

# **RPNZ document ordering service**

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**Guaranteed Title: TNE1/645**

**Property: 9 Hartland Place, Welbourn, New Plymouth District**

**Legal Description: Lot 9 Deposited Plan 11983**

**CoreLogic Reference: 3117961/1**

**Processed: 06 March 2023**

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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** **TNE1/645**

**Land Registration District** **Taranaki**

**Date Issued** 17 March 1977

**Prior References**

PROC 707

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**Estate** Fee Simple  
**Area** 596 square metres more or less  
**Legal Description** Lot 9 Deposited Plan 11983  
**Registered Owners**  
Regan Leslie Diggelmann and Abigail Raecania Diggelmann

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**Interests**

The within land has no frontage to a legal road

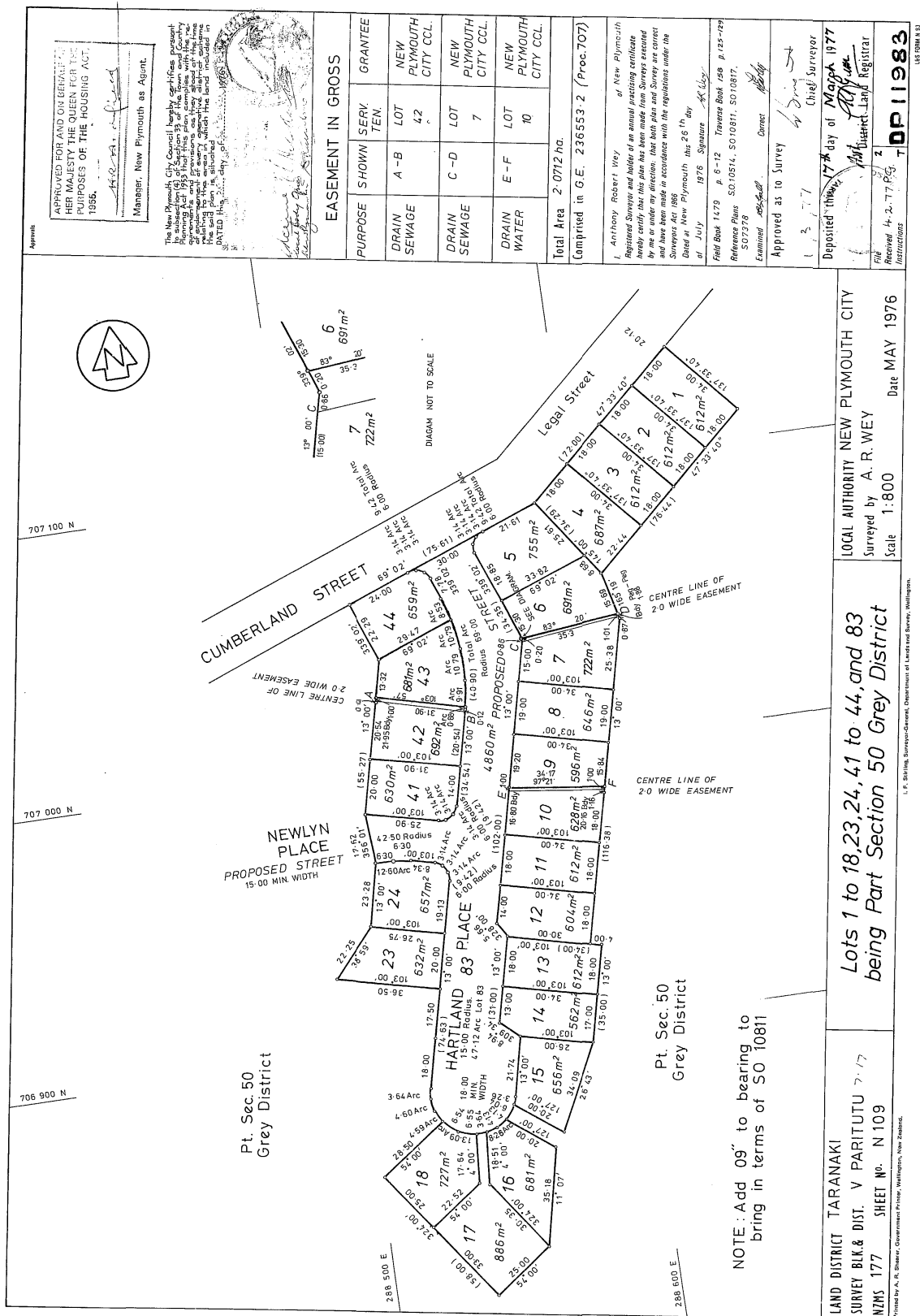
Subject to Part IV A Conservation Act 1987

Every mineral existing in its natural condition in the within land is owned by the Crown

Subject to a party wall right over part marked B on DP 14129 specified in Easement Certificate 441732 - 4.6.1997 at 9.00 am

Appurtenant hereto is a party wall right specified in Easement Certificate 441732 - 4.6.1997 at 9.00 am

10664172.3 Mortgage to ASB Bank Limited - 18.1.2017 at 12:53 pm



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**Document, Interest, Instrument: 441732**

**Property: 9 Hartland Place, Welbourn, New Plymouth District**

**Legal Description: Lot 9 Deposited Plan 11983**

**CoreLogic Reference: 3117961/2**

**Processed: 06 March 2023**

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441732

EC

Approved by the District Land Registrar, South Auckland No. 351560  
Approved by the District Land Registrar, North Auckland, No. 4380/81  
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

## EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We HOUSING NEW ZEALAND LIMITED at Wellington

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Taranaki on the 27<sup>th</sup> day of June 1983 under No. 14129 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

### SCHEDULE DEPOSITED PLAN NO. 14129

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Party Wall	Lot 9 DP 11983	B	Lot 8 DP 11983	E1/645 & E1/644
	Lot 8 DP 11983	A	Lot 9 DP 11983	E1/644 & E1/645

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

See insert attached.

**Certificate of Non-Revocation of Power of Attorney**

**I, Daniel Despard Twigg of Wellington in New Zealand, of Housing New Zealand Limited**

**HEREBY CERTIFY:**

- 1. THAT by Deed dated 30 August 1996 copies of which are deposited in the Land Registry Offices at**

<b>AUCKLAND (North Auckland Registry) and there numbered</b>	<b>D041835.1</b>
<b>BLenheim (Marlborough Registry) and there numbered</b>	<b>186983</b>
<b>CHRISTCHURCH (Canterbury Registry) and there numbered</b>	<b>A256933</b>
<b>DUNEDIN (Otago Registry) and there numbered</b>	<b>915676</b>
<b>GISBORNE (Poverty Bay Registry) and there numbered</b>	<b>G212061</b>
<b>HAMILTON (South Auckland Registry) and there numbered</b>	<b>365834</b>
<b>HOKITIKA (Westland Registry) and there numbered</b>	<b>105705</b>
<b>INVERCARGILL (Southland Registry) and there numbered</b>	<b>244174</b>
<b>NAPIER (Hawke's Bay Registry) and there numbered</b>	<b>646027</b>
<b>NELSON (Nelson Registry) and there numbered</b>	<b>361411</b>
<b>NEW PLYMOUTH (Taranaki Registry) and there numbered</b>	<b>435305</b>
<b>WELLINGTON (Wellington Registry) and there numbered</b>	<b>B537475</b>

**Housing New Zealand Limited, a duly incorporated company appointed me its Attorney on the terms and subject to the conditions set out in the said Deed and the attached document is executed by me under the powers thereby conferred.**

- 2. THAT at the date hereof I am the Manager Titles and Settlements of Housing New Zealand Limited.**
- 3. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of Housing New Zealand Limited or otherwise.**

**SIGNED at Wellington this )**  
**27<sup>th</sup> day of May 1997 )**



## SCHEDULE

The following rights, powers, terms, conditions, covenants and restrictions in respect of the easements are in addition to those set out in the Seventh Schedule of the Land Transfer Act 1952.

### PARTY WALL EASEMENT

#### 1. Maintenance

- (a) The owner for the time being of any land on which any part of the party wall forming part of his dwelling is situated shall have the full, free and uninterrupted right to the use and enjoyment for the purposes of a party wall of any other land shown in the deposited plan as part of the site of the party wall, and of the portion of the party wall erected on that land:
- (b) The maintenance, repair, and reinstatement of the part of any party wall which separates any two dwellings shall be borne and done at the joint expense of the owners of the land on which those dwellings are situated, unless any such work has been rendered necessary by the act or default of either of those owners alone, in which event the owner responsible or in default shall bear the whole cost thereof:
- (c) No owner of any land on which part of any party wall is situated shall, without the consent of the owner of every piece of land on which any other part of the party wall is situated, make an addition to the party wall or impose any additional weight upon it or otherwise expose it to risk of damage.

#### 2. Arbitration

Any dispute as to the liability of the registered proprietors or in respect to any other matter relating to the party wall easement will be determined by an arbitrator under the Arbitration Act 1908 or any act passed in substitution or amendment.

DS



2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 27 day of May 19 97

Signed by the above-named  
HOUSING NEW ZEALAND LIMITED  
by its attorney  
DANIEL DESPARD TWIGG

in the presence of

Witness ..... Alan George Parkin  
Contract Manager  
Occupation ..... Housing New Zealand  
Wellington  
Address .....

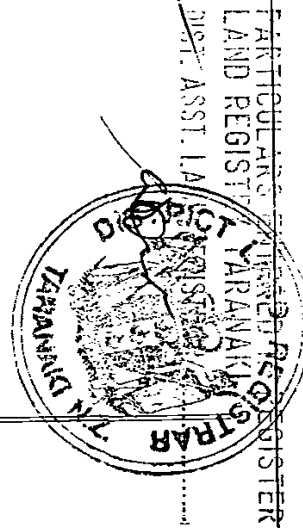
# REGISTERED IN DUPLICATE

## EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for the purposes of the  
Land Transfer Act*

*John Hadden*  
Solicitor for the registered proprietor



9.00 04 JUN 97 441732