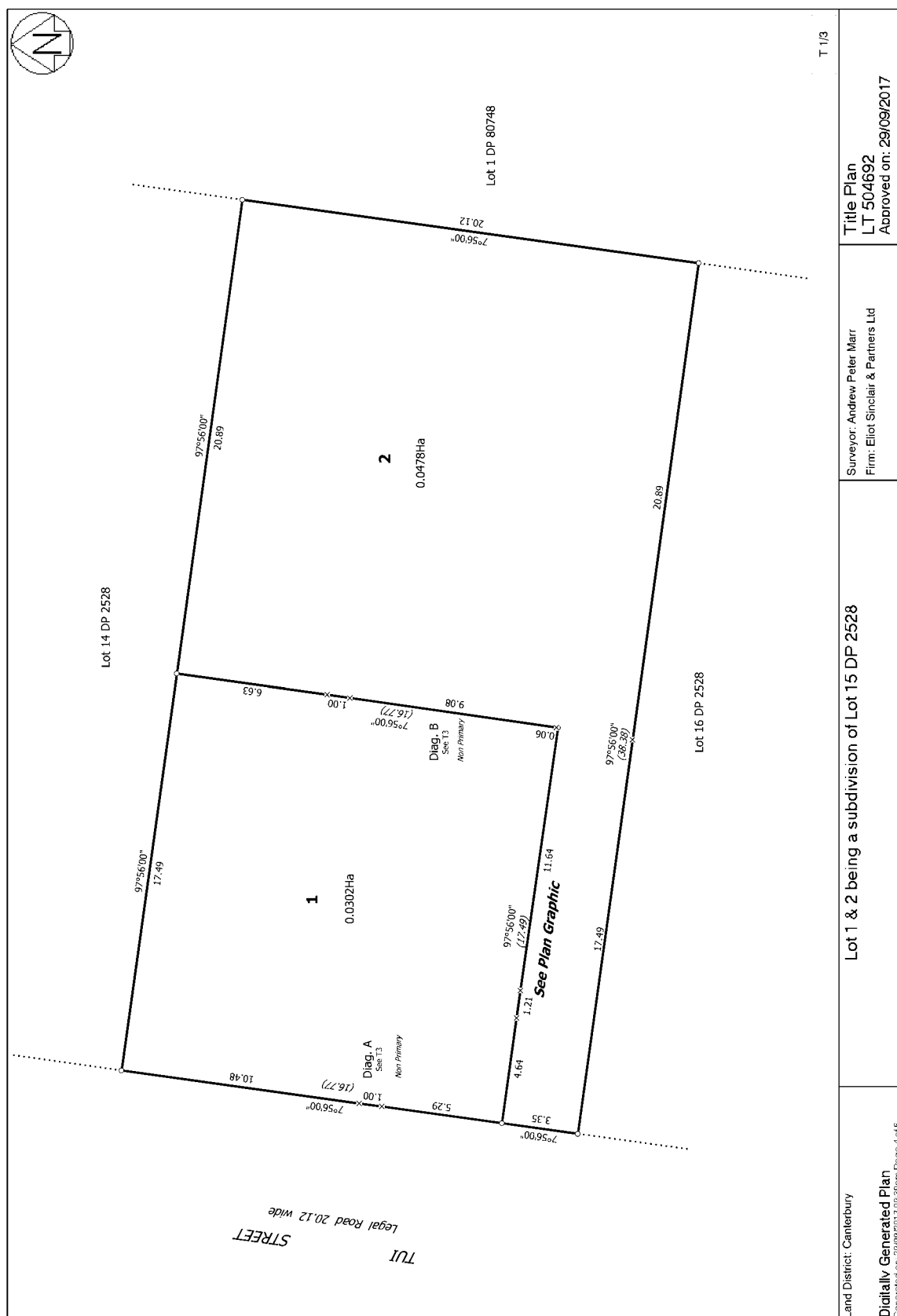
Appurtenant hereto is a right to convey electricity, right to convey water, right to convey computer media and telecommunications, right to drain sewage, right to drain water and right of way on foot created by Easement Instrument 10848293.7 - 3.10.2017 at 4:30 pm

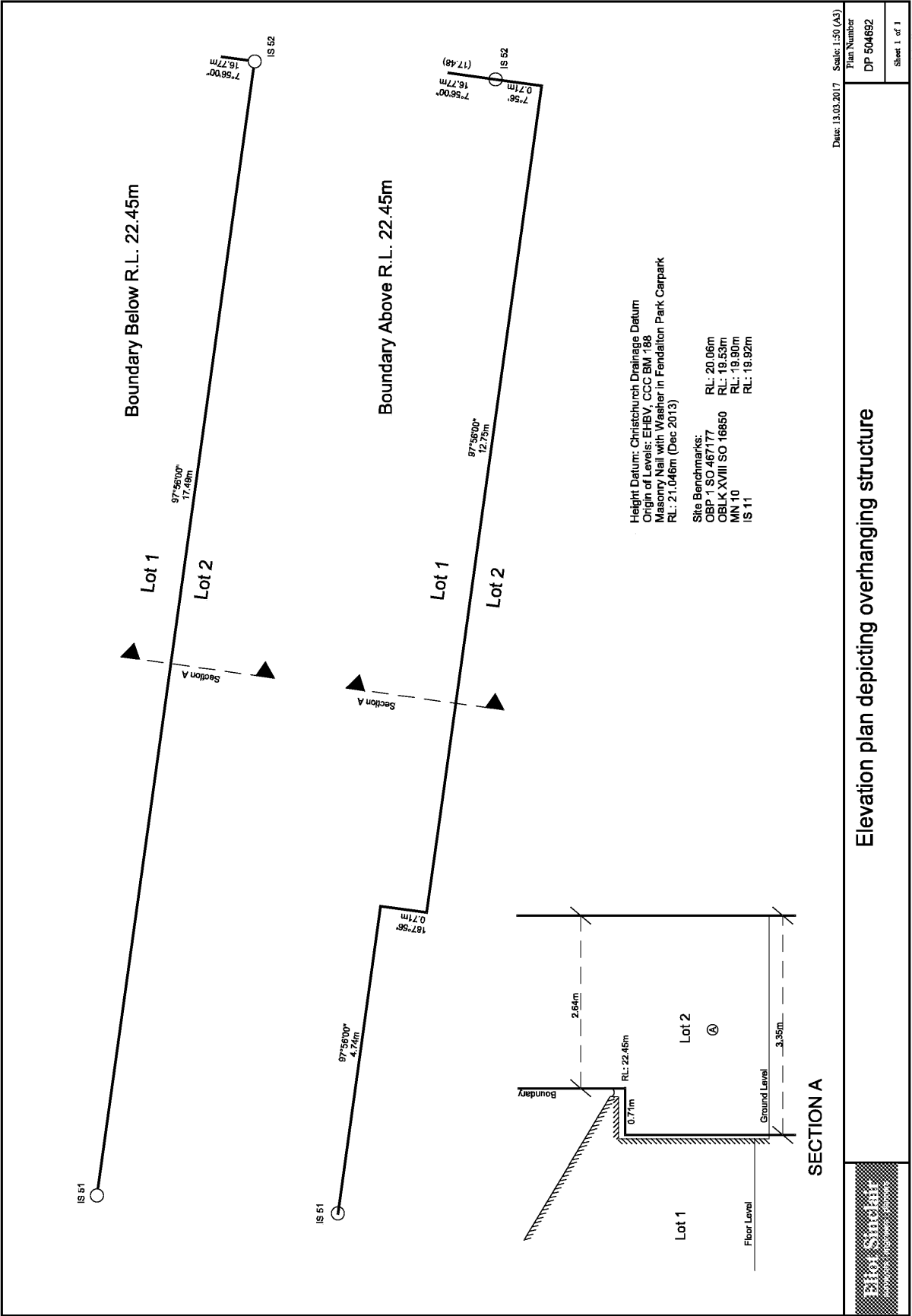
The easements created by Easement Instrument 10848293.7 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right to drain water over part marked B on DP 504692 created by Easement Instrument 10848293.8 - 3.10.2017 at 4:30 pm

The easements created by Easement Instrument 10848293.8 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a party wall easement over part marked C on DP 504692 created by Easement Instrument 10848293.9 - 3.10.2017 at 4:30 pm

Appurtenant hereto is a party wall easement created by Easement Instrument 10848293.9 - 3.10.2017 at 4:30 pm  
The easements created by Easement Instrument 10848293.9 are subject to Section 243 (a) Resource Management Act 1991  
12566671.3 Encumbrance to Covenant Trustee Services Limited - 2.11.2022 at 3:33 pm  
12566671.5 Mortgage to ASB Bank Limited - 2.11.2022 at 3:33 pm









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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **776083**  
**Land Registration District** **Canterbury**  
**Date Issued** 03 October 2017

**Prior References**  
CB13B/812      CB13B/813

---

**Estate** Fee Simple  
**Area** 478 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 504692  
**Registered Owners**  
Holly Lea Village Limited

---

**Interests**

Subject to a right to convey electricity, right to convey water, right to convey computer media and telecommunications, right to drain sewage, right to drain water and right of way on foot over part marked A on DP 504692 created by Easement Instrument 10848293.7 - 3.10.2017 at 4:30 pm

The easements created by Easement Instrument 10848293.7 are subject to Section 243 (a) Resource Management Act 1991  
Appurtenant hereto is a right to drain water created by Easement Instrument 10848293.8 - 3.10.2017 at 4:30 pm

The easements created by Easement Instrument 10848293.8 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a party wall easement over part marked D on DP 504692 created by Easement Instrument 10848293.9 - 3.10.2017 at 4:30 pm

Appurtenant hereto is a party wall easement created by Easement Instrument 10848293.9 - 3.10.2017 at 4:30 pm  
The easements created by Easement Instrument 10848293.9 are subject to Section 243 (a) Resource Management Act 1991  
12136880.1 Mortgage to ASB Bank Limited - 28.5.2021 at 3:02 pm

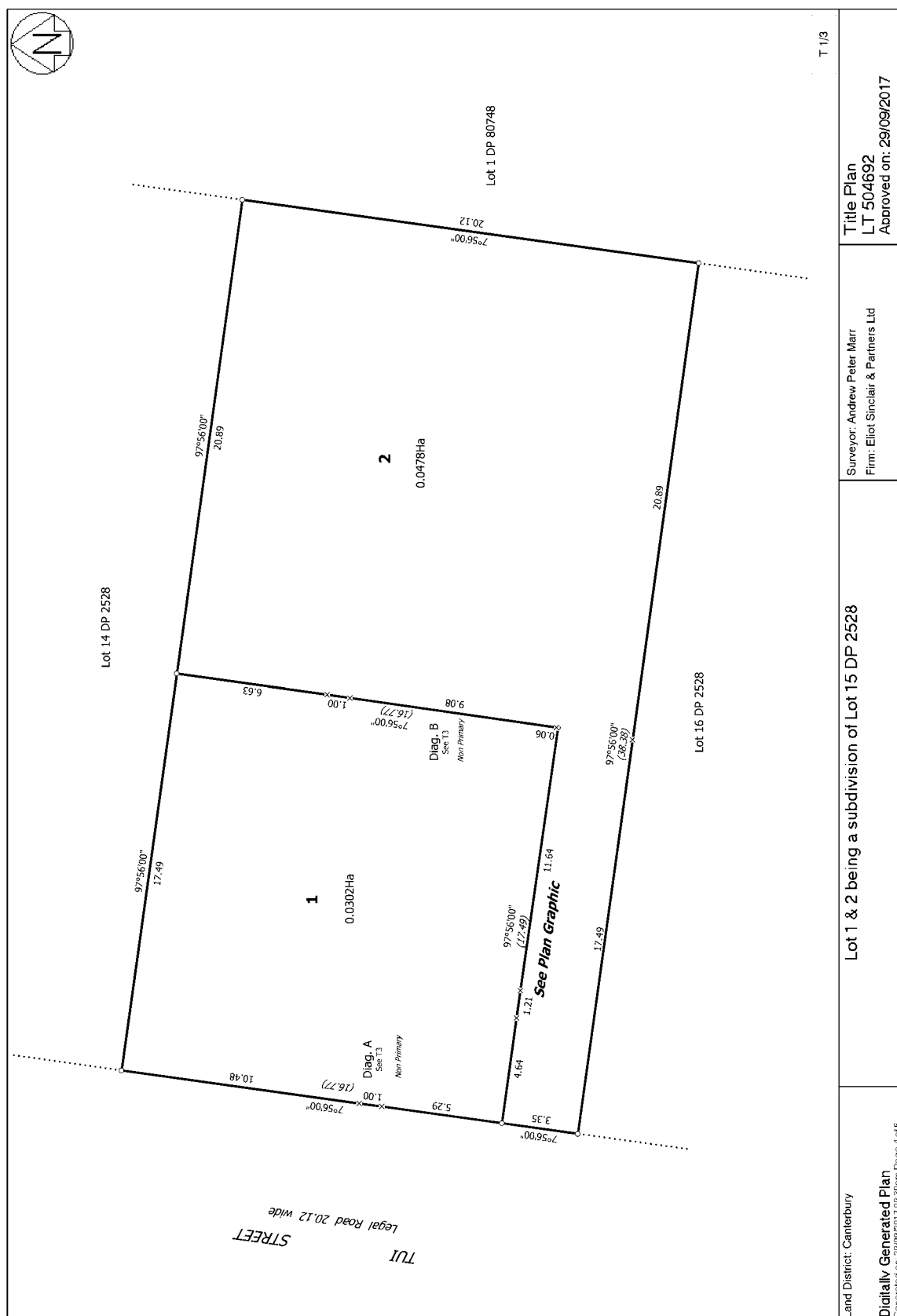
12156923.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS CB249/191, CB46B/336 and CB6C/654) - 16.6.2021 at 5:35 pm

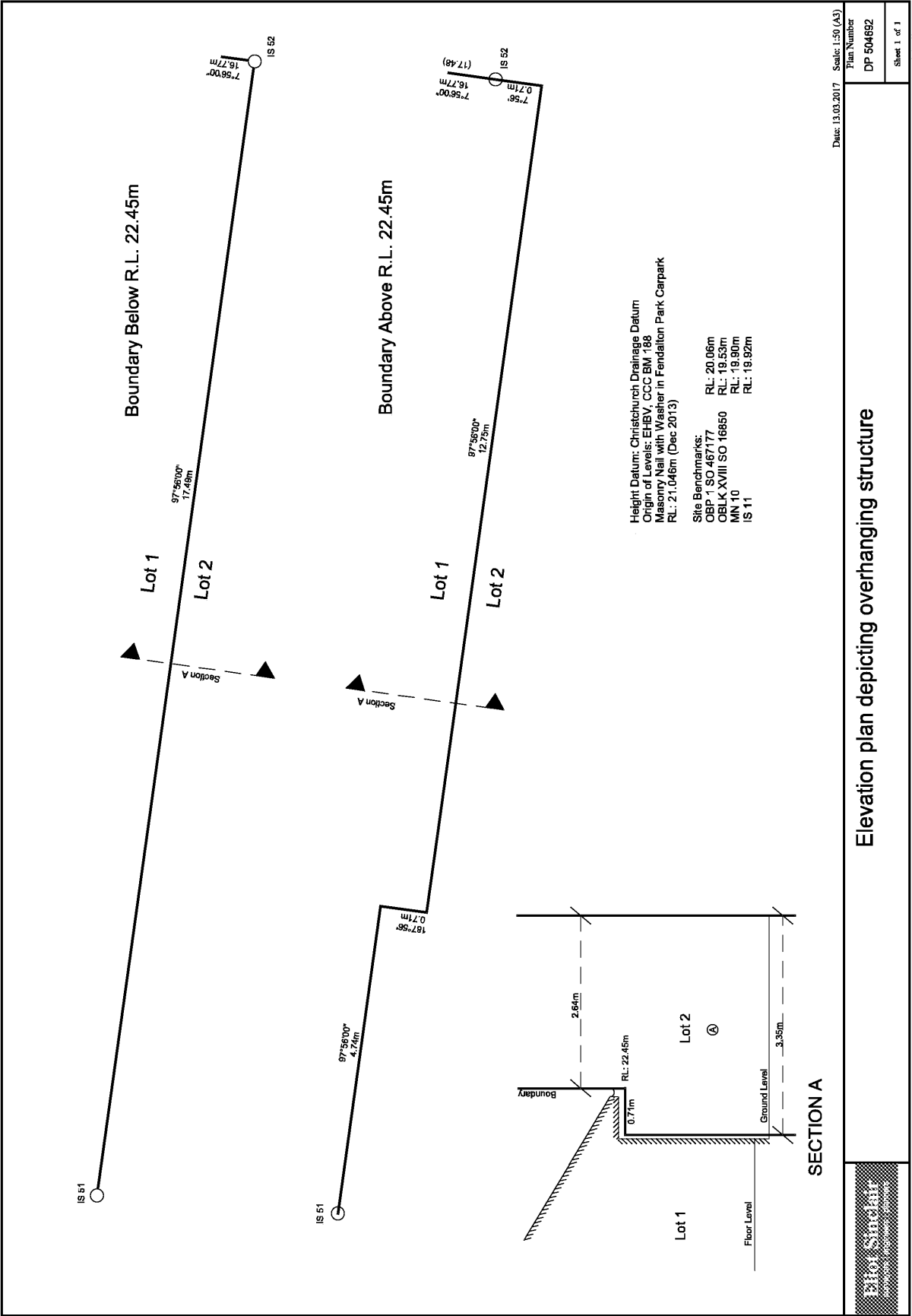
12156923.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects CB249/191, CB46B/336 and CB6C/654) - 16.6.2021 at 5:35 pm

12180894.1 Encumbrance to Covenant Trustee Services Limited - 10.9.2021 at 4:18 pm

12180894.3 Mortgage Priority Instrument making Encumbrance 12180894.1 first priority and Mortgage 12136880.1 second priority - 10.9.2021 at 4:18 pm

12254725.1 Notice of the registration of Holly Lea Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 28.9.2021 at 7:00 am







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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB6C/654**  
**Land Registration District** **Canterbury**  
**Date Issued** 14 October 1966

**Prior References**  
CB254/182

---

**Estate** Fee Simple  
**Area** 898 square metres more or less  
**Legal Description** Lot 16 Deposited Plan 2528  
**Registered Owners**  
Holly Lea Village Limited

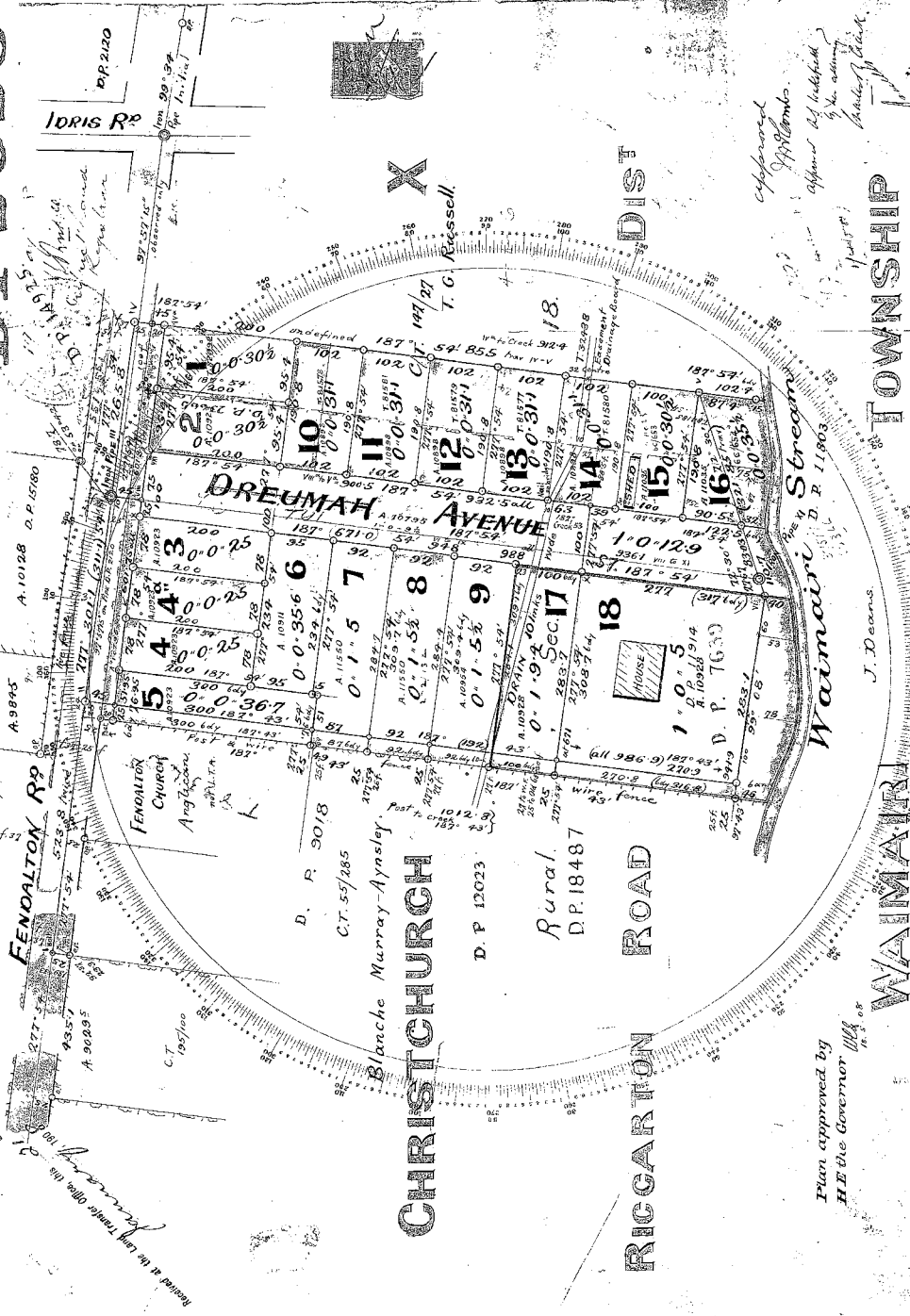
---

**Interests**

11408554.5 Mortgage to ASB Bank Limited - 23.4.2019 at 5:36 pm  
12156923.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 776083, CB249/191 and CB46B/336) - 16.6.2021 at 5:35 pm  
12156923.1 Subject to Section 81(2) and 81(3) Building Act 2004 (affects CB249/191, CB46B/336 and CB6C/654) - 16.6.2021 at 5:35 pm  
12180894.1 Encumbrance to Covenant Trustee Services Limited - 10.9.2021 at 4:18 pm  
12180894.2 Mortgage Priority Instrument making Encumbrance 12180894.1 first priority and Mortgage 11408554.5 second priority - 10.9.2021 at 4:18 pm  
12254725.1 Notice of the registration of Holly Lea Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 28.9.2021 at 7:00 am

DP2528

DEPARTMENT OF LANDS AND SURVEY NEW ZEALAND  
FOR SURVEYS UNDER THE LAND TRANSFER ACT.



- Plan of R.S. 18-1  
Surveyed for J.M. Combe  
By Fred Feeman  
Date: Nov. 1907

Licensed Surveyor, C.A. CH.

Scale: One Chain to an Inch

DECLARATION:

I, Fred W. Feeman, of Christchurch, do hereby declare that this plan has been made from survey conducted by me and my own personal observations, and that the same is a true and correct representation of the facts as they exist on the ground, and that I have not been influenced by any person in the making of the same, and that I have not been influenced by any person in the making of the same, and that I have not been influenced by any person in the making of the same.

15664



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB319/50** **Part-Cancelled**

**Land Registration District** **Canterbury**

**Date Issued** 29 November 1919

**Prior References**

CB304/21

---

<b>Estate</b>	Fee Simple
<b>Area</b>	1313 square metres more or less
<b>Legal Description</b>	Lot 12 and Part Lot 13 Deposited Plan 3864

**Registered Owners**

Holly Lea Village Limited

---

**Interests**

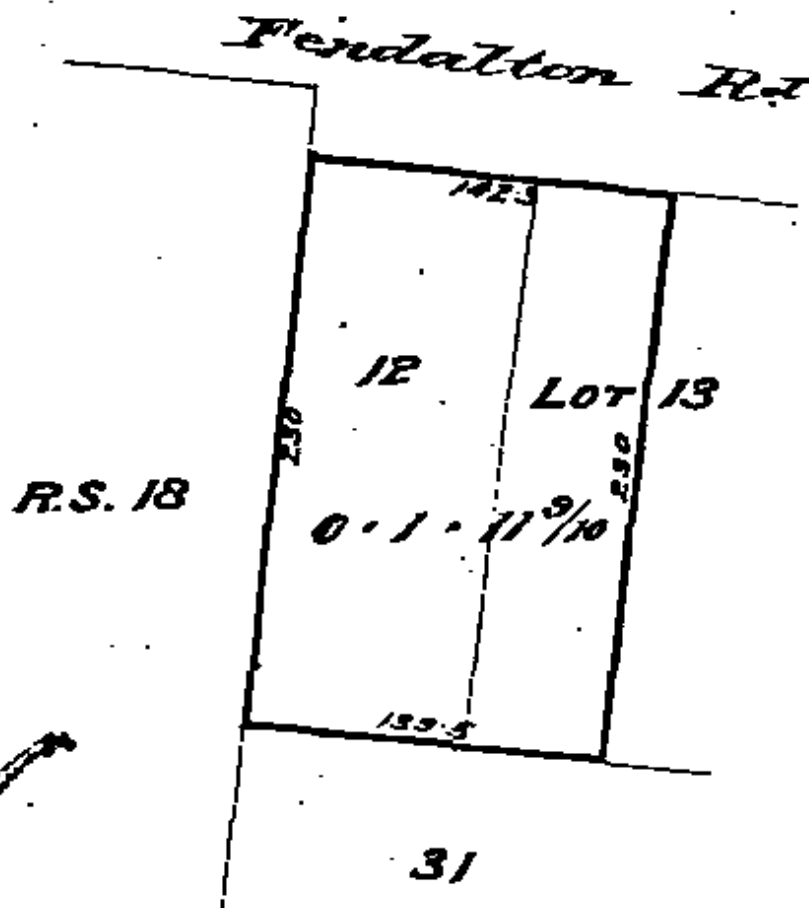
988918.1 Gazette Notice declaring part herein (201 square metres) is required for road and shall vest in The Christchurch City Council - 16.4.1992 at 9.18 am

12566671.3 Encumbrance to Covenant Trustee Services Limited - 2.11.2022 at 3:33 pm

12566671.4 Mortgage to ASB Bank Limited - 2.11.2022 at 3:33 pm



Image Quality due  
to Condition  
of Original





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB31F/1299** **Part-Cancelled**

**Land Registration District** **Canterbury**

**Date Issued** 21 December 1988

**Prior References**

CB317/127

---

<b>Estate</b>	Fee Simple
<b>Area</b>	1128 square metres more or less
<b>Legal Description</b>	Lot 14 and Part Lot 13 Deposited Plan 3864

**Registered Owners**

Holly Lea Village Limited

---

**Interests**

988918.1 Gazette Notice declaring part herein (181 square metres) is required for road and shall vest in The Christchurch City Council - 16.4.1992 at 9.18 am

12566671.3 Encumbrance to Covenant Trustee Services Limited - 2.11.2022 at 3:33 pm

12566671.6 Mortgage to ASB Bank Limited - 2.11.2022 at 3:33 pm

