



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **HBD3/1535**
Land Registration District **Hawkes Bay**
Date Issued 24 August 1971

Prior References
HBA1/354

Estate Fee Simple
Area 3617 square metres more or less
Legal Description Lot 179 Deposited Plan 10453
Registered Owners
[REDACTED]

Interests

subject to
Conveyance.

442458.1 Transf
Electrician 7.

TE AUTE RD.

96-63

Havelock North
Borough

boundary in centre of Stream
179
0.3.23
1379.3
Herehere Strm.

Hawkes Bay County

Scale: 1 inch = 2 chains
W.G.

No. 70/1000

3387



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **HB200/46** **Part-Cancelled**

Land Registration District **Hawkes Bay**

Date Issued 22 March 1961

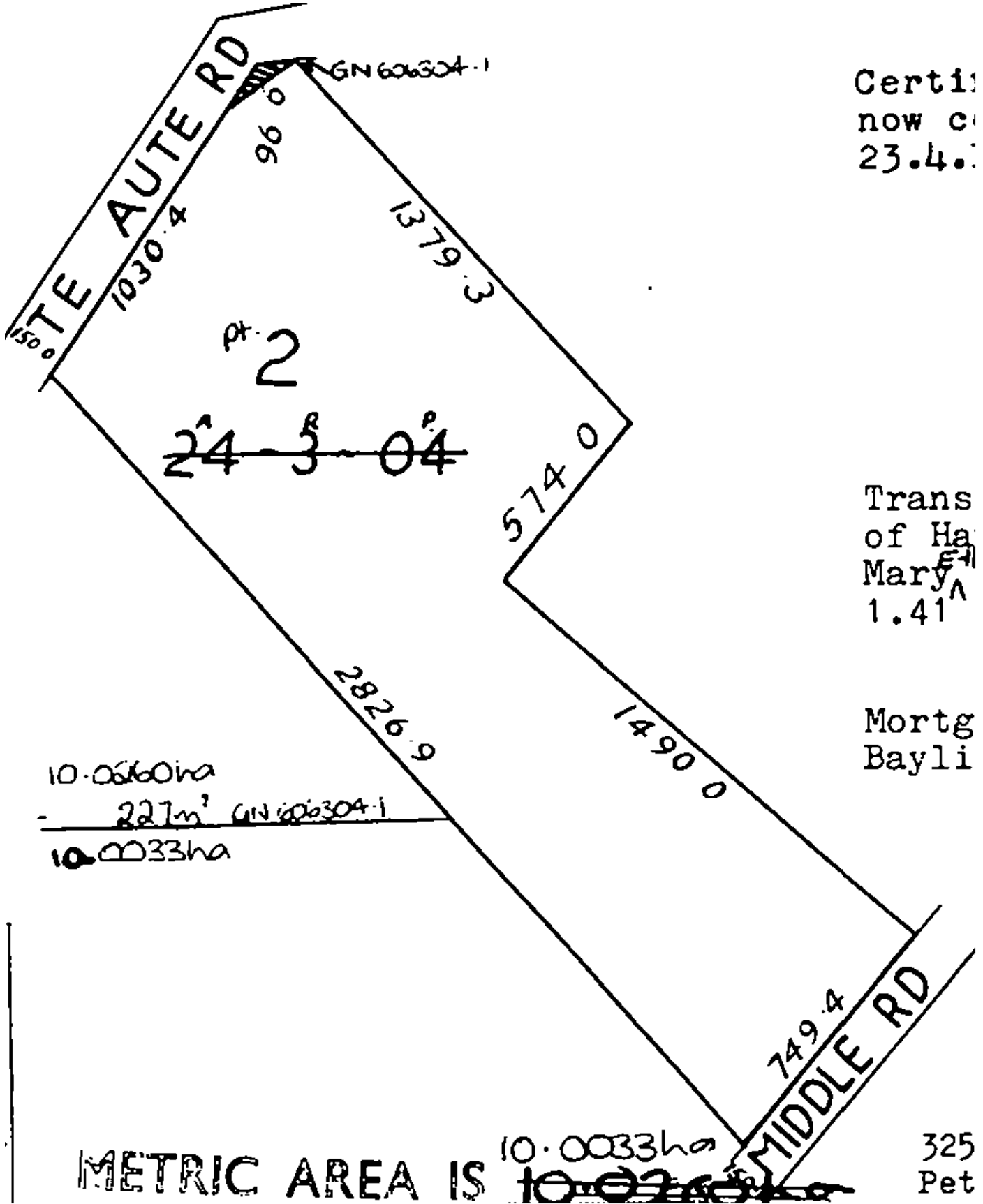
Prior References

HB65/205

Estate Fee Simple
Area 10.0261 hectares more or less
Legal Description Lot 2 Deposited Plan 10118
Registered Owners
CDL Land New Zealand Limited

Interests

606304.1 Gazette Notice acquiring part within land (227m²) for road and vesting the same in The Hastings District Council
- 4.5.1994 at 11.16 am
Subject to a right (in gross) to drain water over part in favour of Hawke's Bay Regional Council created by Gazette Notice
622345.1 - 31.3.1995 at 2.29 pm



Approvals

Area Schedule

Land Required For Road.

Shown	Description	Area
A	Part Lot 200/10118 (C.T. 200/146)	227m ²

REDUCED SCALE

CERTIFIED CORRECT

Deputy CHIEF SURVEYOR

12 / 10 / 1993

Total Area 227m²

Comprised in C.T. 200/146 (Part)

I, Terence Douglas Lynn of Hastings
Registered Surveyor and holder of an annual practicing certificate for
who may act as a registered surveyor pursuant to section 28 of the
Survey Act (1987) hereby certify that this plan has been made from
surveys conducted by me or under my directions, that both plan and
survey are true and have been made in accordance with the Survey
Regulations 1987 and any regulations made in substitution thereof.
Dated at Hastings this 22nd day
of September 1993 Signature *T. Lynn*

Field Book Traverse Book 142 p. 148

Reference Plans S.O. 3538, 4568, 8514

AP 1019, 1088

Examined *P. King* Correct

Approved as to Survey

11 / 10 / 93 Deputy Chief Surveyor

Deposited this day of 19

District Land Registrar

File 7975 / C 353,000

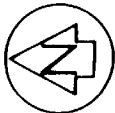
Received 29. 9. 93

Instructions

SD 10476

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

GH/Littlegrove



637 450N

637 400N

316 500E

316 450E

316 500E

316 450E

(30.18)

(30.18)

Te Aute Road
Legal Road 30.18 wide
174.54 bal C.T.

D P 10118
C.T. 200/146
K.T. & D.M.E. Taylor

78°05'
19°13'
48°37'
32°33' 26"
32°74'

(A)

TERRITORIAL AUTHORITY Hastings District.
Surveyed by T.D. Lynn
Scale 1:500 Date Sept. 1993

Plan of Land Required

LAND DISTRICT Hawke's Bay
SURVEY BLK. & DIST. IY Te Mata

NZMS 261 SHT Y21 T-4 RECORD MAP No Havelock 4

Land Acquired for Road—Te Aute Road, Hastings District

Pursuant to section 20 (1) of the Public Works Act 1981, and to a delegation from the Minister of Lands, the District Solicitor, Department of Survey and Land Information, Napier, declares an agreement to that effect having been entered into, the land described in the Schedule, is hereby acquired for road which shall vest in The Hastings District Council on the date of publication in the *New Zealand Gazette*.

Schedule

Hawke's Bay Land District

227 square metres, being part Lot 2, D.P. 10118 (C.T. 200/46); marked "A" on S.O. 10476, which is held in the office of the Chief Surveyor at Napier.

Dated at Napier this 23rd day of March 1994.

P. H. GRAHAM, District Solicitor.

(Na. D.O. 7975-C/353000)

In2288

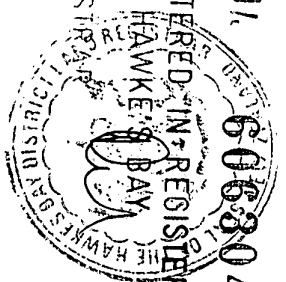
ICL

11.16 04.MAY 91.

606804.1

ARTICULARS ENTERED IN REGISTER
LAND REGISTRY HAWKES BAY
ASST LAND REGISTRAR

200446





Easement Acquired—Middle Road, Hastings District

Pursuant to section 20 of the Public Works Act 1981, and to a delegation from the Minister of Lands, the District Solicitor, Department of Survey and Land Information, Napier, declares an agreement to that effect having been entered into, the following easement is acquired for the purposes of The Hawke's Bay Regional Council (Heretaunga Plains Flood Control Scheme) over those parts of the land described in the Second Schedule as are specified in the First Schedule as an easement in gross. The easement shall vest in The Hawke's Bay Regional Council on the date this declaration is published in the *New Zealand Gazette* and may be surrendered by notice published in the *New Zealand Gazette*.

-Einc.

Drainage Easement

A right to drain water in accordance with clauses 3 and 5 of the Seventh Schedule to the Land Transfer Act 1952, provided that The Hawke's Bay Regional Council (or its successor) shall at its expense maintain such drain in good and substantial repair.

RDW

Hawke's Bay Land District

First Schedule

Parts Lot 2, D.P. 10118; marked "A" and "C" on plan.
Part Suburban Sections 16 and 17, Havelock North; marked "B" on plan.

200/46

As shown marked as above mentioned on S.O. Plan 10563, lodged in the office of the Chief Surveyor at Napier.

72/286

Second Schedule

Area
ha

Being

2.9365 Part Suburban Sections 16 and 17, Havelock North; all C.T. 72/286.

10.0033 Part Lot 2, D.P. 10118; all C.T. 200/46.

Both situated in Block IV, Te Mata Survey District.

Dated at Napier this 14th day of March 1995.

P. H. GRAHAM, District Solicitor.

(DOSLI Na. D.O. 5350-C/7087-26)

1CL

in 1863

<u>Schedule of Proposed Assessments</u>		
<u>Propose</u>	<u>in Gross</u>	<u>Grosses</u>
Drainage	A	Howks' Bay Regional Council
Drainage	B	"
Drainage	C	"

Note: 546-119 = 2015. 2015 = 2015. 2015 = 2015.

1070: 495:

IMPORT : PACTS 200-46⁶ 72-286⁶

Robert Hugh Norton

Required Surveys: and number of additional working certificates:
who thin Act 1930 as a registered surveyor: sufficient to Section 25
Survey Act, 1930: notice certify that this day has been made
as correct and true of under my directions, that the said
Regulations 1972 or any regulations made in substitution thereof
Dated at Madras, this 25 day of April
of March, 1935 Signature [Signature]

Field Book	---	Traverse Book	---
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Reference Plans D.P.F. 10118, 10453

From Mr. J. J. Jones

Examined	By <u>Frank</u>	Called	at <u>Washington</u>
----------------	-----------------------	--------------	----------------------------

Approved _____

12/2/11

21 12 195

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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Deposited this .. day of: 19 ..

Division I and Division II

DISTRICT LAND REGISTRATION

FIN 30.1.95
5010563

INSTRUMENT:

10

Proposed	Subdiv	Subdiv
Drainage	A	At Lot 2
Drainage	B	D.P. 10418
Drainage	C	C.T. 200-46
		At 16 & 17
		Suburban
		Sections
		Havaleck
		At 72-286
		At Lot 2
		D.P. 10418
		C.T. 200-46

179 D.P. 10453

180 D.P. 10453

181 D.P. 10453

Computed Plan

P+2 D.P. 10453

P+2 D.P. 10453

Diagram A

not to scale

1000'

TERRITORIAL AUTHORITY Hastings District Council
Prepared by R.H. Norton
Scale 1:2000 Date Jan 1995

Plan of Proposed Easements
over Pt Lot 2 D.P. 10118 and Pt Suburban
Sacs 16 & 17 Havelock.

AND DISTRICT *Hanksville*.....
 SURVEY BLK. & DIST. *N. T. = Mota*.....
 ZONE 261 SHT *221* RECORD MAP No. *178* 44-37

2. GORBATOV, SUIEROV GENERAL. DEPARTMENT OF SURVEY AND INSPIRATION. NEW ZEALAND.

Abstract

2.29 31.MAR95

622345

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY H
ASST. LAND REGIS

200/46
72/286



RECALL FILE LABEL



F5000003151311



NDZ_0015303



RECORD OF TITLE
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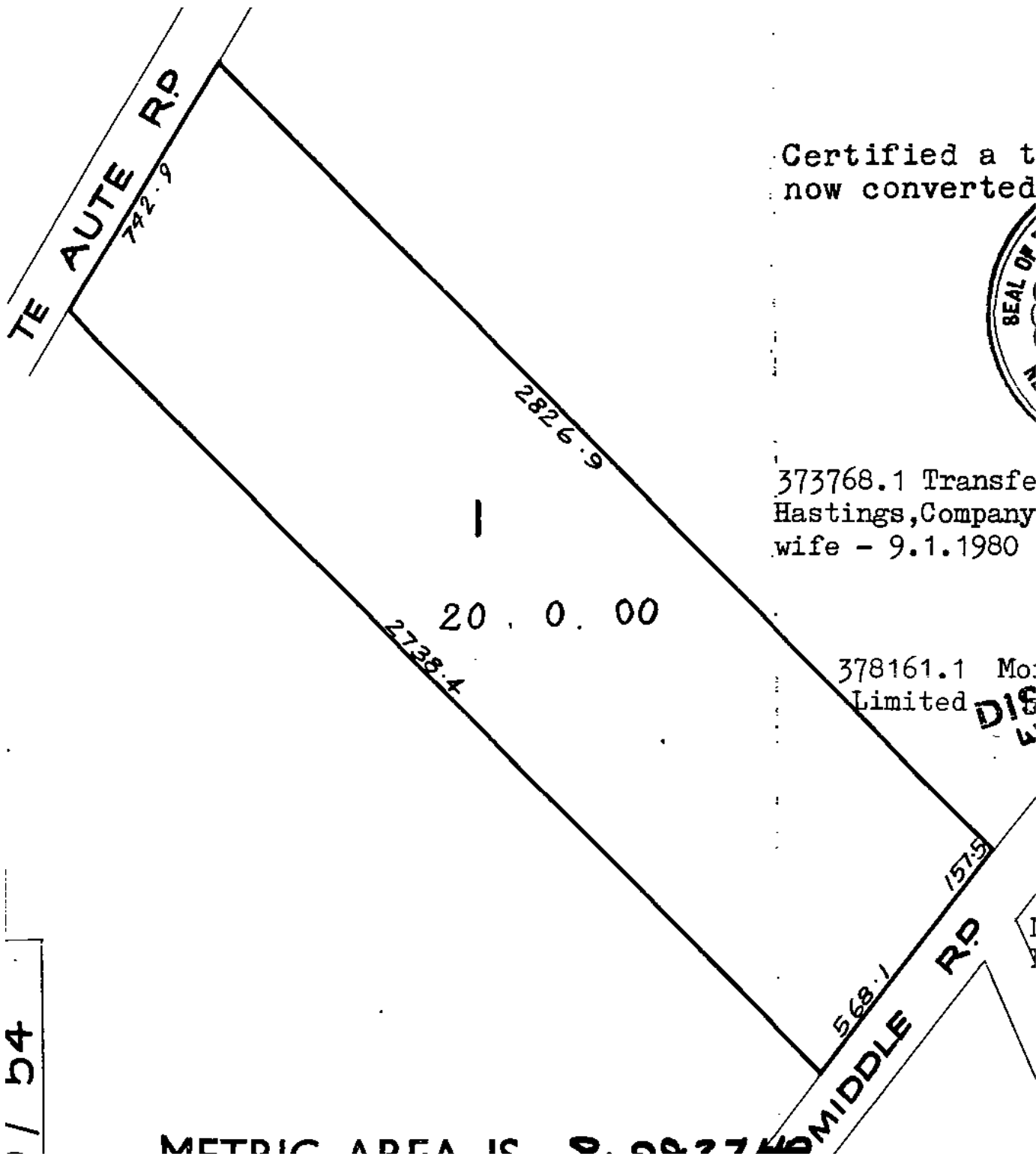

R.W. Muir
Registrar-General
of Land

Identifier **HB199/54**
Land Registration District **Hawkes Bay**
Date Issued 02 March 1961

Prior References
HB65/205

Estate Fee Simple
Area 8.0937 hectares more or less
Legal Description Lot 1 Deposited Plan 10118
Registered Owners
CDL Land New Zealand Limited

Interests





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

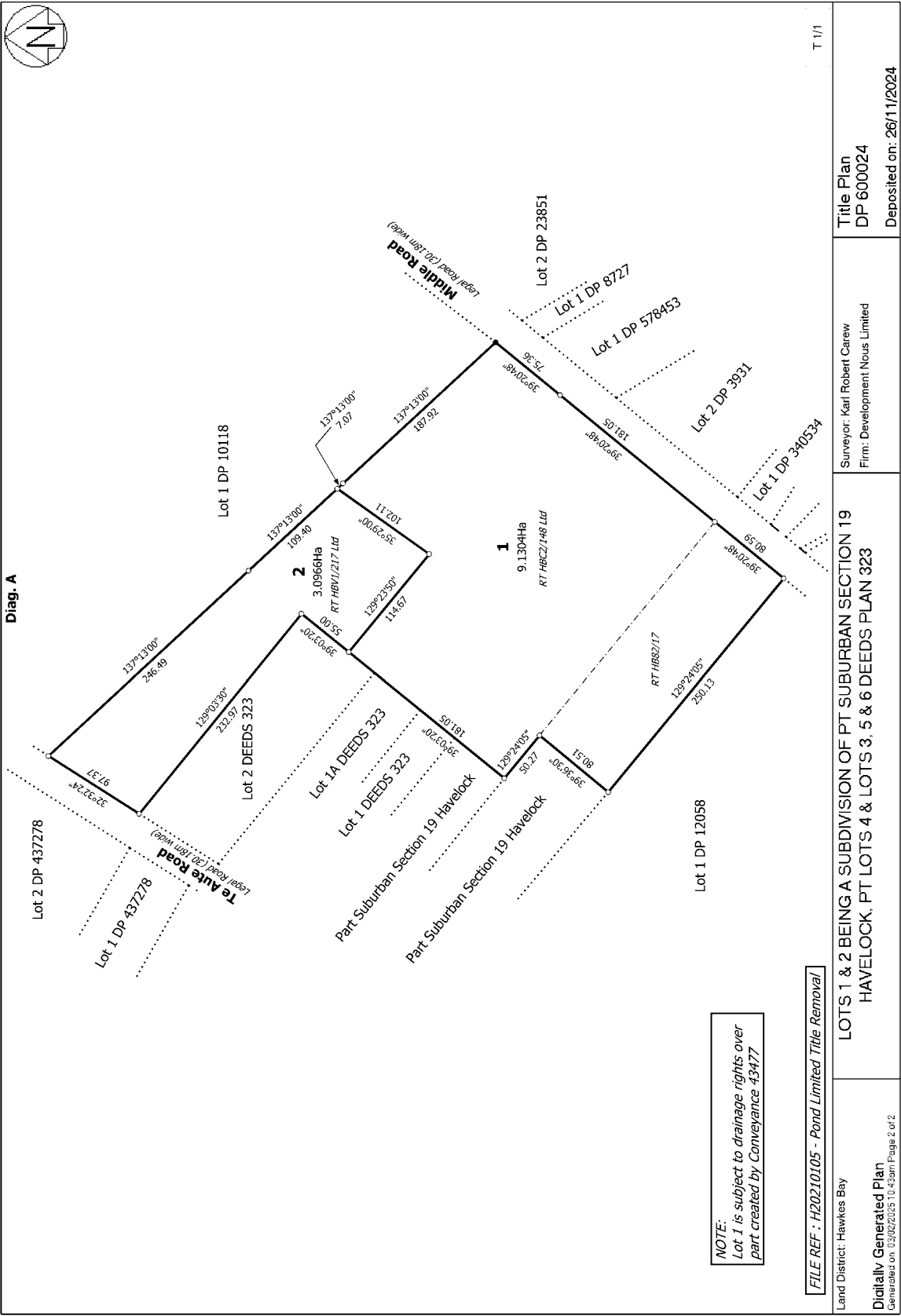
Identifier **1201550**
Land Registration District **Hawkes Bay**
Date Issued 03 February 2025

Prior References
HBV1/217

Estate Fee Simple
Area 3.0966 hectares more or less
Legal Description Lot 2 Deposited Plan 600024
Registered Owners
[REDACTED]

Interests

6052416.6 Mortgage to ANZ Banking Group (New Zealand) Limited - 23.6.2004 at 9:00 am
13238195.1 CAVEAT BY CDL LAND NEW ZEALAND LIMITED - 28.2.2025 at 4:07 pm





View Instrument Details

Instrument Type	Caveat against dealings with land under Section 138 Land Transfer Act 2017
Instrument No	13238195.1
Status	Registered
Date & Time Lodged	28 February 2025 16:07
Lodged By	Piercey, Emma Harriet

Affected Records of Title	Land District
1201550	Hawkes Bay

Registered Owner

[REDACTED]
[REDACTED]
[REDACTED]

Caveator

CDL Land New Zealand Limited

Estate or Interest claimed

Agreement for Sale and Purchase dated 7/06/2024 between the Registered Owners DKL Pentad Trustees Limited, Barbara Joy Moore and Charles Peter Moore as vendor and the Caveator CDL Land New Zealand Limited as purchaser

Notice

Take notice that the Caveator forbids the registration of any instrument, or the recording of any matter in the register that transfers, charges, or prejudicially affects the estate or interest protected by this caveat until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of section 143 of the Land Transfer Act 2017.

Address for Service of Caveator

CDL Land New Zealand Limited
C/- Anthony Harper

[REDACTED]

Address for Registered Owner

[REDACTED]
[REDACTED]
[REDACTED]

Caveator Certifications

I certify that I have the authority to act for the Caveator 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 ☒



View Instrument Details

Caveator Certifications

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 Emma Harriet Piercey as Caveator Representative on 28/02/2025 03:57 PM

*** End of Report ***



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1169351**
Land Registration District **Hawkes Bay**
Date Issued 03 February 2025

Prior References

HB82/17 HBC2/148

Estate Fee Simple
Area 9.1304 hectares more or less
Legal Description Lot 1 Deposited Plan 600024
Registered Owners
CDL Land New Zealand Limited

Interests

Appurtenant to part formerly part Lot 5 and Lot 6 Deeds Plan 323 contained in RT HBC2/148 and Part Suburban Section 19 Havelock contained in RT HB82/17 are drainage rights created by Conveyance 31711

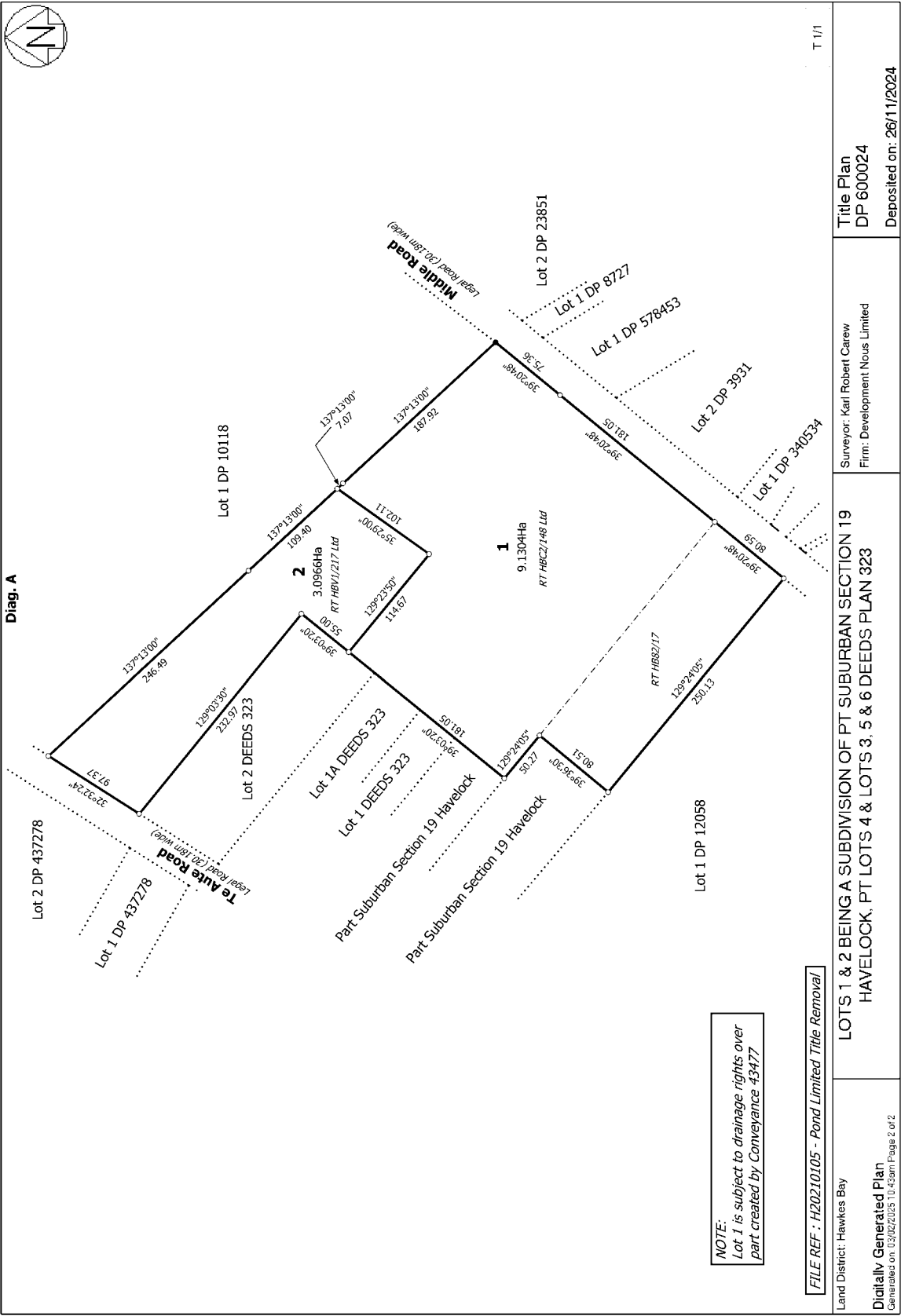
Appurtenant to part formerly Part Suburban Section 19 Havelock contained in RT HB82/17 are drainage rights created by Conveyance 43479

Appurtenant to part formerly Part Suburban Section 19 Havelock contained in RT HB82/17 created by Conveyance 43477 - 9.3.1934 at 12:00 am

Subject to drainage rights over part formerly Lot 6 Deeds Plan 323 created by Conveyance 43477 - 9.3.1934 at 12:00 am

Subject to a right (in gross) to drain water over part marked E on DP 600024 in favour of Hastings District Council created by Easement Instrument 13289328.6 - 1.5.2025 at 3:36 pm

The easements created by Easement Instrument 13289328.6 are subject to Section 243 (a) Resource Management Act 1991



NAPIER, 24th May, 1939

31711CVY

Mr. George Graham,

Farmer,

HAVELock NORTH.

Re THE LAND TRANSFER (HAWKE'S BAY) ACT, 1931, AND
THE LAND TRANSFER (HAWKE'S BAY) AMENDMENT ACT, 1933.

THE above Acts cast upon me the duty of making a new Land Transfer Register-book in replacement of the Land Transfer Register which was destroyed in the fire following the Hawke's Bay earthquake on the 3rd February, 1931.

You are the registered proprietor of ~~(or the registered mortgage of)~~ 17 acres 3 roods 8 perches,
comprising Lots 5, 6 and part Lot 4 on Deeds Plan 323, (Middle Road)
H.B.
being the land comprised in reconstructed Register-book, Vol. 20 folio 18 (old Register-book, Vol. 109, folio 211), and
part of
the said land purports to have appurtenant to it easement, being Drainage rights over part of Suburban

Section 19 Havelock,
Deed Deed
created by ~~transfer~~ registered No. 31711 The said ~~transfer~~ was destroyed in the said fire, but no ~~transfer~~ in substitution therefor
has yet been registered in this office. Section 15 of the Land Transfer (Hawke's Bay) Act, 1931, authorizes you to require the
H.B.
registered proprietor of the servient land (which is the land comprised in reconstructed Register-book, Vol. 65, folio 55; old
Register-book, Vol. 109, folio 215 the registered proprietor of such servient land being Miss Julia Elizabeth
Due of Otahuhu) to execute, but without cost to himself, an appropriate
instrument, having as nearly as possible the same effect, after registration, as the said destroyed Transfer No. 31711 No such
appropriate instrument has yet been registered. Deed

Besides yourself the following registered proprietors appear to have the benefit of such easement, viz. :-

	Register-book.	H.B.
1. <u>Mr. Albert Thomas Anderson of Havelock North</u>	Vol. <u>35</u> , folio <u>245</u>	
2. <u>Mr. John Denis Henan of</u>	Vol. <u>82</u> , folio <u>17</u>	
3. _____	Vol. _____, folio _____	
4. _____	Vol. _____, folio _____	
5. _____	Vol. _____, folio _____	
6. _____	Vol. _____, folio _____	
7. _____	Vol. _____, folio _____	
8. _____	Vol. _____, folio _____	
9. _____	Vol. _____, folio _____	
10. _____	Vol. _____, folio _____	

Section 4 of the Land Transfer (Hawke's Bay) Amendment Act, 1933, reads as follows :-

(1) The Registrar may at his discretion at any time apply to the Hawke's Bay Adjustment Court for an order under section twelve of the Hawke's Bay Earthquake Act, 1931, to define the rights and liabilities of any person or persons in or in relation to any land or interest in land within the district, if the definition of such right or liability by that Court would facilitate the making of the new register for the district.

(2) Notice of every such application shall be given by the Registrar by registered letter to every person known or believed by him to be entitled to any right or to be subject to any liability in respect of any land the subject-matter of the application.

(3) Every such application, until disposed of by the Court, shall be effective as a caveat by the Registrar, and he shall make an entry in the register that such application has been made.

I should be reluctant to compel you and the other registered proprietors of the easement to go to the Hawke's Bay Adjustment Court in this matter, but I may be obliged to use my authority under the said section 4 of the Land Transfer (Hawke's Bay) Amendment Act, 1933, unless you and the other registered proprietors of the easement make a serious effort within six months from the date of this notice to have the said easement reconstructed and registered in this office. If you no longer desire the benefit of the easement, I have power by adopting a certain procedure to cause it to cease and determine; but if the easement is of use to you, I should advise you and the other registered proprietors of the easement to give the necessary instructions to your solicitor or licensed land-broker.

E.C. ADAMS,
District Land Registrar.
per: [Signature]

NAPIER, 24th May, 1939.Mr. Albert Thomas Anderson,Farmer,HAVELOCK NORTH.

Re THE LAND TRANSFER (HAWKE'S BAY) ACT, 1931, AND
THE LAND TRANSFER (HAWKE'S BAY) AMENDMENT ACT, 1933.

THE above Acts cast upon me the duty of making a new Land Transfer Register-book in replacement of the Land Transfer Register which was destroyed in the fire following the Hawke's Bay earthquake on the 3rd February, 1931.

You are the registered proprietor of (~~or the registered mortgagee of~~) 5 acres comprising part of
Suburban Section 19, Havelock (situate on Te Aute Road),
H.B.
being the land comprised in reconstructed Register-book Vol. 35 folio 245 (old Register-book, Vol 109, folio 214), and
the said land purports to have appurtenant to it easement, being ~~Drainage rights over another part of~~
~~said Suburban Section 19, Havelock,~~
Deed Deed Deed
created by ~~transfer~~ registered No. 31711 The said ~~transfer~~ was destroyed in the said fire, but no ~~transfer~~ in substitution therefor
has yet been registered in this office. Section 15 of the Land Transfer (Hawke's Bay) Act, 1931, authorizes you to require the
registered proprietor of the servient land (which is the land comprised in reconstructed Register-book Vol. 65, folio 55; old
Register-book, Vol. 109, folio 215, the registered proprietor of such servient land being Miss Julia Elizabeth
Due of Otahuhu,) to execute, but without cost to himself, an appropriate
instrument, having as nearly as possible the same effect, after registration, as the said destroyed ~~Transfer~~ No. 31711 No such
appropriate instrument has yet been registered. Deed

Besides yourself the following registered proprietors appear to have the benefit of such easement, viz. :-

	Register-book.	H.B.
1. <u>Mr. George Graham of Havelock North</u>	Vol. <u>20</u>	folio <u>18</u>
2. <u>Mr. John Denis Henan of Havelock North</u>	Vol. <u>82</u>	folio <u>17</u>
3. _____	Vol. _____	folio _____
4. _____	Vol. _____	folio _____
5. _____	Vol. _____	folio _____
6. _____	Vol. _____	folio _____
7. _____	Vol. _____	folio _____
8. _____	Vol. _____	folio _____
9. _____	Vol. _____	folio _____
10. _____	Vol. _____	folio _____

Section 4 of the Land Transfer (Hawke's Bay) Amendment Act, 1933, reads as follows :-

(1) The Registrar may at his discretion at any time apply to the Hawke's Bay Adjustment Court for an order under section twelve of the Hawke's Bay Earthquake Act, 1931, to define the rights and liabilities of any person or persons in or in relation to any land or interest in land within the district, if the definition of such right or liability by that Court would facilitate the making of the new register for the district.

(2) Notice of every such application shall be given by the Registrar by registered letter to every person known or believed by him to be entitled to any right or to be subject to any liability in respect of any land the subject-matter of the application.

(3) Every such application, until disposed of by the Court, shall be effective as a caveat by the Registrar, and he shall make an entry in the register that such application has been made.

I should be reluctant to compel you and the other registered proprietors of the easement to go to the Hawke's Bay Adjustment Court in this matter, but I may be obliged to use my authority under the said section 4 of the Land Transfer (Hawke's Bay) Amendment Act, 1933, unless you and the other registered proprietors of the easement make a serious effort within six months from the date of this notice to have the said easement reconstructed and registered in this office. If you no longer desire the benefit of the easement, I have power by adopting a certain procedure to cause it to cease and determine; but if the easement is of use to you, I should advise you and the other registered proprietors of the easement to give the necessary instructions to your solicitor or licensed land-broker.

E.C. ADAMS,
District Land Registrar.
per: *[Signature]*

NAPIER, 24th May, 1939.*Heenan*
Mr. John Denis Heenan,Orchardist,HAVELOCK NORTH

Re THE LAND TRANSFER (HAWKE'S BAY) ACT, 1931, AND
THE LAND TRANSFER (HAWKE'S BAY) AMENDMENT ACT, 1933.

THE above Acts cast upon me the duty of making a new Land Transfer Register-book in replacement of the Land Transfer Register which was destroyed in the fire following the Hawke's Bay earthquake on the 3rd February, 1931.

You are the registered proprietor of (~~on the registered mortgage of~~) 4 acres 3 roods 35.7 perches
comprising part of Suburban Section 19, Havelock (Middle Road)
H.B.
being the land comprised in reconstructed Register-book/Vol. 82 folio 17 (old Register-book, Vol. -, folio -), and
the said land purports to have appurtenant to it easement, being Drainage rights over other part of
said Suburban Section

Deed	Deed	Deed
------	------	------

created by ~~transfer~~ registered No. 31711 The said ~~transfer~~ was destroyed in the said fire, but no ~~transfer~~ in substitution therefor
has yet been registered in this office. Section 15 of the Land Transfer (Hawke's Bay) Act, 1931, authorizes you to require the
H.B.
registered proprietor of the servient land (which is the land comprised in reconstructed Register-book/Vol. 65, folio 55; old
Register-book, Vol. 109, folio 215, the registered proprietor of such servient land being Miss Julia Elizabeth
Dee of Otahuhu) to execute, but without cost to himself, an appropriate
instrument, having as nearly as possible the same effect, after registration, as the said destroyed ~~Transfer~~ No. 31711 No such
appropriate instrument has yet been registered. Deed

Besides yourself the following registered proprietors appear to have the benefit of such easement, viz. :-

	Register-book.	H.B.
1. <u>Mr. George Graham of Havelock North</u>	Vol. <u>20</u>	folio <u>18</u>
2. <u>Mr. Albert Thomas Anderson of Havelock North</u>	Vol. <u>35</u>	folio <u>245</u>
3. _____	Vol. _____	folio _____
4. _____	Vol. _____	folio _____
5. _____	Vol. _____	folio _____
6. _____	Vol. _____	folio _____
7. _____	Vol. _____	folio _____
8. _____	Vol. _____	folio _____
9. _____	Vol. _____	folio _____
10. _____	Vol. _____	folio _____

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E.C. ADAMS,
District Land Registrar.

per: *[Signature]*

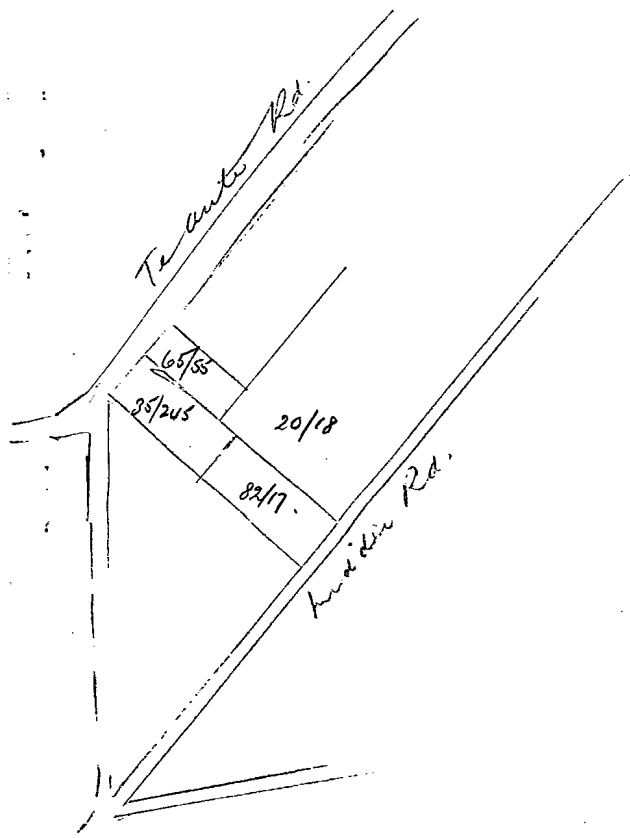
Servient

14B 65/55 (109/215)

3 acres pt S.S. 19. Havelock.
Te Anau Rd.

Subject to the Drainage Rights
hereon created by Case 31711.

Julia Elizabeth Duce of
Otago Peninsula



Dominant

① 14B 20/18 (109/211)

17 acres 3 rods 8 perches.
Middle Rd.

Blk IV Te Anau D.

Lots 5 & 6 of 4. Deeds P323

Together with Drainage Rights app to
Lot 6 of Lot 5 over another pt S.S. 19.
Deed 31711. Havelock.

George Graham of Havelock
North Farmer.

② 14B 35/245 (109/214)

5 acres

Te Anau Rd.

Blk IV Te Anau D. pt S.S.

19 Havelock

Together with (as above)

Regd Prop. Albert Thomas
Anderson of Havelock North
Farmer.

③ 14B 82/17

4 ac. 3 rods 35.7 perches.

pt S.S. 19 Havelock.

Blk IV Te Anau D.

Middle Rd.

Together with — (as above)
deeds 31711 & 43479

Regd Prop. John Denis Keenan
of Havelock North Orchardist.

Deed 31711

(Conveyance)

(Drainage Rights)

HB 20/18 C2-148

" 35/245 - E3-1101

" 65/55 - 1

" 82/17

1st Notices (3) 24/5/39



43477 CVY

Stamp Duty
£2:5:0
31 MY 10
Napier N.Z.

THIS DEED made the twenty eighth day of May one thousand nine hundred and ten BETWEEN THOMAS MASON CHAMBERS of Havelock North in the Provincial District of Hawke's Bay in New Zealand Sheepfarmer and FRANCIS LOGAN of Napier in the said Provincial District Solicitor (hereinafter called "the Executors") of the first part JOHN HENRY JOLL of Havelock North aforesaid Blacksmith (hereinafter called "the mortgagee") of the second part SAMUEL ... NATHAN GRAHAM of Havelock North aforesaid Settler (hereinafter called "the Grantor") of the third part and MARTIN ANDERSEN of Havelock North aforesaid Farmer (hereinafter called "the Purchaser") of the Fourth part WHEREAS by Deed of Conveyance dated the eighteenth day of July one thousand eight hundred and ninety nine made between Robert Henry Mackenzie of Havelock North aforesaid Sheepfarmer (hereinafter referred to as "the Vendor") of the one part and Hugh Campbell of the other part and registered in the Deeds Registry Office at Napier aforesaid as No. 32189 the Vendor being then the owner in fee simple of the lands described in the first and second Schedules hereto conveyed to the said Hugh Campbell (inter alia) the land described in the second schedule hereto (hereinafter referred to as "the second schedule land") AND WHEREAS it was the intention of the parties to the aforesaid deed that there should be thereby reserved to the Vendor as an appurtenant to the land described in the first schedule hereto (hereinafter referred to as "the First Schedule land") the rights and easements herein-after expressed to be hereby granted but through inadvertence such reservation was not embodied in the said deed AND ... WHEREAS the vendor sold the First schedule land together with the rights and easements aforesaid to the Purchaser for the sum of Three hundred pounds and received .. from the purchaser part of the purchase moneys WHEREAS the vendor died at Havelock North aforesaid on or about the Sixth day of June one thousand nine hundred and two having first made and executed his last Will and Testament dated the Twenty second day of May one thousand eight hundred and ninety nine and a Codicil thereto dated the fifteenth day of July one thousand nine hundred and one whereby he appointed the executors parties hereto and one William Charles Alexander Mackenzie executors thereof AND WHEREAS Probate of the said Will and Codicil was on the twenty third day of June one thousand nine hundred and two granted by the Supreme Court of New Zealand (Wellington District) at Napier aforesaid to the executors parties hereto power being reserved to grant like probate to the said William Charles Alexander Mackenzie whenever he should appear before the said Court and sue for the same AND WHEREAS the said William Charles Alexander Mackenzie has not sued for Probate of the said Will and Codicil or in any way intermeddled with the administration of the estate of the Vendor AND WHEREAS the purchaser has now paid to the executors the balance of the purchase money owing by him on the aforesaid sale and has called upon the executors to convey to him the land so sold to him as aforesaid together with the rights and easements aforesaid AND WHEREAS the fee simple of the second schedule

land is now vested in the Grantors as beneficial owner thereof subject only to a .. Deed of mortgage dated the fifteenth day of January one thousand nine hundred and ten made between the Grantor of the one part and the mortgagee of the other part and registered as aforesaid as No. 42959 AND WHEREAS the executors have requested the mortgagee and the Grantor to join with them in executing these presents for the purpose of granting to the Purchaser the rights and easements aforesaid which the mortgagee and the Grantor have agreed to do NOW THIS DEED WITNESSETH that in consideration of the sum of THREE HUNDRED POUNDS paid by the Purchaser partly to the Vendor and partly to the executors (the receipt of which is hereby acknowledged) .. THEY the executors DO HEREBY CONVEY AND ASSURE unto the purchaser his heirs . executors administrators and assigns ALL THAT piece of land described in the first Schedule hereto and delineated on that part edged red of the plan drawn hereon . TOGETHER with all the rights easements and appurtenances thereto belonging TO HOLD the same unto the Purchaser his heirs executors administrators and assigns for ever AND ALSO that the mortgagee (at the request of the grantor) and the Grantor (at the request of the executors) DO hereby according to their respective estates and interests in the second Schedule land give and grant and the executors DO HEREBY ... GRANT and confirm unto the purchaser his heirs executors administrators and assigns as rights and easements full for ever appurtenant to the land hereby conveyed and . every part thereof full free uninterrupted and perpetual right for the purchaser his heirs executors administrators and assigns and other the owners or occupiers for the time being of the land hereby conveyed and every part thereof to use the drain nine links wide running parallel with and at a distance of five links within the South Western boundary of the second Schedule land the course of which drain is shown coloured blue on the plan drawn hereon and to open clear and cleanse the said drain .. without let or hindrance from or by the mortgagee or the grantor or their respective heirs executors administrators or assigns and so that neither the mortgagee nor the grantor nor their respective heirs executors administrators or assigns shall be at liberty at any time hereinafter to close or obstruct the said drain or any part thereof AND the executors as to the deeds and documents set out in the third schedule hereto and the mortgagee as to the deeds and documents set out in the fourth schedule hereto do hereby respectively admit and declare that they respectively hold and retain possession of the said deeds and documents which relate as well to the lands affected by these presents as to any other lands PROVIDED ALWAYS and it is hereby expressly declared that all covenants and warranties implied herein as against any of the parties hereto of the first second and third parts respectively shall be limited as to each of them to the acts deeds and defaults of himself and of every or any person or persons rightfully claiming by through under or in trust for him and are . hereby further or otherwise expressly negatived.

IN WITNESS whereof the parties hereto have hereunto subscribed their ..
names

FIRST SCHEDULE.

ALL THAT piece of land situate in the Provincial District of Hawkes Bay containing nine acres three roods thirty five perches more or less being part of .. Suburban Section number Nineteen of the Town of Havelock North BOUNDED (commencing at the South Western Corner of said Section) towards the North West by the Road ... to Te Aute Four hundred and three and one tenth links towards the North east by other parts of the same section conveyed by Deed registered No. 31711 to one Jens Karl Due and by deed registered No. 32189 to Hugh Campbell as above recited TWO THOUSAND FIVE HUNDRED AND FIFTEEN AND ONE TENTH LINKS and towards the South East by Middle Road Four hundred and six tenths links and towards the South West by Suburban Section number Twenty, two thousand four hundred and sixty seven and a half links AS the same is delineated on that part edged red of the plan drawn ... hereon.

SECOND SCHEDULE.

ALL THAT piece of land situate in the Provincial District of Hawkes Bay being other part of Suburban Section Number Nineteen of the Town of Havelock North and being the Lot shown numbered Six on the plan deposited in the Deeds Registry . Office at Napier as No. 323

THIRD SCHEDULE.

5394 Grant Crown to Triphook 24 September 1860
5395 Conveyance Triphook to Colenso 13 February 1863
5396 Conveyance Colenso to Couper 28 June 1870
5397 Mortgage Couper to Poole ; 1 July 1870
6215 Reconveyance Poole to Couper 20 June 1871
6216 Mortgage Couper to Wilson & Anor. 15 June 1871
10104 Reconveyance Wilson & anor. to Couper 30 March 1876
31384 Conveyance Couper & Ors. to McKenzie 17 July 1898
34963 Probate McKenzie R. H. dec'd. 23 June 1902
38861 Release McKenzie to Chambers & Anor. 5 th October 1906

FOURTH SCHEDULE.

39024 Conveyance Campbell to Joll 21 January 1907
39025 Mortgage Joll to Campbell 21 January 1907
42957 Release Campbell to Joll 15 January 1910
42958 Conveyance Joll to Graham 15 January 1910
42959 Mortgage Graham to Joll 15 January 1910.

SIGNED by the said THOMAS MASON CHAMBERS)
in the presence of:) MASON CHAMBERS

W. T. Prentice

Law Clerk Napier

SIGNED by the said FRANCIS LOGAN
in the presence of:

F. LOGAN

R. H. Reid
Law Draftsman
Hastings

SIGNED by the said JOHN HENRY JOLL
in the presence of:

JOHN H. JOLL

M. T. White
Solicitor
Hastings

SIGNED by the said SAMUEL NATHAN
GRAHAM in the presence of:

S. N. GRAHAM

A. R. Harper
Teacher
Hastings.

SIGNED by the said MARTIN ANDERSEN
in the presence of:

Stamp Duty 2/6
31 MY 10
Napier N.Z.

I GUY ROCHEFORT of Napier in New Zealand Land Surveyor .

do solemnly and sincerely declare:

1. THAT I have recently made a survey upon the ground itself of the land comprised in the within written Deed of Conveyance and have ascertained by actual measurement that the Western termination of the South Western boundary of the adjoining land now in the occupation of one Jens Karl Due (conveyed to him as I am informed and believe by Deed of Conveyance from Robert Henry Mackenzie registered No. 31711) is distant along the South eastern side of the Havelock Te Aute Road Four hundred and three and one tenth links from the Western termination of the South Western .. boundary of Section nineteen within mentioned.

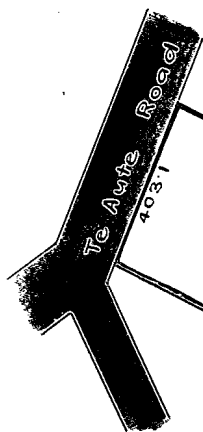
AND I make this solemn declaration ~~conscientiously-believing-the-same-to-be-true-and-under-and-by-virtue-of-an-act-of-the-General-Assembly~~ conscientiously believing the same to be true and under and by virtue of an Act of the General Assembly of New Zealand intituled "The Justices of the Peace Act 1908".

DECLARED at Napier aforesaid this
thirtieth day of May 1910 Before me:

GUY ROCHEFORT

F. Logan

A Solicitor of the Supreme Court of New Zealand



H. B.
35/245

Sub? Section 19

2515.1

Lot 6 DP323

H. B. 20/18

A R P
9 3 35.7

Drain 9.0 links wide 50 from fence

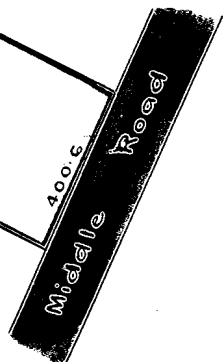
Sub? Sec. 20

2467.5

A R P
4 3 35.7

R 6165

23/294



ERJ.K.

Ed MVBH
16/4/04



Conveyance 43477

No. 43477

Received for Registration the 31st day
of May 1910 at 11.a.m.

Record: 66/305

Index: 2/176, 400

(L.S.) F. ASPINALL

Deputy Regr.

C2-148

UB 20/18
UB 35/245 ✓

R. 6165 now HR 82/171

E3-1101

DATED 28TH MAY 1910

T. M. CHAMBERS & ORS.

TO

MARTIN ANDERSEN

CONVEYANCE

&

GRANT OF EASEMENTS

I HEREBY CERTIFY this to be a true copy
of the Outstanding Deed of Conveyance and
Grant of Easements No. 43477.

DATED this 9th day of March, 1934.



M. B. Bull

Assistant Land Registrar
of the
District of Hawke's Bay

SAINSBURY LOGAN & WILLIAMS

NAPIER



View Instrument Details

Instrument No	13289328.6
Status	Registered
Lodged By	Hemara, Michelle Kim
Date & Time Lodged	01 May 2025 15:36
Instrument Type	Easement Instrument

Affected Records of Title	Land District
1169351	Hawkes Bay

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 ☒

Signature

Signed by Sarah Margaret Beckett as Grantor Representative on 10/04/2025 01:19 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 Sarah Margaret Beckett as Grantee Representative on 10/04/2025 01:20 PM

*** End of Report ***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

CDL LAND NEW ZEALAND LIMITED

Grantee

HASTINGS DISTRICT COUNCIL

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 required

Continue in additional Annexure Schedule, if

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to Drain Water	E on DP 600024	Lot 1 DP 600024 (RT 1169351)	In gross

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

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