

Property File Request



Property File Request

PFR/2025/3323

ISSUED UNDER SECTION 44A OF THE LOCAL GOVERNMENT
OFFICIAL INFORMATION AND MEETINGS ACT 1987

APPLICANT DETAILS	
Applicant:	Timothy Robert Alexander
Mailing Address:	8 Kilsby Place, Levin 5510
Phone:	027 269 9078
Email Address:	talexander@outlook.co.nz

LOCATION OF PROPERTY	
Site Address:	291A Kimberley Road Levin Rural 5571
Legal Description:	Lot: 2 DP: 526313
Current Owner:	Kathleen Anne Arnold
Valuation No:	1484020517
Area:	1.3498 hectares more or less
R/T/Identifier:	844619
R/T/Date Issued:	27 August 2019

	Attached
Record of Title	Yes
Consent Notices	As per Record of title, please see attached the Consent Notices associated with this property
Easement Documents	As per Record of title, please see attached the Easement Documents associated with this property

*The attached Report has been accepted by Horowhenua District Council (Council) as a record only. The contents of the report have not been validated or endorsed by Council. Receipt of the report by Council does not authorise or certify any building works undertaken without a building consent and Council is not obliged to make any decision or determination in relation to any unauthorised building work as a result of having received the report. Council does not accept any liability whatsoever for the content or accuracy of the report. No responsibility is accepted on behalf of any third party for the whole or any part of the contents of the report.

DISCLAIMER - The information supplied in a Property File Report represents information held by Horowhenua District Council (Council) and were supplied to Council by a third party, it may not have been independently verified. Council does not warrant the accuracy of the information and shall not be held liable whatsoever for any error, inaccuracy or incompleteness of the information provided whether supplied by a third party or otherwise.

In the event that Council is held liable, liability shall be restricted to the cost of obtaining the Property File Report, if any. The applicant should not rely on any information without personally seeking appropriate independent and professional advice.

The information provided in this report does not constitute a Land Information Memorandum (LIM) or any similar document.

If you consider purchasing a property in the Horowhenua District, it is recommended that you obtain a LIM before finalising the purchase. You'll find a LIM useful in helping you decide whether the land is worth purchasing, free from any restrictions, and whether the intended use of the land is feasible.

<http://www.horowhenua.govt.nz/Services/Building-Planning/Land-Information-Memorandum-LIM#Information-included-in-a-LIM-Report-2>

Signed:  _____

Jhardia Hemi
Information Specialist
10 July 2025



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **844619**
Land Registration District **Wellington**
Date Issued 27 August 2019

Prior References
212275

Estate Fee Simple
Area 1.3498 hectares more or less
Legal Description Lot 2 Deposited Plan 526313
Registered Owners
Kathleen Anne Arnold

Interests

Subject to Section 8 Coal Mines Amendment Act 1950

7622076.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.11.2007 at 9:00 am

7622076.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.11.2007 at 9:00 am

7622076.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.11.2007 at 9:00 am

11533748.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.8.2019 at 1:27 pm

Appurtenant hereto is a right of way, a right to convey water, electricity and telecommunications created by Easement Instrument 11533748.3 - 27.8.2019 at 1:27 pm

Appurtenant hereto is a right of way created by Easement Instrument 11533748.4 - 27.8.2019 at 1:27 pm

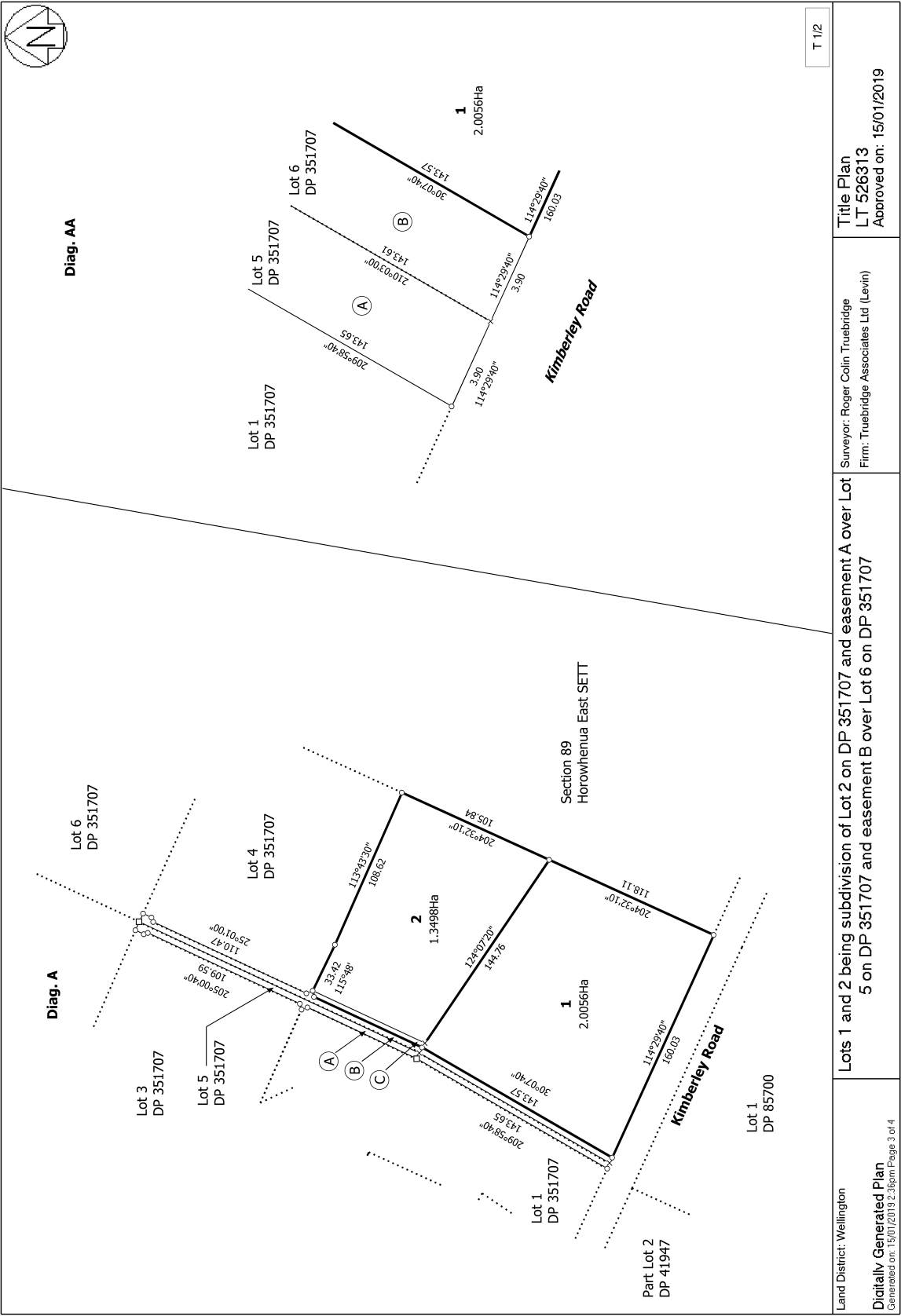
Subject to a right of way, a right to convey water, electricity, telecommunications and computer media, a right to convey gas, a right to drain water and sewage over part marked C on DP 526313 created by Easement Instrument 11533748.5 - 27.8.2019 at 1:27 pm

The easements created by Easement Instrument 11533748.5 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 11533748.7 - 27.8.2019 at 1:27 pm

11866370.1 Variation of Land Covenant 11533748.7 - 18.9.2020 at 2:45 pm

Land Covenant in Covenant Instrument 11866370.2 - 18.9.2020 at 2:45 pm



T 1/2

Lots 1 and 2 being subdivision of Lot 2 on DP 351707 and easement A over Lot 5 on DP 351707 and easement B over Lot 6 on DP 351707

Land District: Wellington
Digitally Generated Plan
Generated on: 15/01/2019 2:38pm Page 3 of 4

Surveyor: Roger Colin Truebridge
Firm: Truebridge Associates Ltd (Levin)

Title Plan
LT 526313
Approved on: 15/01/2019

HOROWHENUA DISTRICT COUNCIL

The Subdivision of Lot 1 DP 68179 & Part Lot 2 DP 44847

Rural Subdivision No. 964

CONO 7622076.4 Consen

Cpy - 01/01, Pgs - 001, 19/11/07, 16:32



DocID: 411929948

CONSENT NOTICE

In the matter of the plan LT 351707 and pursuant to Section 221(1) of the Resource Management Act 1991, I hereby certify that the Horowhenua District Council has consented to the subdivision of Lot 1 DP 68179 & Part Lot 2 DP 44847 on condition that :

"A consent notice shall be registered against the titles of the Lots 1, 2,3,4,5 and 6 requiring that the owner of these lots shall provide approval from the Regional Authority for any onsite effluent disposal system to be installed at the time of building consent application. Any such system shall comply with the requirements of the Regional Authority in terms of discharge standards and system siting. The owner may have a qualified drainage engineer design a site specific system, however approval from the Regional Authority must still be provided at the time of building consent and be to the satisfaction of the Regulatory Services Manager."

Dated at Levin this 10th day of September 2007

A handwritten signature in black ink, appearing to read 'Pieter Vorster', written over a horizontal line.

Pieter Vorster
Planning Manager
Environmental and Regulatory Services

View Instrument Details



Instrument No	11533748.1
Status	Registered
Date & Time Lodged	27 August 2019 13:27
Lodged By	Thomas, Ann-Maree
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
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212275	Wellington
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Annexure Schedule Contains 1 Pages.

Signature

Signed by Daniel Patrick O'Neill as Territorial Authority Representative on 26/08/2019 03:29 PM

***** End of Report *****

Horowhenua District Council

The Subdivision of Lot: 2 DP: 351707

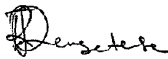
Subdivision No: 502/2017/75

Consent Notice

In the matter of the plan LT 526313 and pursuant to Section 221(1) of the Resource Management Act 1991, I hereby certify that the Horowhenua District Council has consented to the subdivision of Lot: 2 DP: 351707 on condition that the following be registered against the title of Lot 1 & 2 as a Consent Notice.

1. Prior to the occupation of any dwelling, a suitable fire-fighting water supply must be provided in accordance with SNZ PAS 4509:2008 (Publicly Available Specification New Zealand Fire Fighting Water Supplies Code of Practice) or alternative design approved by the New Zealand Fire Service.
2. The consent holder shall ensure any dwelling construction within Lot 1 is located outside the south western corner of the site which is being used for primary production that is the corner piece of land which is at least 60m from the western boundary shared with the right of way and, and 70m from the front boundary.

Dated at Levin this 2, May, 2019



Robinson Dembetembe
Resource Management Planner
Authorised Officer - Horowhenua District Council

View Instrument Details



Instrument No 11533748.3
Status Registered
Date & Time Lodged 27 August 2019 13:27
Lodged By Thomas, Ann-Maree
Instrument Type Easement Instrument



Affected Records of Title	Land District
212278	Wellington
844619	Wellington

Annexure Schedule Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 7659598.1 has consented to this transaction and I hold that consent ☒

I certify that the Mortgagee under Mortgage 7644360.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Daniel Patrick O'Neill as Grantor Representative on 17/10/2019 04:51 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Daniel Patrick O'Neill as Grantee Representative on 17/10/2019 04:52 PM

*** End of Report ***

Approved for ADLS by Registrar-General of Land under No. 2018/6266

EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE

Sections 109 Land Transfer Act 2017

**Grantor**

Alan Victor Swanson, Elizabeth Marjorie Swanson and Robin James Barrie

Grantee

Alan Victor Swanson, Elizabeth Marjorie Swanson and Robin James Barrie

Grant of Easement or Profit à prendre

The Grantor being the registered owner of the burdened land set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement, or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way, right to convey water, electricity and telecommunications	A on DP 526313	212278	844619

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

As to the right of way

The implied rights and powers are hereby [varied] ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule _____]

Annexure schedule

Page 2 of 2 Pages

2009/5043EF
APPROVED
Registrar-General of Land

Insert instrument type

Easement

Continue in additional Annexure Schedule, if required

Right of way

(1) Paragraph 11(2) of Schedule 5 of the Land Transfer Regulations 2018 shall be deleted and replaced with the following:

"11.(2) If the grantee (or grantees, if more than 1) and the grantor share the use of the easement facility, each of them shall make reasonable contribution to the repair and maintenance of the easement facility, and for the associated costs, for the purposes set out in clause 11(1) of Schedule 5 of the Land Transfer Regulations 2018".

Any maintenance, repair or replacement of any easement facility that is necessary because of any act or omission by any the owner of either the dominant or servient land (which includes any of the agents, employees, contractors, subcontractors or invitees of those owners) must be carried out promptly by that owner at the sole cost of that owner or in such proportion as relates to the act or omission.

Where there is a conflict between the provisions of Schedule 5 to the Land Transfer Regulations 2018 and Schedule 5 to the Property Law Act 2007 and the modifications in this Easement Instrument, the modifications must prevail.

TOGETHER WITH in respect of all the said Easements the rights and powers set out in paragraphs 10 to 14 inclusive of Schedule 5 of the Land Transfer Regulations 2018 (subject to any variation stated above).

View Instrument Details



Instrument No 11533748.4
Status Registered
Date & Time Lodged 27 August 2019 13:27
Lodged By Thomas, Ann-Maree
Instrument Type Easement Instrument



Affected Records of Title	Land District
212279	Wellington
844619	Wellington

Annexure Schedule Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 7644360.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Daniel Patrick O'Neill as Grantor Representative on 17/10/2019 04:52 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Daniel Patrick O'Neill as Grantee Representative on 17/10/2019 04:52 PM

*** End of Report ***

Approved for ADLS by Registrar-General of Land under No. 2018/6266

EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE

Sections 109 Land Transfer Act 2017

**Grantor**

Gary Victor Swanson and Melanie Ann Swanson

Grantee

Alan Victor Swanson, Elizabeth Marjorie Swanson and Robin James Barrie

Grant of Easement or Profit à prendre

The Grantor being the registered owner of the burdened land set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement, or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way	B on DP 526313	212279	844619

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

As to the right of way

The implied rights and powers are hereby [varied] [negated] [added to] or [substituted] by:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]

[the provisions set out in Annexure Schedule _____]

Annexure schedule

Page 2 of 2 Pages

2009/5043EF
APPROVED
Registrar-General of Land

Insert instrument type

Easement

Continue in additional Annexure Schedule, if required

Right of way

(1) Paragraph 11(2) of Schedule 5 of the Land Transfer Regulations 2018 shall be deleted and replaced with the following:

"11.(2) If the grantee (or grantees, if more than 1) and the grantor share the use of the easement facility, each of them shall make reasonable contribution to the repair and maintenance of the easement facility, and for the associated costs, for the purposes set out in clause 11(1) of Schedule 5 of the Land Transfer Regulations 2018".

Any maintenance, repair or replacement of any easement facility that is necessary because of any act or omission by any the owner of either the dominant or servient land (which includes any of the agents, employees, contractors, subcontractors or invitees of those owners) must be carried out promptly by that owner at the sole cost of that owner or in such proportion as relates to the act or omission.

Where there is a conflict between the provisions of Schedule 5 to the Land Transfer Regulations 2018 and Schedule 5 to the Property Law Act 2007 and the modifications in this Easement Instrument, the modifications must prevail.

TOGETHER WITH in respect of all the said Easements the rights and powers set out in paragraphs 10 to 14 inclusive of Schedule 5 of the Land Transfer Regulations 2018 (subject to any variation stated above).

View Instrument Details



Instrument No 11533748.5
Status Registered
Date & Time Lodged 27 August 2019 13:27
Lodged By Thomas, Ann-Maree
Instrument Type Easement Instrument



Affected Records of Title	Land District
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212276	Wellington
212277	Wellington
212278	Wellington
212279	Wellington
844619	Wellington

Annexure Schedule Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 7644307.3 has consented to this transaction and I hold that consent ☒

I certify that the Mortgagee under Mortgage 7659598.1 has consented to this transaction and I hold that consent ☒

I certify that the Mortgagee under Mortgage 7644360.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Daniel Patrick O'Neill as Grantor Representative on 27/08/2019 12:50 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Daniel Patrick O'Neill as Grantee Representative on 27/08/2019 12:50 PM

*** End of Report ***

Approved for ADLS by Registrar-General of Land under No. 2018/6266

EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE

Sections 109 Land Transfer Act 2017

**Grantor**

Alan Victor Swanson, Elizabeth Marjorie Swanson, Robin James Barrie

Grantee

Alan Victor Swanson, Elizabeth Marjorie Swanson, Robin James Barrie
 Dean Andrew Swanson and Cathryn Gail Swanson jointly as to a half share and
 Paul James Swanson and Robin James Barrie jointly as to a half share (as to the land in Record of Title 212277)
 Gary Victor Swanson and Melanie Ann Swanson (as to the land in Record of Title 212279)

Grant of Easement or Profit à prendre

The Grantor being the registered owner of the burdened land set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement, or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way, right to convey water, electricity, telecommunications and computer media, right to convey gas, right to drain water and sewage	C on DP526313	844619	212276, 212277, 212278, 212279

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

As to the right of way
 Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby [varied] ~~[negative]~~ ~~[added to]~~ or ~~[substituted]~~ by:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]

~~[the provisions set out in Annexure Schedule _____]~~

Annexure schedule

Page 2 of 2 Pages

2009/5043EF
APPROVED
Registrar-General of Land

Insert instrument type

Easement

Continue in additional Annexure Schedule, if required

Right of way

(1) Paragraph 11(2) of Schedule 5 of the Land Transfer Regulations 2018 shall be deleted and replaced with the following:

"11.(2) If the grantee (or grantees, if more than 1) and the grantor share the use of the easement facility, each of them shall make reasonable contribution to the repair and maintenance of the easement facility, and for the associated costs, for the purposes set out in clause 11(1) of Schedule 5 of the Land Transfer Regulations 2018".

Any maintenance, repair or replacement of any easement facility that is necessary because of any act or omission by any the owner of either the dominant or servient land (which includes any of the agents, employees, contractors, subcontractors or invitees of those owners) must be carried out promptly by that owner at the sole cost of that owner or in such proportion as relates to the act or omission.

Where there is a conflict between the provisions of Schedule 5 to the Land Transfer Regulations 2018 and Schedule 5 to the Property Law Act 2007 and the modifications in this Easement Instrument, the modifications must prevail.

TOGETHER WITH in respect of all the said Easements the rights and powers set out in paragraphs 10 to 14 inclusive of Schedule 5 of the Land Transfer Regulations 2018 (subject to any variation stated above).

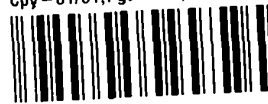
HOROWHENUA DISTRICT COUNCIL

The Subdivision of Lot 1 DP 68179 & Part Lot 2 DP 44847

Rural Subdivision No. 964

CONO 7622076.2 Consen

Cpy - 01/01, Pgs - 001, 19/11/07, 16:32



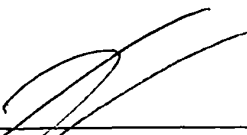
DocID: 411929946

CONSENT NOTICE

In the matter of the plan LT 351707 and pursuant to Section 221(1) of the Resource Management Act 1991, I hereby certify that the Horowhenua District Council has consented to the subdivision of Lot 1 DP 68179 & Part Lot 2 DP 44847 on condition that :

"A consent notice shall be registered against the titles of Lots 1, 2, 3, 4, 5 and 6 stating that the owner of each lot shall be required to provide any dwelling on these lots with a minimum floor level of 450mm above the general ground level. This will need to be shown on any building consent application at the time of applying for Building Consent."

Dated at Levin this 10th day of September 2007



Pieter Vorster
Planning Manager
Environmental and Regulatory Services

HOROWHENUA DISTRICT COUNCIL

The Subdivision of Lot 1 DP 68179 & Part Lot 2 DP 44847

Rural Subdivision No. 964

CONO 7622076.3 Consen

Cpy - 01/01, Pgs - 001, 19/11/07, 16:32



DocID: 411929947

CONSENT NOTICE

In the matter of the plan LT 351707 and pursuant to Section 221(1) of the Resource Management Act 1991, I hereby certify that the Horowhenua District Council has consented to the subdivision of Lot 1 DP 68179 & Part Lot 2 DP 44847 on condition that :

"A consent notice shall be lodged on the property title for each Lot requiring that a restricted flow water connection be provided at the time of the uplifting of a Building Consent."

Dated at Levin this 10th day of September 2007



Pieter Vorster
Planning Manager
Environmental and Regulatory Services