

# RPNZ document ordering service

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**Guaranteed Title: SA60A/332**

**Property: 10A College Place, Poike, Tauranga City**

**Legal Description: Lot 3 Deposited Plan South Auckland 74622**

**CoreLogic Reference: 3197970/1**

**Processed: 17 June 2024**

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**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** SA60A/332  
**Land Registration District** South Auckland  
**Date Issued** 08 January 1997

**Prior References**  
SA33A/890

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**Estate** Fee Simple  
**Area** 487 square metres more or less  
**Legal Description** Lot 3 Deposited Plan South Auckland  
74622

**Registered Owners**

Stuart Craig Jennings as to a 11/20 share  
Adriana Leite Ferreira as to a 9/20 share

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**Interests**

Land Covenant in Transfer H819972

B390815.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.1.1997 at 10.43 am

Appurtenant hereto is a right of way and water, gas, stormwater, electricity, sewage & telecommunications rights specified in Easement Certificate B390815.5 - 8.1.1997 at 10.43 am

Subject to a right of way and water, gas, stormwater, electricity, sewage & telecommunications rights over parts marked B and G on DPS 74622 specified in Easement Certificate B390815.5 - 8.1.1997 at 10.43 am

The easements specified in Easement Certificate B390815.5 are subject to Section 243 (a) Resource Management Act 1991

12202659.3 Mortgage to Westpac New Zealand Limited - 10.8.2021 at 4:17 pm

Approvals *Zeeed*

Registered Owners

Approved pursuant to Sec.223 of the Resource Management Act 1991 on the 17th day of August 1996. Subject to the granting or reserving of the easements set out in the Memorandum of Easements of the Land Registration District Council is affixed hereto in the presence of:

*[Signature]*  
Authorised Officer

Sub 27e.

Purpose	Serv Ten	Shown	Dom Ten
R.O.W.	Lot 1	A	Lots 2-6
Water, gas, stormwater, electricity, sewage, Telecom.	Lot 3	B	lots 1, 4-6
	Lot 6	C	lots 1-5
	Lot 2	D	lots 1, 3-6
	Lot 5	E	lots 2-4
	Lot 3	F	Lot 4
	Lot 6	G	Lot 5
	Lot 1	H	lots 2-6
	Lot 2	I	lots 1, 3-6

NEW CST: Allocated

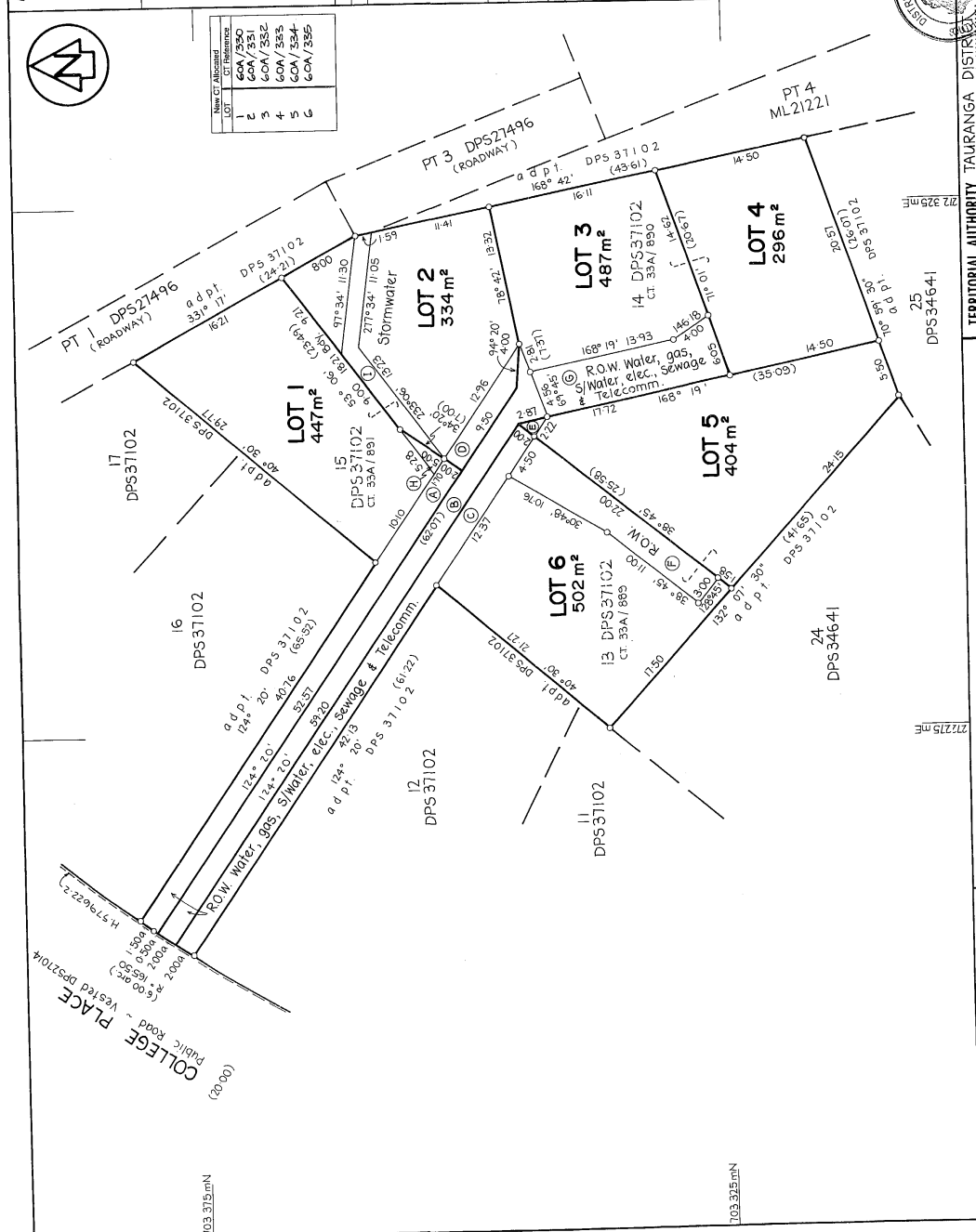
LOT 1 CT  
LOT 2 CT  
LOT 3 CT

Total Area 2470 m<sup>2</sup>  
Comprised in CT. 33A/889 - 891 (all)

Wallace Graham Holmes  
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor. This plan has been made from a survey conducted by me or under my directions. That both plan and survey are correct and have been made in accordance with the Survey Regulations 1977 or any regulations made by the Commissioner of Land Registration.

Dated at Tauranga this 19th day of August 1996.  
Signature *[Signature]*  
Reference Plans A. Tauranga Book 716 p. 134.  
Examined R.K. Corner G.H.

Approved as to Survey *[Signature]* Chief Surveyor  
This plan is filed in the office of the Land Registrar  
DPS 74622



TERRITORIAL AUTHORITY TAURANGA DISTRICT COUNCIL

Surveyed by SHIRIMPTON & LIPINSKI LTD

Scale 1:250 Date AUG. 1996

LAND DISTRICT SOUTH AUCKLAND  
SURVEY BLK. & DIST. XIV TAURANGA  
NZMS 261 SHT U14 RECORD MAP No 3726 Tauranga 34

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

24 JUN 1997

# RPNZ document ordering service

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**Document, Interest, Instrument: H819972**

**Property: 10A College Place, Poike, Tauranga City**

**Legal Description: Lot 3 Deposited Plan South Auckland 74622**

**CoreLogic Reference: 3198081/1**

**Processed: 17 June 2024**

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H 819972 T  
MEMORANDUM OF TRANSFER

\$1-00

WHEREAS PERRY DEVELOPMENTS LIMITED a duly incorporated company having its registered office at Hamilton (hereinafter called "the Transferor")

16JN83 2668 GEN #####91.00

NEW ZEALAND STAMP DUTY TGA

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 those pieces of land situate in the Land Registration District of South Auckland containing respectively 906 square metres, 783 square metres, and 781 square metres

be the same a little more or less being Lots 13, 14 and 15, Deposited Plan S.37102 and being respectively comprised and described in Certificates of Title numbers 33A/889, 33A/890, and 33A/891 (South Auckland Registry) subject in each case to right-of-way easements defined in Easement Certificate H.579622.3 and such easements to be subject to Section 309 (1) (a) of the Local Government Act 1974 when created (hereinafter called "the said land")

AND WHEREAS the said land forms part of a development carried out by the Transferor which is intended to be established as a modern and well designed subdivision.

AND WHEREAS it is desirable that supervision and control be exercised by the Transferor for the protection and in the interests of all the purchasers of the lots contained in the subdivision (of which the said land is one) in relation to the nature and type of construction to be permitted in the subdivision

AND WHEREAS the Transferor has agreed to sell the said land to MARGARET RUTH JONES of Tauranga, Horticulturalist (hereinafter called "the Transferee") for the respective sums of SIXTEEN THOUSAND SIX HUNDRED DOLLARS (\$16,600.00), SIXTEEN THOUSAND SIX HUNDRED DOLLARS (\$16,600.00), and SIXTEEN THOUSAND EIGHT HUNDRED DOLLARS (\$16,800.00)

NOW THIS TRANSFER WITNESSETH that in consideration of the above sums paid by the Transferee to the Transferor (the receipt whereof is hereby acknowledged) the Transferor doth hereby transfer to the Transferee all its estate and interest in the said land

~~IN CONSIDERATION of the sum of~~

~~(which sum includes \$ \_\_\_\_\_ for chattels)~~

~~paid to~~

~~(the receipt of which sum is hereby acknowledged) DO \_\_\_\_\_ HEREBY TRANSFER to the said~~

~~all \_\_\_\_\_ estate and interest in the said piece-  
of land above described~~

AND THIS TRANSFER FURTHER WITNESSETH that in recognition of the above objects the Transferee of the said land for the benefit of all other residential lots comprised in the subdivision, \* DO TH HEREBY COVENANT AND AGREE so as to bind itself, its executors, administrators and Transferees as follows:-

- (a) The Transferee shall not erect or permit the erection of any temporary building or structure upon any of the lots except such as may be needed for the construction of permanent buildings and will be removed from the lot on completion of the work.
- (b) The Transferee will not place or erect or permit the placing or erection upon any of the lots of any building which has previously been erected elsewhere unless a temporary structure needed for the construction of permanent buildings as described in (a) hereof.
- (c) No building other than a permanent residence shall be erected on any of the lots without the consent of the Transferor.
- (d) The Transferee will not use or permit the use of any of the lots other than for residential purposes.
- (e) The Transferee will not erect or permit the erection of any building or buildings comprising more than one household unit and accessory buildings appurtenant thereto to such a household unit on any lot.

\* being described on the schedule hereto

SCHEDULE

Lots 1 - 4, 6, 11 - 17 inclusive on Deposited Plan S.37102

Lots 5, 7 - 10 inclusive on Deposited Plan S.37849

IN WITNESS WHEREOF these presents have been executed this

13

day of

*June*

One thousand nine hundred and eighty-eight

THE COMMON SEAL of PERRY DEVELOPMENTS

~~BY THE COMMON SEAL OF~~ LIMITED was

hereunto affixed

in the presence of

*S. L. Perry, Director*

*[Signature] Secretary*



Witness:

Occupation:

Address:

Signed by MARGARET RUTH )

JONES as Transferee )

in the presence of: )

*M. R. Jones*

*[Signature]*  
LAW CLERK TO  
BC DAVISON  
SOLICITOR  
TAURANGA.

No.

Correct for the purposes of the Land Transfer Act.

# TRANSFER

*[Signature]*  
Solicitor for Transferee/s.

PERRY DEVELOPMENTS LTD. . Transferor

M.R. JONES . 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 stamp

Assistant Land Regis  
of the Dist.

12.10 05.SEP88 H 819972  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY SOUTH AUCKLAND  
DISTRICT LAND REGISTRY



TANNER, FITZGERALD, GETTY,  
SOLICITORS,  
HAMILTON.

HAMILTON DISTRICT LAW SOCIETY

RECEIVED

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