

K39407 BLR

CONDITIONS OF BUILDING LINE.

SECTION 5 LAND SUBDIVISION IN COUNTIES ACT, 1946.

PURSUANT to the provisions of Section 5 (4) of the Land Subdivision in Counties Act, 1946, I, THOMAS STRATHALLAN ROE, Chief Surveyor, North Auckland Land District, HEREBY GIVE NOTICE that Lots 1 - 17 (inclusive) delineated in the Scheme Plan of the Town of Titirangi Extension No. 18 being a subdivision of Part Allotment 34, Parish of Waikomiti, comprised in Certificate of Title Volume 269 Folio 41 are subject to the condition that no buildings or hoardings shall be erected on the said Lots within 25 links of the New Lynn-Huia via Brooklyn Main Highway No. 808, as shown in the aforementioned scheme plan.

Given under my hand this 5th
day of February, 1952.

SGD: T.S. Roe,
CHIEF SURVEYOR.

NORTH AUCKLAND LAND DISTRICT.

I, THOMAS STRATHALLAN ROE, Hereby Certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act, 1946.

T.S. Roe
CHIEF SURVEYOR.

with His Majesty the King in manner following:—
1. The licensee will pay to His Majesty the aforesaid price of the said land, together with interest thereon at the rate of five and one-half per centum per annum from the first day of June and the thirty-first day of December in each year, 19 , by sixty-nine instalments each of £ , payable on the thirtieth day of June and the thirty-first day of December, amounting to £ during the term aforesaid.

The next instalment of purchase-money and interest, amounting to £ , 19 , shall be payable on the half-yearly instalment due on the said date after applying all being the balance of the half-yearly instalment due under the surrendered license towards the half-payments of principal and interest made under the first half-yearly instalment thereafter, yearly instalments accruing under this license and the first half-yearly instalment thereafter, of purchase-money and interest shall be payable on the , 19 , of the purchase-money or any half-yearly instalment of any half-yearly instalment of the purchase-money so made shall be calculated as if the half-yearly periods corresponding to the instalments so paid had expired and would otherwise have been payable shall be reduced accordingly.

Provided always that the licensee may at any time pay to His Majesty either the whole of the purchase-money or any half-yearly instalment thereof remaining unpaid. The payment of any half-yearly instalment of the purchase-money and interest included in the succeeding instalments payable hereunder shall be calculated as if the half-yearly periods corresponding to the instalments so paid had expired and the term during which instalments of purchase-money and interest would otherwise have been payable shall be reduced accordingly.

2. The licensee will discharge and pay all rates, taxes, or other assessments imposed or levied by the local authority having jurisdiction within the area in which the said land is situated.

3. The licensee shall not at any time, during the continuance of the license, without the previous consent in writing of the Land Board of the land district in which the said land is situated, remove any minerals from the said land, or commit any other species of waste in respect thereof: **Provided always**, and it is hereby agreed and declared, that if the licensee make default in the due and full payment of any instalment of the said price, or of any interest due in respect thereof, or in the observance or performance of any of the conditions expressed or implied in this license, the aforesaid Land Board may cause to be given to the licensee, or to any person who is for the time being in occupation of the land or of any part thereof, notice under the hand of the Commissioner of Crown Lands that if the moneys so in arrear are not paid within one calendar month after the date of the notice, or if the aforesaid conditions are not observed or performed within such time as may be fixed by the Land Board in that behalf, the Land Board may, in its discretion, without any further or other notice, by resolution forfeit this license, and thereupon the license and the contract between His Majesty and the licensee theretofore purchased by the licensee under the surrendered license shall absolutely cease and determine, and all moneys theretofore paid by the licensee under the surrendered license or under this license or in respect of the covenants herein expressed, the completion of purchase of the land, and the interest of the licensee or from his obligation to pay His Majesty any moneys in arrear under this license at the date of such forfeiture, or from any liability for any breach thereof committed of the covenants herein expressed, shall be as binding on the parties hereto as if such provisions had respectively been set out herein at length.

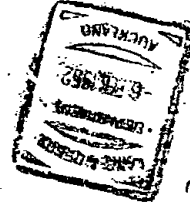
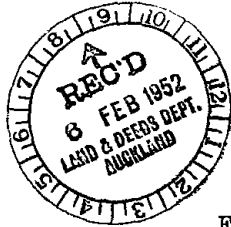
And it is hereby agreed and declared that these presents are intended to take effect as a license to occupy pending the completion of purchase by deferred payments under the provisions of section 6 and of section 8 of the Land Laws Amendment Act, 1924, and the provisions of the said sections, and all other provisions of the Land Act, 1924, and the amendments thereof, applicable to such licenses shall be as binding on the parties hereto as if such provisions had respectively been set out herein at length.

An witness wherof the Commissioner of Crown Lands, and these presents have also been executed by the licensee.

the King, has hereunto set his hand, and these presents have also been executed by the licensee.

Signed by the Commissioner of Crown Lands, on behalf of His Majesty the King,
in the presence of—

Witness:
Commissioner of Crown Lands.



File 5/246.

Chief Surveyor's Office,
Box 2206,
AUCKLAND. Cl.

5th February, 1952.

MEMORANDUM for:

The District Land Registrar,
Box 2207,
AUCKLAND. Cl.

Scheme Plan No. 4506
Town of Titirangi Eten. N° 18.
Owner : A. J. McElwaine.

Attached is a copy of the above-mentioned scheme plan for your record; also a copy of a Notice imposing a Building Line Restriction in pursuance of Section 5 of the Land Subdivision in Counties Act, 1946, for registration in compliance with Section 5 (4) of that Act.

Kindly inform me when registration has been completed.

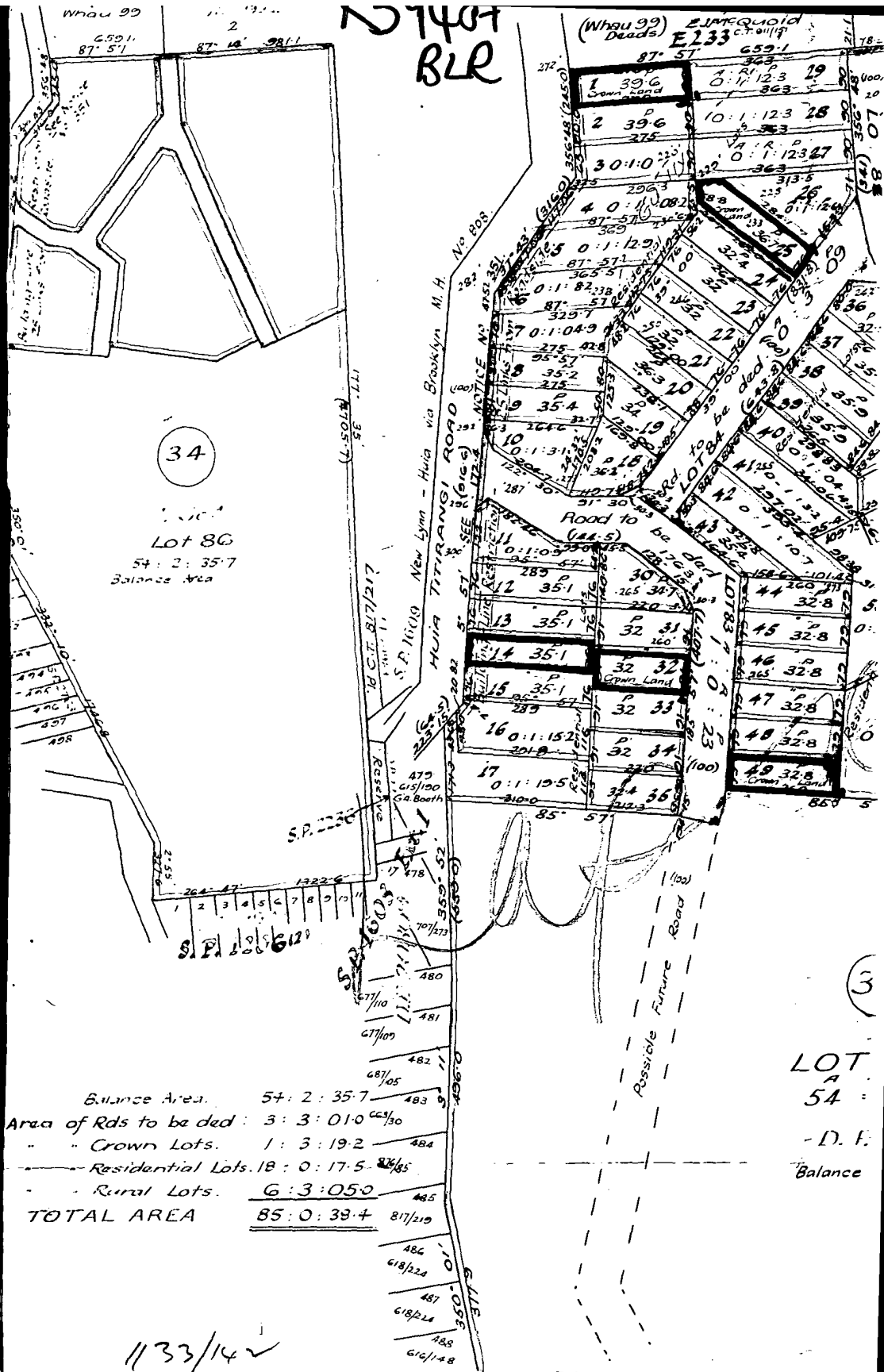
T. S. Roe,
CHIEF SURVEYOR.

ENCLS.

Copy of Scheme Plan, N° 4506.
Copy of Notice, N° 351

N 7404
BLR

(Whau 99) 2 Juncoid
Deeds E233 C.T. 0119



34

Lot 80
54: 2: 35.7
Balance Area

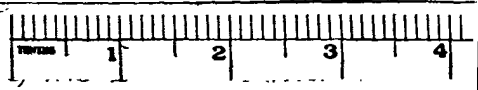
Balance Area.	54: 2: 35.7	483
Area of Rds to be ded:	3: 3: 01.0	463/30
" " Crown Lots.	1: 3: 19.2	484
" Residential Lots.	18: 0: 17.5	464/45
" Rural Lots.	6: 3: 05.0	485
TOTAL AREA	85: 0: 39.4	817/210

3
LOT
A
54:
- D. F.
Balance

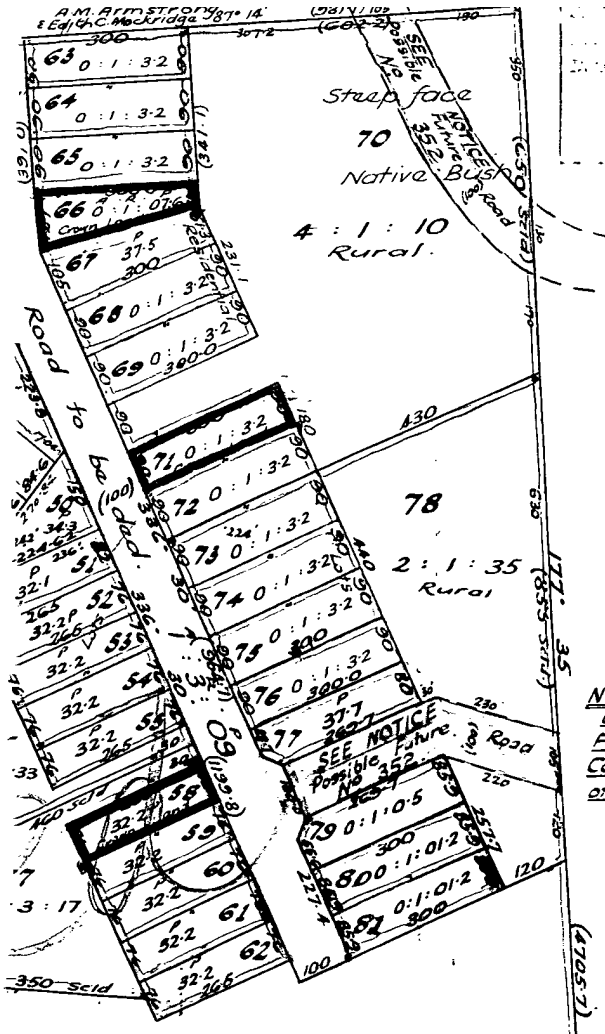
1133/14 ✓

Town of Titirangi

— PLAN OF SCHEME OF SUBDN. OF PT.
Comprised in C.T. 269/41. - A.)
— NORTH AUCKLAND LAND DIST.—
— BLK VI TITIRANGI S.D. — To be
— Scale: 2 Chs. to an



I, Reginald George Prangley, Registrar
in accordance with the provisions



CT. 817/217
 H.M. Warner &
 R.E. Fairclate.

S.P. 4313 Extn. 16

(21)

NOTE :- Part of Lots 70 & 78, coloured blue, and shown as 'Possible Future Road', are subject to a Condition restricting the erection of Buildings & Hoardings thereon. - SEE NOTICE N^o 352.

Cancelled as to lots 1-17 inclusive, see Scheme Plan 4871.

4

85
 R. P.
 2 : 35.7

11841

Area

I, THOMAS STRATFORD ROE, hereby certify that this is a copy of a Scheme Plan, and in accordance with the provisions of the Land Subdivision in Counties Act, 1946.

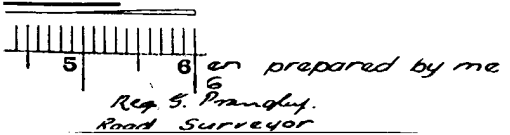
[Signature]
 CHIEF SURVEYOR

Recommended for Approval
----- Chief Surveyor
Recommended for Approval
----- Surveyor General
Approved
----- Minister of Lands
Approved.
----- <i>a. J. McEldowney</i> Owner

Extn. 18
 + 42

ALLOT 34, WAIKOMITI PSH.

McEldowney (owner).
 WAITEMATA COUNTY
 surveyed by R.G. Prangley
 inch. Regd. Surveyor.



W. K. P. C.
 4506

39407

269 41. 6 February 1952

3. Pedries

To L. W. 142-52
From 11-3-52

Advice Chief Surajov
~~Advice~~
21/3/52

14869
127 A4 2

