

TASMAN DISTRICT COUNCIL

**CONSENT NOTICE UNDER SECTION 108(2)(d) and 109
RESOURCE MANAGEMENT ACT 1991**

**RESOURCE CONSENT FOR A DISCRETIONARY ACTIVITY UNDER THE
PROVISIONS OF SECTIONS 104 AND 105 OF THE AFORESAID ACT**

BRADLEY GUY McLEAY, Retailer and LEE RYAN, Businesswoman both of Nelson, (hereinafter called "the Owners") being the registered proprietors of an estate in fee simple in all that parcel of land containing 1.1291ha more or less situated in Block X Waimea Survey District being Lot 4 Deposited Plan 16422 and being all the land more particularly contained and described in Certificate of Title 10D/40 (Nelson Registry)

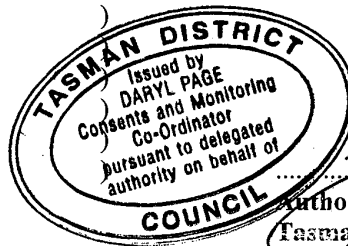
Subject to: Transfers 276683.1, 86438, 276683.2, and 331794.8
Fencing Covenant 245651.8
Easement Certificate 331794.7
Section 243(A) Resource Management Act 1991
Mortgage No.373196.2
(hereinafter called "the said Land")

The Tasman District Council HEREBY GIVES NOTICE pursuant to Section 108/ of the Resource Management Act 1991 that resource consent for a discretionary activity under the provisions of Sections 104 and 105 of the aforesaid Act was granted subject to the following conditions being complied with on a continuing basis:

- (1) That the building on the land is for use as a studio and visitors accommodation but not as rental accommodation.

DATED at Nelson this 30 . day of November 1998

This consent notice is authenticated by the Tasman District Council pursuant to Section 252 of the Local Government Act 1974 by its authorised officer under delegated authority given pursuant to Section 716 of the Local Government Act 1974.



SIGNED by the abovenamed
BRADLEY GUY McLEAY
and LEE RYAN as Owners in the presence of:

Authorised Officer
Tasman District Council

BRADLEY GUY McLEAY

LEE RYAN

Witness:

HELENI KLOP

Occupation:

VET NURSE

Address:

265 RIVER ROAD
CHRISTCHURCH

This consent notice is correct for the
purposes of the Land Transfer Act 1952

Solicitors for the Owners

BRADLEY GUY McLEAY and LEE RYAN

Registered Proprietors

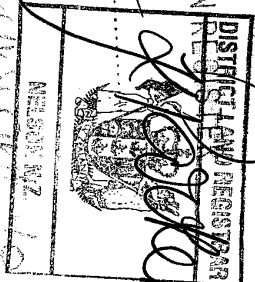
**CONSENT NOTICE UNDER SECTION 108
OF THE
RESOURCE MANAGEMENT ACT**

JA Levenbach, B.A, LL.B
Solicitor
NELSON

11.51 14.JAN99

383360.1

PARTICULARS ENTERED IN
LAND REGISTRY NELSON
ASST. LAND REGISTRAR



No Covenant present

Section 108(c)(d)

Resource Management Act 1991

- d & t

W.D.K.

RECALL FILE LABEL



F5000000539423

354100.1 T

NELSON Land Registry Office

For Dist. Commissioner of Inland Revenue

SCHEDULE

ESTATE:	FEE SIMPLE	XXXXXXXXXXXXXXX	
		(Delete those which do not apply)	
C.T.	AREA	LOT AND D.P. NO. OR OTHER LEGAL DESCRIPTION OR DOCUMENT NO.	
10D/39	1.1541ha	Lot 3 Deposited Plan 16422	

110Pxc1 10:11:01 06/12/1995 00000010368
New Zealand Stamp Duty - Duty
Self assessed duty \$\$\$,***,***0.00

Name: WAGNER
Occupation: WAGNER, ELINE FAULKNER
Address: Legal Executive
KNAPPS LAWYERS
NELSON

Solicitor for the Transferee

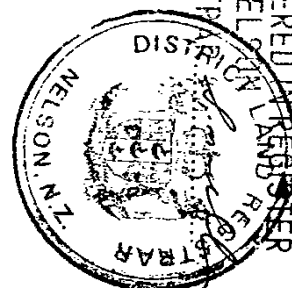
Particulars entered in the Register at the date and at the time recorded below.

TRANSFER

District Assistant *Land Registrar of the District of Nelson*

FLETCHER VAUTIER MOORE
SOLICITORS
NELSON

THE CAXTON PRESS, CHRISTCHURCH



PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NELSON
ASST. LAND REGISTRAR

9.45 08.DEC95 354100-1



331794.8 T

Under the Land Transfer Act 1952

Memorandum of Transfer

CREATING LAND COVENANTS

WHEREAS

A. H.A. FIELD LIMITED at Nelson (hereinafter called "the Transferor") is
~~being~~ registered as proprietor

of estates in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in those pieces of land situated in the Land District of Nelson
~~containing~~ described as:

SCHEDULE A

~~more or less being~~

First Containing 2.7225 hectares more or less being Lot 1 Deposited Plan ¹⁶⁴²²~~1642~~ and being all the land comprised and described in Certificate of Title 100/37 (Nelson Registry)

Secondly Containing 1.4906 hectares more or less being Lot 2 Deposited Plan 16422 and being all the land comprised and described in Certificate of Title 100/38 (Nelson Registry)

Thirdly Containing 1.1541 hectares more or less being Lot 3 Deposited Plan 16422 and being all the land comprised and described in Certificate of Title 100/39 (Nelson Registry)

Fourthly Containing 1.1291 hectares more or less being Lot 4 Deposited Plan 16422 and being all the land comprised and described in Certificate of Title 100/40 (Nelson Registry)

All Subject to

1. Section 308(4) Local Government Act 1974;
2. Rights to take and convey water granted by Transfer 86438;
3. Right to convey water granted by Transfer 276683.1;

4. 244083.1 Resolution under Section 321(3)(b) Local Government Act 1974;
5. 245658.1 Fencing Covenant;
6. 245658.3 Mortgage;
7. 247945.1 Mortgage;
8. 278646.1 Irrigation Notice;
9. Easement Certificate.

- B. It is the Transferor's intention that the lots described in Schedule A above shall be subject to the covenants set out in the Schedule B herein.

SCHEDULE B

1. The Transferee shall retain all trees planted in November 1992, planted on the land described in Schedule A for timber use and for pruning and general arboricultural maintenance PROVIDED THAT any tree removed for whatever purpose shall be replaced at the next planting season.
2. In respect of any dwelling constructed on the within land -
 - (a) No secondhand building materials shall be used with the exception of cleaned secondhand bricks;
 - (b) Hardiplank (if used) shall not comprise more than 25% of the exterior cladding;
 - (c) The exterior cladding of the walls of buildings erected shall be a recessive colour and the roof colour of any such building shall be darker than the exterior wall cladding colour;
 - (d) No building erected on the premises shall be of a "kitset" nature;
 - (e) Any dwelling units, constructed off-site and transferred in a substantial pre-built form to the land shall not be permitted;
 - (f) No dwelling or outbuildings using exposed pole foundations shall be permitted.

ANZ BANKING GROUP (NEW ZEALAND) LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, ALAN MATTHEW BURN of Christchurch in New Zealand, a Manager Credit (1) ANZ Banking Group (New Zealand) Limited hereby certify that:-

1. By deed dated 19 July 1991 I was, by virtue of my holding a specified office, appointed Regional Attorney of ANZ Banking Group (New Zealand) Limited, a Company incorporated in New Zealand and having its head office at Wellington, on the terms and subject to the conditions set out in that deed.

Copies of that deed are deposited in the Land Transfer Offices listed below under the number shown alongside each of those offices:

Auckland	C291753.1	Nelson	309570.1
South Auckland	B035236.1	Marlborough	159126.1
Gisborne	G184442.1	Canterbury	C948859.1
Hawkes Bay	561034.1	Westland	089081.1
New Plymouth	383087.1	Otago	785185.1
Wellington	B186242.1	Southland	189211.1

2. At the date hereof I have not received any notice of the revocation of that appointment by the winding up or dissolution of ANZ Banking Group (New Zealand) Limited or otherwise.

SIGNED by the abovenamed
Regional Attorney at Christchurch
this 13th
day of October 1993



ANZ BANKING GROUP (NEW ZEALAND) LIMITED being the Mortgagee under and by virtue of Mortgage No. 247945.1 HEREBY CONSENTS to the within Transfer creating Land Covenants but without prejudice to its rights remedies and powers under the said Mortgage.

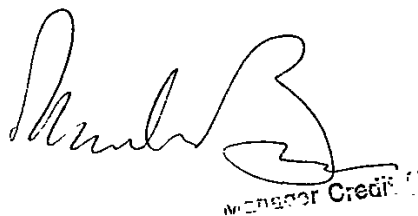
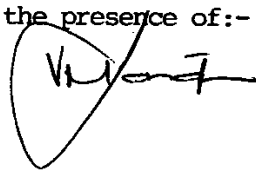
DATED at Nelson this 13th day of OCTOBER 1993.

EXECUTED by ANZ BANKING GROUP (NEW ZEALAND) LIMITED by its Attorney)

ALAN MATTHEW BURN)

as Mortgagee in the presence of:-)

Vanessa Langton
BANK OFFICER
CHRISTCHURCH



ANZ BANKING GROUP (NEW ZEALAND) LIMITED

WE, HILARY ALAN FIELD of Nelson, Retired, and ALMA PHILLIPPA FIELD
his wife, being the Mortgagees under and by virtue of Mortgage No.
245658.3 HEREBY CONSENT to the within Transfer creating Land Covenants
but without prejudice to our rights remedies and powers under the said
Mortgage.

DATED at Nelson this 6th day of October 1993.

SIGNED by the said HILARY
ALAN FIELD and ALMA PHILLIPPA
FIELD in the presence of:-

) *HA Field*
)
) *AP Field*

[Signature]
Shirley
nel

In Consideration of that intention and pursuant to the provisions and powers of Sections 49 and 66A of the Property Law Act 1952

~~(the receipt of which sum is hereby acknowledged)~~

The Transferor DOES
Do hereby Transfer to the said itself as Transferee

NOTED IN 1. 13. 93

all its estate and interest in the

~~said land above described~~ each of the Lots described in Schedule A

AND as incidental to and for the purposes of the Transfer so as to bind each of the lots described in Schedule A for the benefit of the other lots described in Schedule A the Transferee does covenant and agree with itself as Transferor in the manner set out in Schedule B so that each of the restrictive covenants shall run with each of the lots set out in Schedule A for the benefit of each of the other lots.

PROVIDED THAT the Transferee shall not be personally liable for any breach of the restrictive covenants after it shall have parted with all interest in the lots set out in Schedule A to the intent that the covenants shall bind only the owner and occupier for the time being of the lots which are subject to the covenants.

AND it is hereby requested that the Covenants herein be entered in the Register.

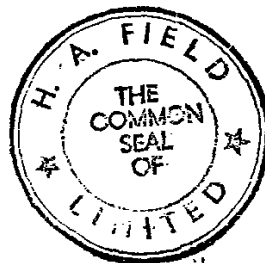
In witness whereof these presents have been executed this
of OCTOBER 19 93.

6th

day

The Common Seal of
~~Signed by the above named~~
H.A. FIELD LIMITED
was hereunto affixed
in the presence of:

H.A. Field Director
C. W. O'Keefe



No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act



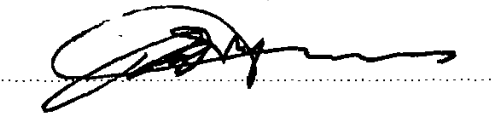
SOLICITOR FOR THE TRANSFEREE

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 TRANSFEREE

I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.



SOLICITOR FOR THE TRANSFEREE

H.A. FIELD LIMITED Transferor

H.A. FIELD LIMITED Transferee

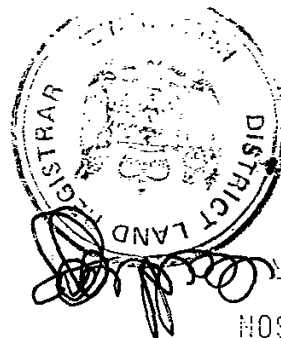
Particulars entered in the Register as shown herein on the date and at the time endorsed below.

Assistant / District Land Registrar

of the District of

KNAPPS
SOLICITORS
NELSON

Solicitors for the Transferee



100/37
38
39
40

11.05 21.01.93 331794.8
[PARTICULARS ENTERED IN REGISTER]
LAND REGISTRY NELSON
ASST LAND REGISTRAR