



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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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
Catherine Theresa Bradbury as Executor

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

Hawkes Bay County

Herehere Strm.

No. 20/1033

Scale: 1 inch = 2 chains

W.4

1/1

3387

Jo Sunde

From: Jackson Bull <Jackson.Bull@cdli.co.nz>
Sent: Friday, 27 March 2026 4:48 pm
To: Jo Sunde
Subject: 108 Te Aute Road - CDL Acquisition

Good afternoon Jo

Confirming that CDL Land New Zealand Limited has an unconditional Agreement in place to acquire 108 Te Aute Road, with Overseas Investment Office approval already obtained.

The agreement is subject to a deferred settlement period of approximately 2 years, at which point title will transfer to CDL.

If required, we are happy to provide a copy of the executed Sale and Purchase Agreement (DKL Pentad Trustees Limited, Barbara Joy Moore, Charles Peter Moore).



Thanks

Jackson Bull
General Manager/Senior Development Manager
CDL LAND NEW ZEALAND LTD
s 9(2)(a)



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R.W. Muir
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Identifier **HB200/46**
Land Registration District **Hawkes Bay**
Date Issued 22 March 1961

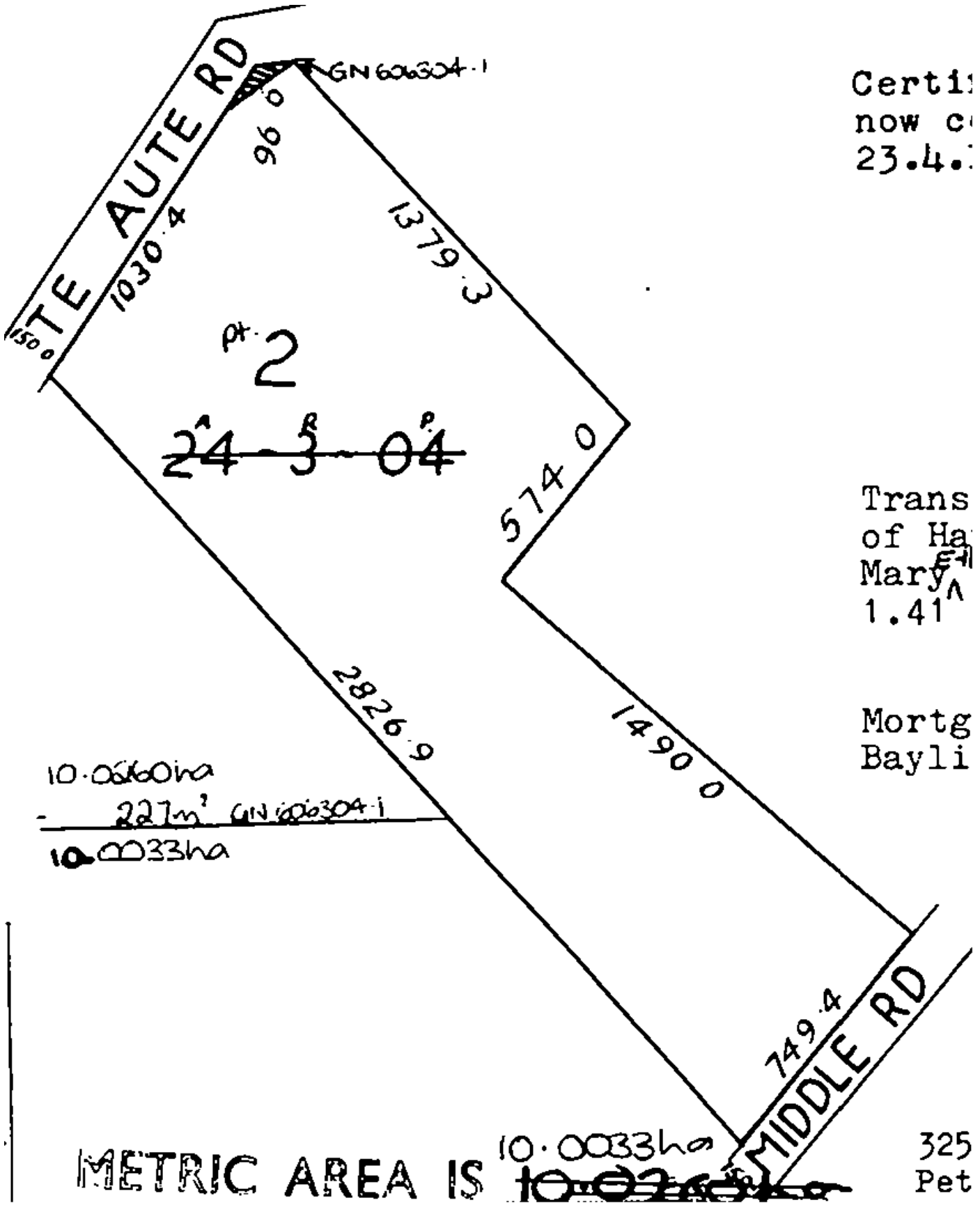
Part-Cancelled

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



Certis
now c
23.4.

Trans
of Ha
Mary
1.41

Mortg
Bayli

10.0060ha
- 227m² GN 606304-1
10.0033ha

METRIC AREA IS 10.0033ha

325
Pet



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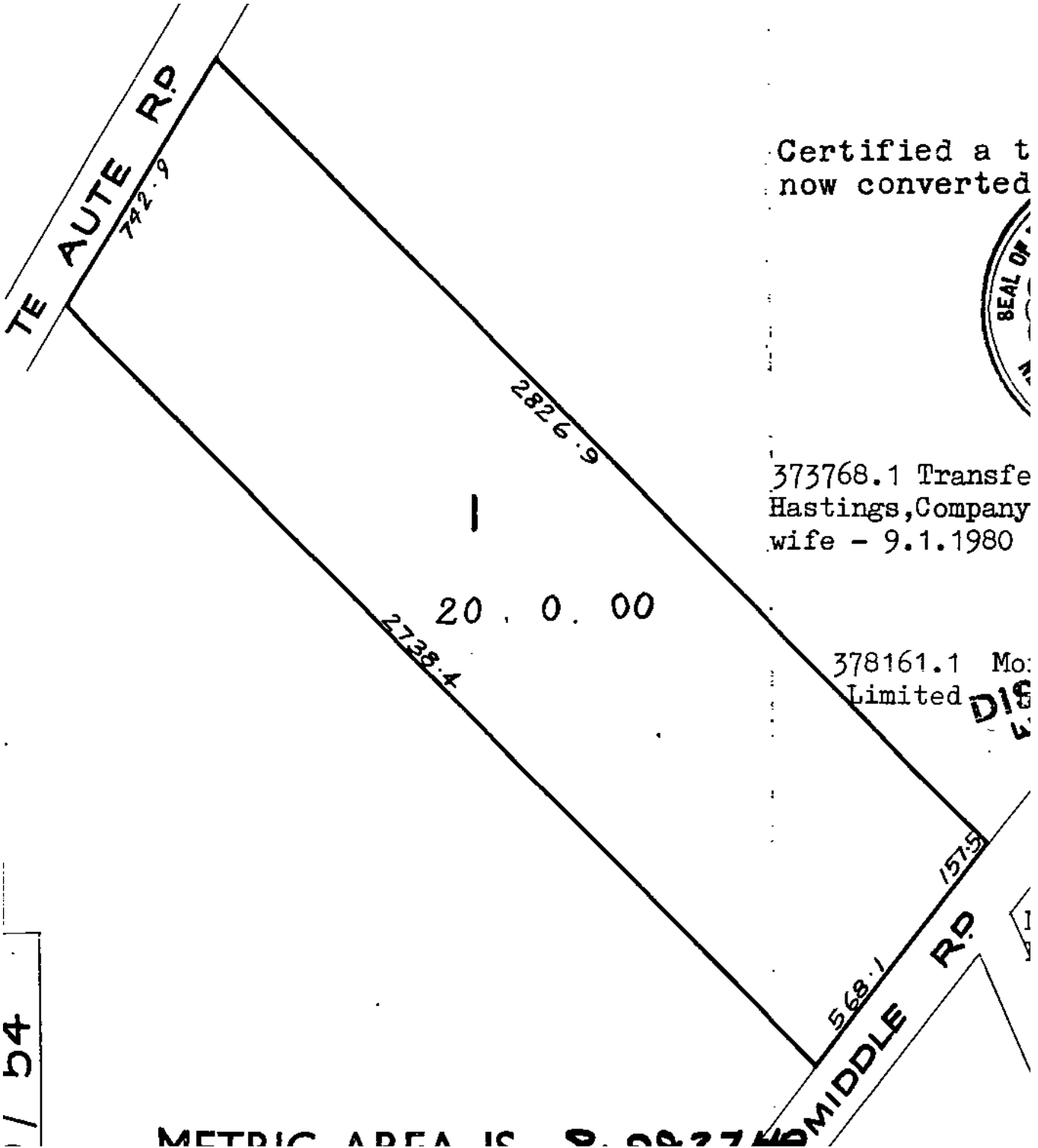
Identifier **HB199/54**
Land Registration District **Hawkes Bay**
Date Issued 02 March 1961

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



1 / 54

METRIC AREA IS 9. 08. 27



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R.W. Muir
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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
Charles Peter Moore, Barbara Joy Moore and DKL Pentad Trustees Limited

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

Jo Sunde

Subject: FW: 108 Te Aute Road - CDL Acquisition

From: Jackson Bull <Jackson.Bull@cdli.co.nz>

Sent: Friday, 27 March 2026 4:48 pm

To: Jo Sunde <jo.sunde@woods.co.nz>

Subject: 108 Te Aute Road - CDL Acquisition

Good afternoon Jo

Confirming that CDL Land New Zealand Limited has an unconditional Agreement in place to acquire 108 Te Aute Road, with Overseas Investment Office approval already obtained.

The agreement is subject to a deferred settlement period of approximately 2 years, at which point title will transfer to CDL.

If required, we are happy to provide a copy of the executed Sale and Purchase Agreement (DKL Pentad Trustees Limited, Barbara Joy Moore, Charles Peter Moore).



Thanks

Jackson Bull

General Manager/Senior Development Manager



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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



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Identifier 1276669
Land Registration District Hawkes Bay
Date Issued 24 February 2026

Prior References
1210231

Estate Fee Simple
Area 3025 square metres more or less
Legal Description Lot 1 Deposited Plan 626608

Registered Owners
Anthony John McKenna and Janice Dianne McKenna

Interests

8438565.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 1.4.2010 at 2:26 pm and entered 26.4.2010 at 9:00 am

8438565.5 Mortgage to ANZ National Bank Limited - Produced 1.4.2010 at 2:26 pm and entered 26.4.2010 at 9:00 am

Subject to a right to convey electricty over part marked A and a right to convey water over part marked C all on DP 626608 created by Easement Instrument 13538106.3 - 24.2.2026 at 3:48 pm



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Identifier 1276670
Land Registration District Hawkes Bay
Date Issued 24 February 2026

Prior References

1210230 1210231

Estate Fee Simple
Area 2.8425 hectares more or less
Legal Description Lot 2 Deposited Plan 626608

Registered Owners

Anthony John McKenna and Janice Dianne McKenna

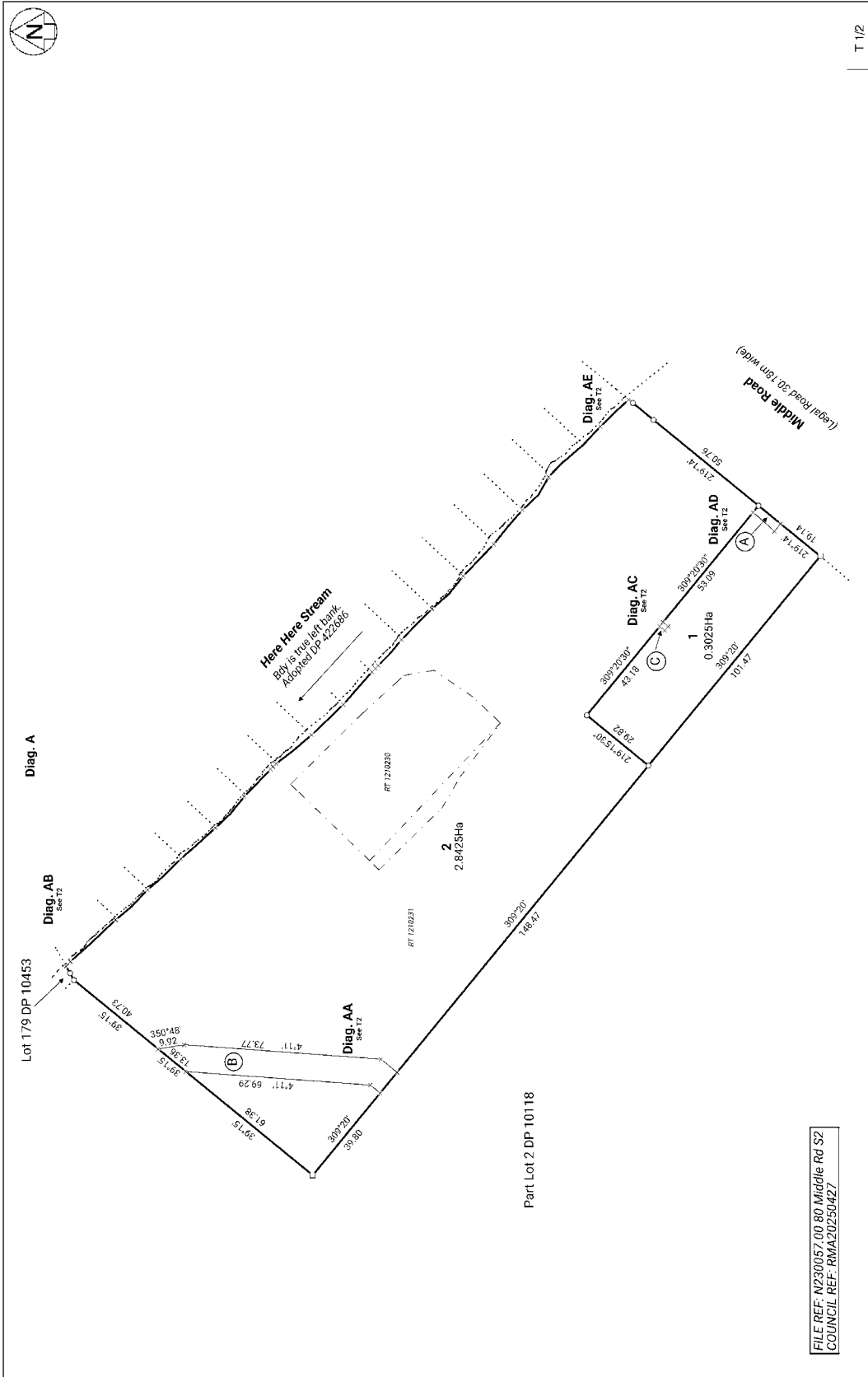
Interests

Subject to a right (in gross) to drain water over part marked B DP 626608 in favour of the Hawke's Bay Regional Council created by Gazette Notice 622345.1 - 31.3.1995 at 2.29 pm

8438565.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 1.4.2010 at 2:26 pm and entered 26.4.2010 at 9:00 am (affects part formerly Lot 1 DP 422686)

8438565.5 Mortgage to ANZ National Bank Limited - Produced 1.4.2010 at 2:26 pm and entered 26.4.2010 at 9:00 am

Appurtenant hereto is a right to convey electricity and water created by Easement Instrument 13538106.3 - 24.2.2026 at 3:48 pm



T 1/2

<p>Land District: Hawkes Bay</p> <p>Digitally Generated Plan</p> <p>Generated on: 27/02/2026 1:59pm Page 3 of 4</p>	<p>LOTS 1 - 2 BEING A SUBDIVISION OF LOTS 1 - 3 DP 609275</p>	<p>Surveyor: Christopher Michael Bean Firm: Definition Surveying Limited</p>	<p>Title Plan LT 626608 Approved on: 27/02/2026</p>
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FILE REF: N230057.00 80 Middle Rd S2
COUNCIL REF: RMA/2025/0427