



Hewson Planning  
35 Corbett Road  
RD2  
Whangarei 082

Attachment 1 . Certificate of Title



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



**Guaranteed Search Copy issued under Section 172A  
of the Land Transfer Act 1952**

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 477027  
**Land Registration District** North Auckland  
**Date Issued** 13 October 2009

## Prior References

NA78B/823

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**Estate** Fee Simple  
**Area** 3.2083 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 419817

## Proprietors

Jerome Dominic Luiten, Julie Dawn Luiten and Craig Johnston Trustee Limited

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## Interests

559140.1 Gazette Notice (NZ Gazette 4.5.1978 No.37 page 1324) declaring part State Highway 1 (Awanui to Bluff) to be a limited access road - 25.5.1978 at 2.15 pm

Appurtenant hereto is a right of way and a water supply right specified in Easement Certificate B284872.3

Subject to a water supply right over parts marked J, K & Q on DP 419817 specified in Easement Certificate B284872.3

Appurtenant hereto are telephone and electricity rights specified in Easement Certificate C162684.4 - 12.7.1990 at 9.00 am

Subject to a water supply right (in gross) over parts marked J, L & Q on DP 419817 in favour of Piano Hill Water Association Limited created by Transfer C319961.1 - 5.11.1991 at 11.44 am

6684708.4 Mortgage to Bank of New Zealand - 9.12.2005 at 9:00 am

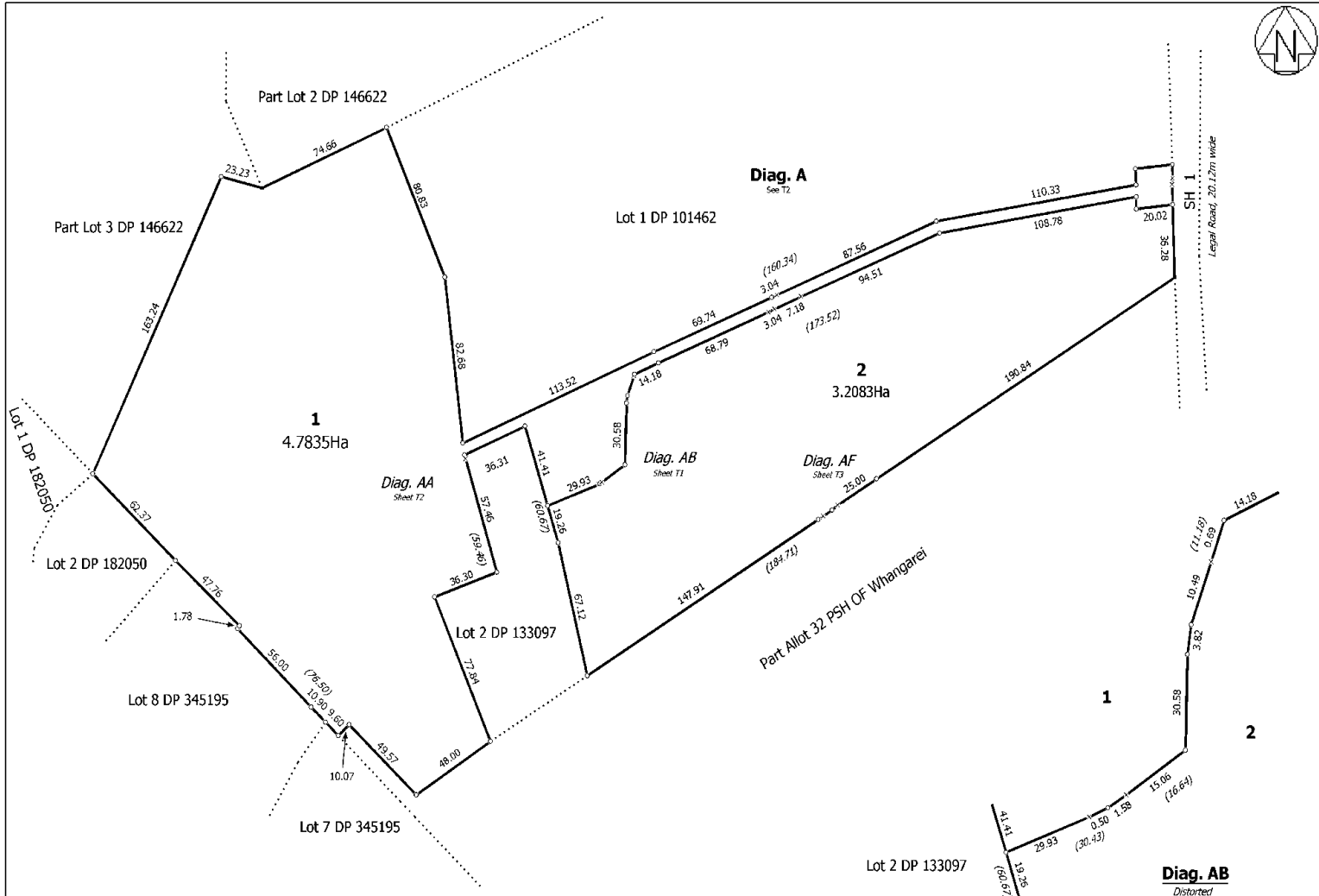
Subject to a right to convey electricity over parts marked P, Q & R on DP 419817 created by Easement Instrument 8255575.6 - 13.10.2009 at 9:06 am

Appurtenant hereto is a right to convey electricity and telecommunications created by Easement Instrument 8255575.6 - 13.10.2009 at 9:06 am

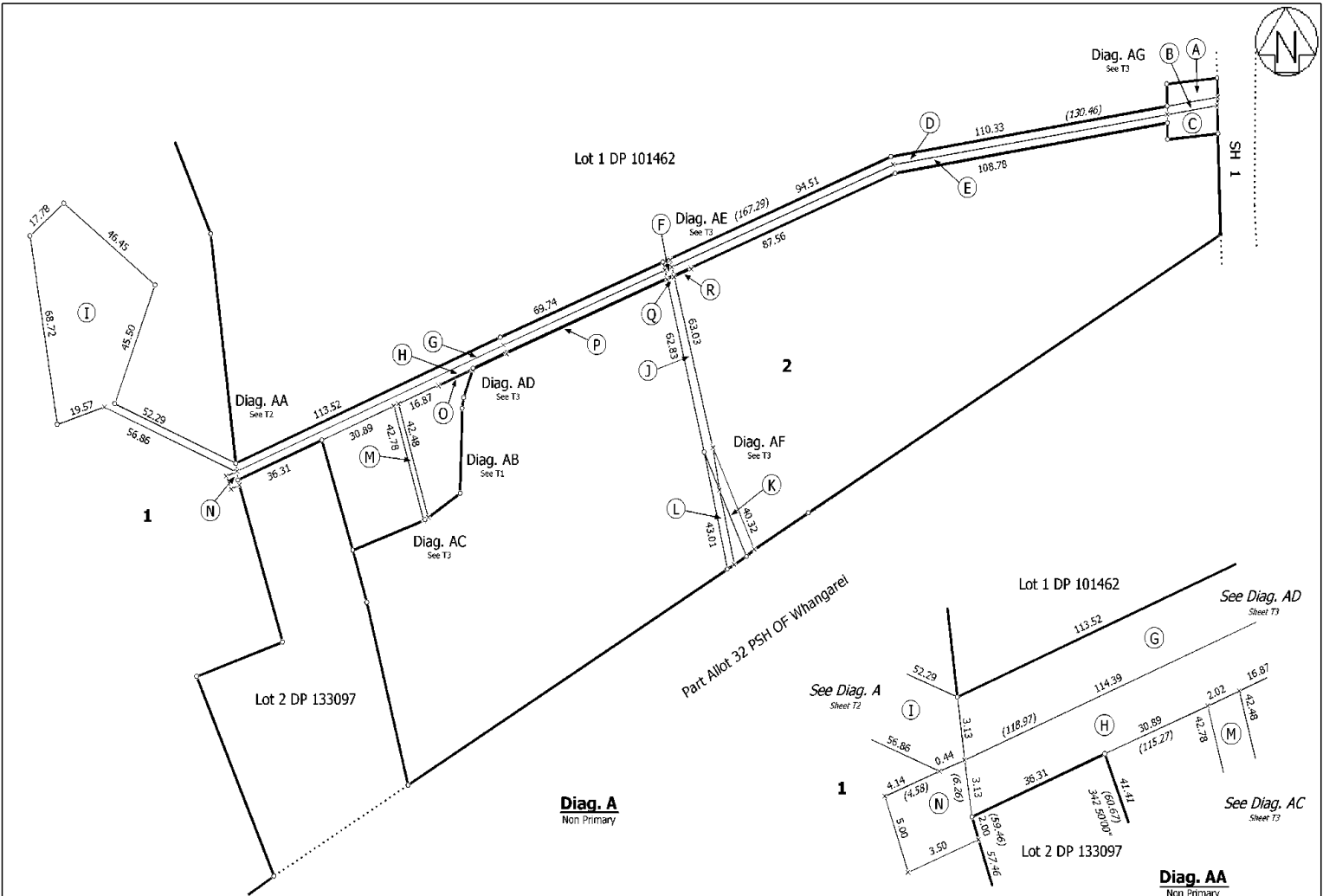
Some of the easements created by Easement Instrument 8255575.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over parts marked P, Q & R on DP 419817 in favour of Northpower Limited created by Easement Instrument 8255575.7 - 13.10.2009 at 9:06 am

The easements created by Easement Instrument 8255575.7 are subject to Section 243 (a) Resource Management Act 1991



29012-b - Van Der Zwan	Lots 1 and 2 being a subdivision of Lot 2 DP 101462 and Lot 1 DP 133097	Surveyor: Graeme Robert Webster	Digital Title Plan
Land District North Auckland		Firm: Simpson Shaw Surveyors	DP 419817
Digitally Generated Plan Generated on: 23/10/2009 2:01pm Page 6 of 8			Deposited on: 13/10/2009



29012-b - Van Der Zwan

Land District North Auckland  
 Digitally Generated Plan  
 Generated on: 23/10/2009 2:01pm Page 7 of 8

Lots 1 and 2 being a subdivision of Lot 2 DP 101462 and Lot 1 DP 133097

Surveyor: Graeme Robert Webster  
 Firm: Simpson Shaw Surveyors

Digital Title Plan  
 DP 419817  
 Deposited on: 13/10/2009



B284872.3

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).

XKWe EDGAR CLEMENTS of Kauri, Farmer and  
GLADYS OLIVE MARY CLEMENTS, His wife

AND JOHN CLIVE McDONALD of Houto, Farmer and  
LILLIAN MAY McDONALD His wife

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 Auckland on the 20th day of ~~ix~~ February 1984 under No. 101462 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. 101462

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		
Water Supply	Pt. Lot 1	A	Lots 2 & 3 Pt. Allotment 32 CT 375/161	55D/901 and 55D.902 375/161
Water Supply	Pt. Lot 2	B	Lots 1 & 3 <del>XXXXXXXXXX</del>	55D/900 and 55D/902 <del>375/161</del>
Water Supply	Pt. Lot 2	C	Lots 1 & 3 Pt. Allotment 32 CT 375/161	55D/900 and 55D/902 375/161
Water Supply	Pt. Lot 1	D	Lots 2 & 3 Pt. Allotment 32 CT 375/161	55D/901 and 55D/902 375/161
Water Supply	Pt. Lot 3	E	Pt. Allotment 32 CT 375/161	375/161
Right of Way	Pt. Lot 2	F	Lots 1 & 3	55D/900 and 55D/902  J. H. McDonald. J. McDonald H.L. E.L.

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:

In respect of the area marked A on Deposited Plan 101462

- (a) A right to convey water by pipeline and lay and maintain pipelines at a uniform depth of 18" below the surface in and under the servient tenement with the powers set forth in the 7th Schedule to the Land Transfer Act 1952.
- (b) The right to install connect maintain and replace electric motors and water pumps for connection to the pipelines referred to in sub-clause (a) hereof.
- (c) The right to convey electricity or electric power under over or along the servient tenement with the right to erect such poles wires and equipment over along or under the said land as is required to convey electricity and with the right to install repair and maintain the said poles and lines and equipment at any time.

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

Dated this 6<sup>th</sup> day of March 1984

Signed by the above-named  
GLADYS OLIVE MARY CLEMENTS  
and EDGAR CLEMENTS

*Gladys Clements*  
*Edgar Clements*

in the presence of

Witness *[Signature]*

Occupation *[Signature]*

Address *[Signature]*

SIGNED by JOHN  
CLIVE McDONALD ~~is~~  
~~the executor of the~~ and  
LILLIAN MAY McDONALD  
in the presence of;

*J. McDonald*  
*L. M. McDonald*

*[Signature]*  
*[Signature]*  
*[Signature]*



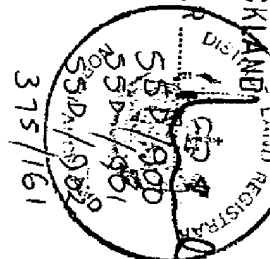
# EASEMENT CERTIFICATE

(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*

  
Solicitor for the registered proprietor

2.50 01.MAY 84 B 284872.3.3  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY AUCKLAND  
ASST. LAND REGISTRAR



THOMSON WILSON FIDLER & HEEMAN  
SOLICITORS,  
WHANGAREI

357551