



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **HBA1/1250**  
**Land Registration District** **Hawkes Bay**  
**Date Registered** 06 July 1962 12:00 am

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**Type** Deed of easement under s60 Land Act 1948  
**Area** 94.6459 hectares more or less  
**Legal Description** Section 33-34 Block II Moeangaiangi  
Survey District

**Registered Owners**  
Her Majesty the Queen

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**Interests**

■



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **HBF4/1448** **Part-Cancelled**  
**Land Registration District** **Hawkes Bay**  
**Date Issued** 10 June 1975

**Prior References**

HBE2/931          HBF1/1037          HBF1/1038

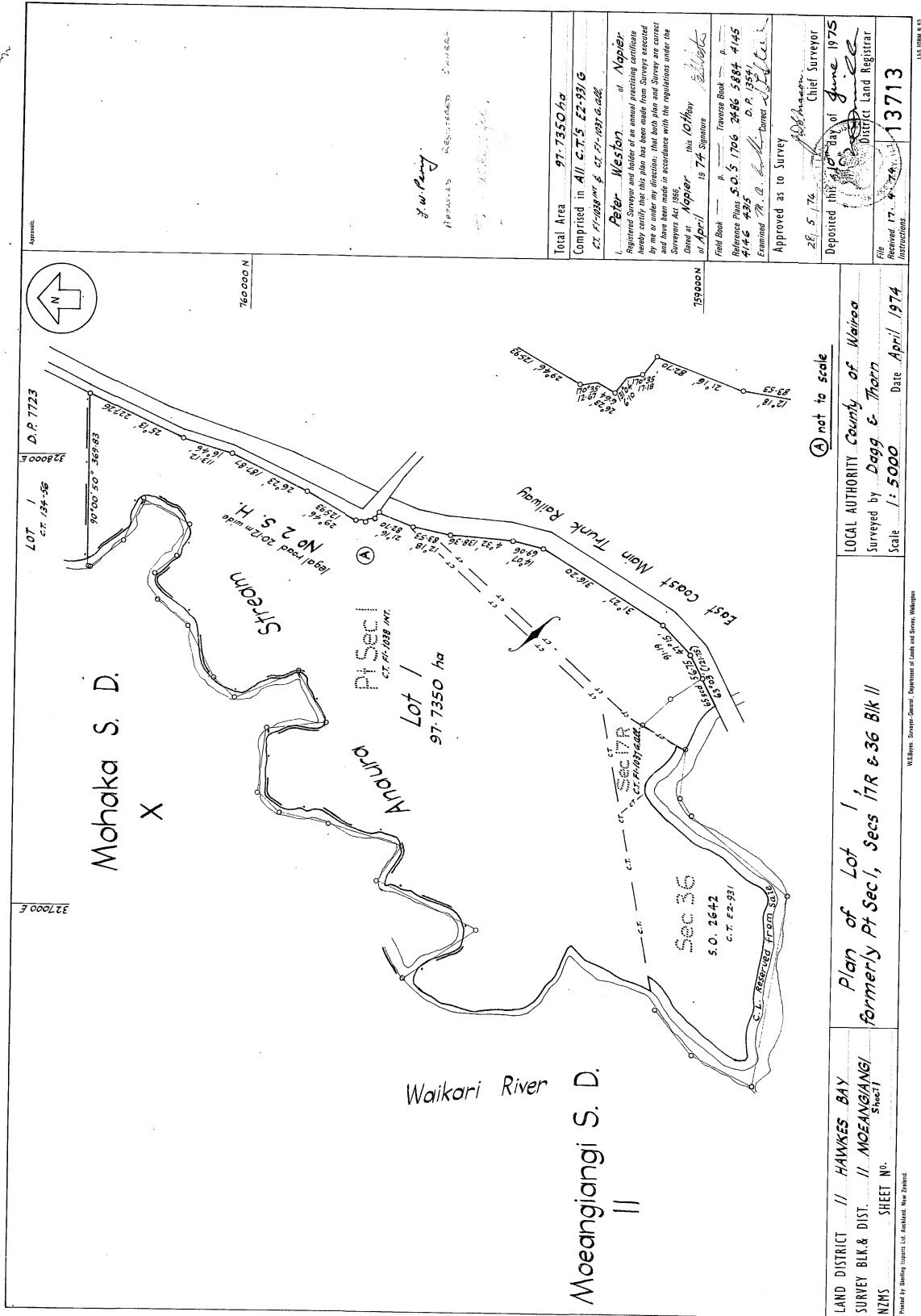
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**Estate**                  Fee Simple  
**Area**                    97.7350 hectares more or less  
**Legal Description**    Lot 1 Deposited Plan 13713  
**Registered Owners**  
Spring Valley Holdings Limited

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**Interests**

Subject to Section 59 Land Act 1948 (affects part formerly Section 36 Block II Moeangiangi Survey District)  
350021.1 Gazette Notice taking part within land containing 270m<sup>2</sup> for road - 17.4.1978 at 9:23 am  
8205260.1 Mortgage to Bank of New Zealand - 24.6.2009 at 3:05 pm  
11602178.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen -  
7.11.2019 at 3:47 pm  
12277048.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen -  
26.10.2021 at 9:47 am





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **HBG3/1433** **Part-Cancelled**

**Land Registration District** **Hawkes Bay**

**Date Issued** 20 December 1976

**Prior References**

HBB2/741 HBF1/1036

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**Estate** Fee Simple  
**Area** 427.6918 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 14820 and Part Lot 1  
Deposited Plan 13541

**Registered Owners**

Richard Lee Land Holdings Limited

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**Interests**

Subject to Section 36 (4) Counties Amendment Act 1961  
Subject to Section 59 Land Act 1948 (affects part)  
Subject to Section 315 Land Act 1924 (affects part)  
Subject to a right to convey water and electricity over part created by Transfer 333853.8 - 20.12.1976  
The easements created by Transfer 333853.8 are subject to Section 37 (1) (a) Counties Amendment Act 1961  
358507.1 Gazette Notice taking parts containing together 1761m<sup>2</sup> for road - 17.11.1978 at 9:45 am  
459365.2 Mortgage to Mary Lee - 6.3.1986 at 10:31 am  
5469608.2 Mortgage to The National Bank of New Zealand Limited - 27.1.2003 at 9:00 am  
5469608.3 Mortgage Priority Instrument making Mortgages 5469608.2 and 459365.2 first and second and mortgages respectively - 27.1.2003 at 9:00 am  
6063508.2 Variation of Mortgage 5469608.2 - 2.7.2004 at 9:00 am  
11602176.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 7.11.2019 at 3:47 pm  
12232289.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty The Queen - 1.9.2021 at 12:57 pm

29.6.1977 at 9.9a.m.

No 2 STATE HIGHWAY

349429.1 Variation of Mortgage  
23.3.1978 at 9.41a.m. (Mortgagee  
Mortgagee 334078.1 consent

**DISREGARD**

D.P.13541  
PT 1  
228.1180 ha

D.P.14820

199.5738 ha

CLEAR  
GN 359205.1

Area 427.6918 ha  
GN 358507.1 1.761 m<sup>2</sup>  
427.5157 ha

Measurements are Metric

Total Area 427.6918 ha

1000/ha

Waikare River



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **HBP2/890**  
**Land Registration District** **Hawkes Bay**  
**Date Issued** 21 October 1991

**Prior References**  
HBJ1/419

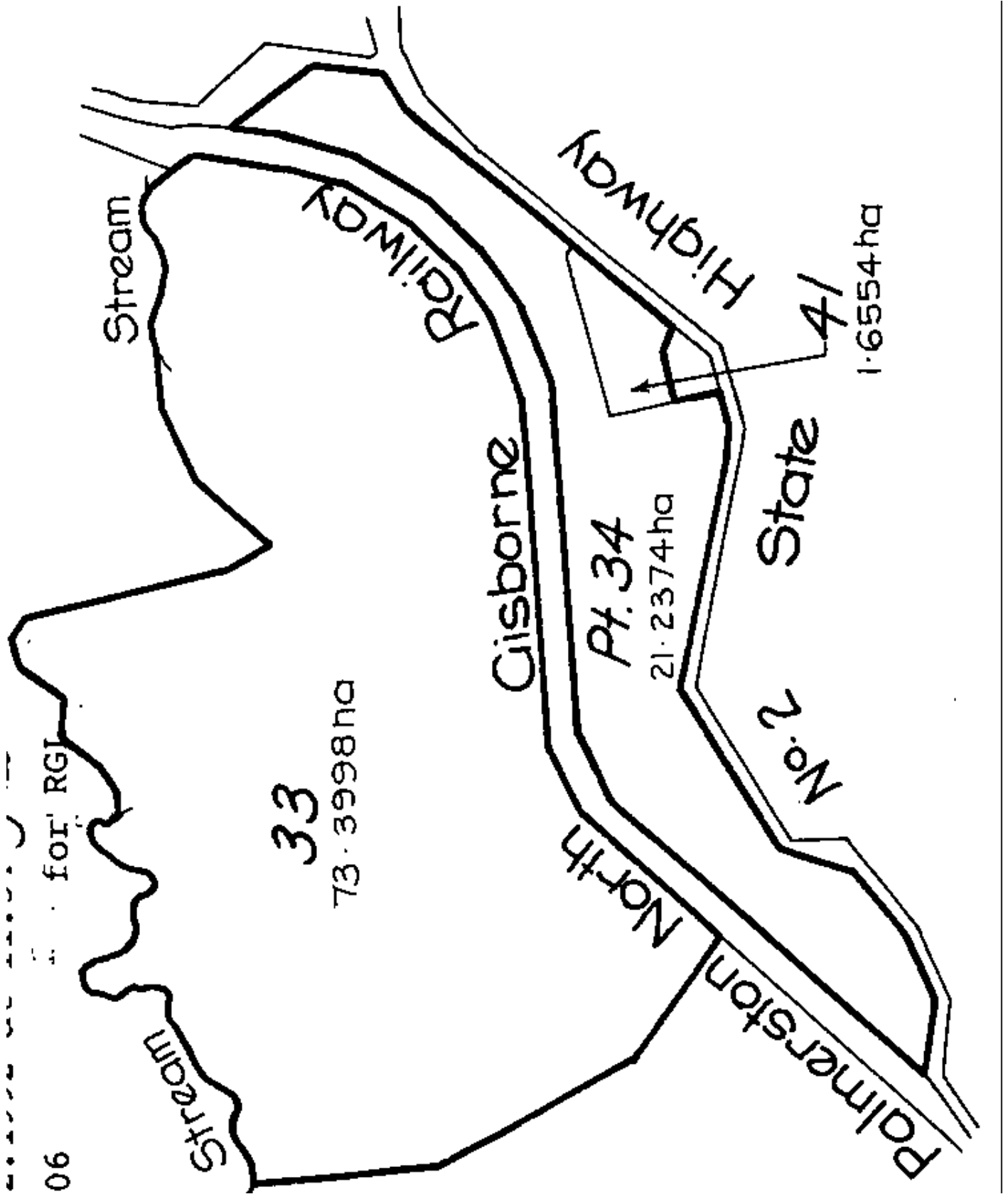
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**Estate** Fee Simple  
**Area** 96.2926 hectares more or less  
**Legal Description** Part Section 34 Survey Office Plan 2516  
and Section 41 Survey Office Plan 6201  
and Section 33 Survey Office Plan 2516

**Registered Owners**  
Christopher Morris Torr, Dianne Ellanor Torr, Stephen Hugh Orr Reaney and Stephen Alexander Greer

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**Interests**  
Subject to water and pipe line rights created by Deed A1/1250 (affects Section 33 SO 5770)  
Subject to water and pipe line rights created by Transfer 172393 (affects Section 33 SO 5770)  
Subject to Part IV A Conservation Act 1987  
Subject to Section 11 Crown Minerals Act 1991  
5144268.5 Mortgage to The National Bank of New Zealand Limited - 28.1.2002 at 9:00 am  
7745594.1 Variation of Mortgage 5144268.5 - 11.3.2008 at 9:00 am  
11602162.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen -  
7.11.2019 at 3:46 pm  
12245242.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen -  
16.9.2021 at 1:48 pm







**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **HBP4/388**  
**Land Registration District** **Hawkes Bay**  
**Date Issued** 12 August 1993

**Prior References**  
HB167/119      HBM4/577      HBM4/578

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**Estate** Fee Simple  
**Area** 24.1585 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 23291  
**Registered Owners**  
David Stuart Wallace

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**Interests**

Subject to Section 8 Atomic Energy Act 1945

Subject to Section 3 Geothermal Energy Act 1953

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Appurtenant hereto is a right of way and a right to convey electric power specified in Easement Certificate 603371.4 - 3.3.1994 at 11.46 am

Some of the easements specified in Easement Certificate 603371.4 are subject to Section 243 (a) Resource Management Act 1991 (see DP 23291)

Appurtenant hereto is a right of way and a right to take water and convey water created by Transfer 603371.5 - 3.3.1994 at 11.46 am

Some of the easements created by Transfer 603371.5 are subject to Section 243 (a) Resource Management Act 1991

8474105.3 Mortgage to Westpac New Zealand Limited - 11.5.2010 at 3:30 pm





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **HBV4/130**  
**Land Registration District** **Hawkes Bay**  
**Date Issued** 14 February 1997

**Prior References**  
HBA2/420

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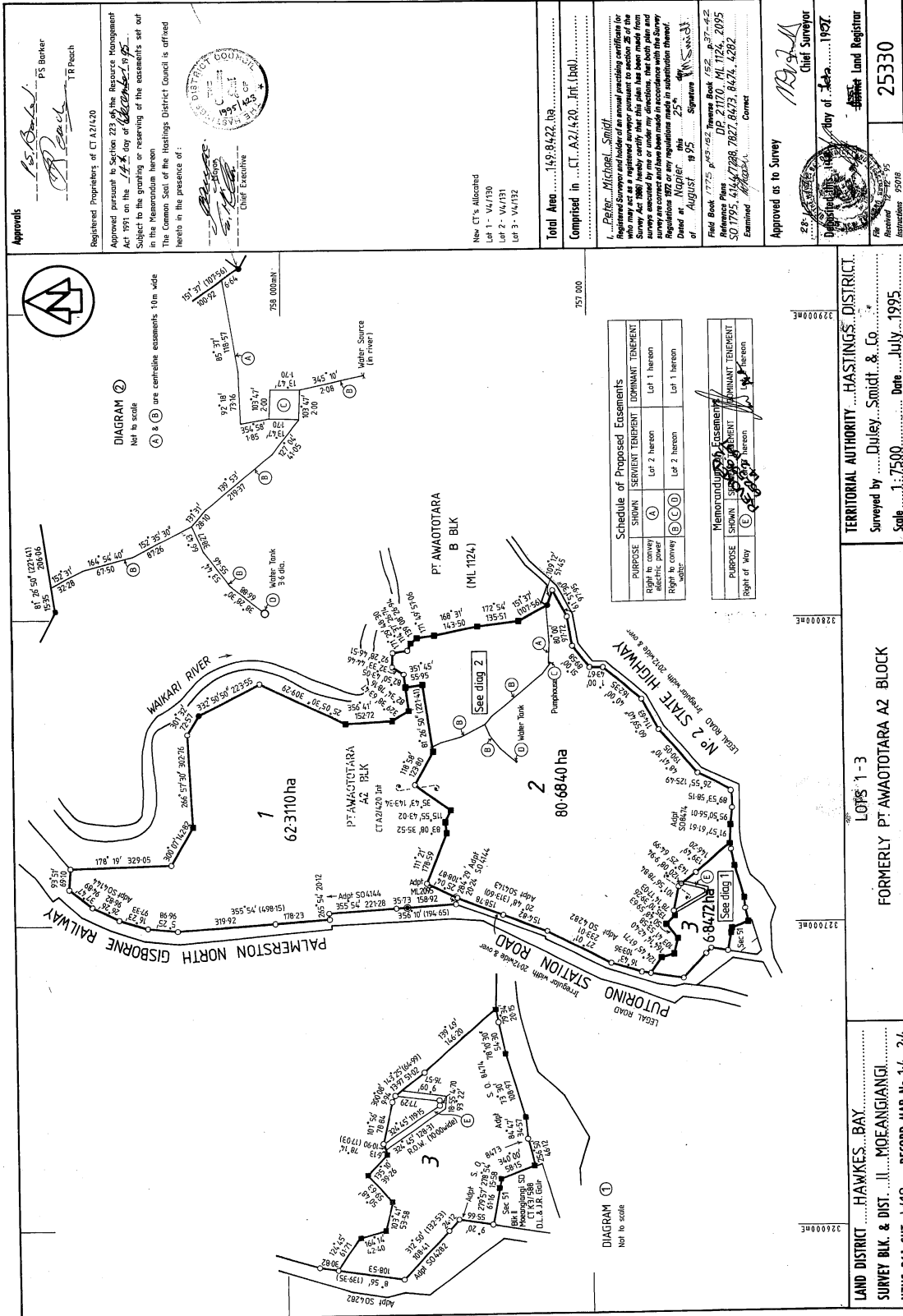
**Estate** Fee Simple  
**Area** 62.3110 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 25330

**Registered Owners**  
Benjamin Mackintosh and Kristin Daniele Rachel Mackintosh

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**Interests**

Appurtenant hereto is a right to convey water specified in Easement Certificate 656368.3 - 16.5.1997 at 3:33 pm  
Appurtenant hereto is an electricity right and water right specified in Easement Certificate 658704.3 - 10.7.1997 at 2:32 pm  
11602170.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen -  
7.11.2019 at 3:47 pm  
12217784.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen -  
13.8.2021 at 8:40 am  
12497451.4 Mortgage to ASB Bank Limited - 11.7.2022 at 1:51 pm



**Approvals**

Registered Proprietors of CT A2/1420

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of October 1995.

Subject to the granting or reserving of the easements set out in the Memorandum hereon.

The Common Seal of the Hastings District Council is affixed hereto in the presence of:

*[Signature]*  
Chief Executive

*[Signature]*  
PS Blenker  
TR Peach

*[Circular Seal: DISTRICT COUNCIL HASTINGS 1995]*

New CT's Allocated

Lot 1 - VU/130

Lot 2 - VU/131

Lot 3 - VU/132

**Total Area** ..... 149.8422 ha.

**Comprised in** ..... CT A2/1420, Int. (h/b)

**I, Michael Smidt,**

Registered Surveyor and holder of an annual plan to practice as a Surveyor under the Survey Act 1980 hereby certify that this plan has been made from a survey executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the provisions of the said Act.

Dated at **Wairoa** this **25th** day of **August** 1995.

*[Signature]*  
Signature

*[Circular Seal: MICHAEL SMIDT SURVEYOR]*

Field Book 1775 p. 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, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Approved as to Survey

*[Signature]*  
Chief Surveyor

Day of **Feb**, 1997.

Land Registrar

**25330**

Dial Form D15 "Approved (L)M 94/9"

**Schedule of Proposed Easements**

PURPOSE	SHOWN	SERMENT TENEMENT	DOMINANT TENEMENT
Right to convey electric power	(A)	Lot 2 hereon	Lot 1 hereon
Right to convey water	(B)	Lot 2 hereon	Lot 1 hereon
Right to convey	(C)	Lot 2 hereon	Lot 1 hereon
Right to convey	(D)	Lot 2 hereon	Lot 1 hereon

**Memorandum of Easements**

PURPOSE	SHOWN	SERMENT TENEMENT	DOMINANT TENEMENT
Right of way	(A)	Lot 2 hereon	Lot 1 hereon
Right of way	(B)	Lot 2 hereon	Lot 1 hereon
Right of way	(C)	Lot 2 hereon	Lot 1 hereon
Right of way	(D)	Lot 2 hereon	Lot 1 hereon

TERRITORIAL AUTHORITY ... HASTINGS DISTRICT.

Surveyed by **Duley Smidt & Co.**

Scale **1:7500** Date **July 1995**

LOTS 1-3

FORMERLY PT AMAOTOTARA A2 BLOCK

LAND DISTRICT **HAWKES BAY**

SURVEY BLK. & DIST. **MOEANGIANGI**

NZMS 261 SH. **W.19** RECORD MAP No. **1.4.24**

VAL. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, WELLINGTON.





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **HBV4/132**  
**Land Registration District** **Hawkes Bay**  
**Date Issued** 14 February 1997

**Prior References**  
HBA2/420

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**Estate** Fee Simple  
**Area** 6.8472 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 25330

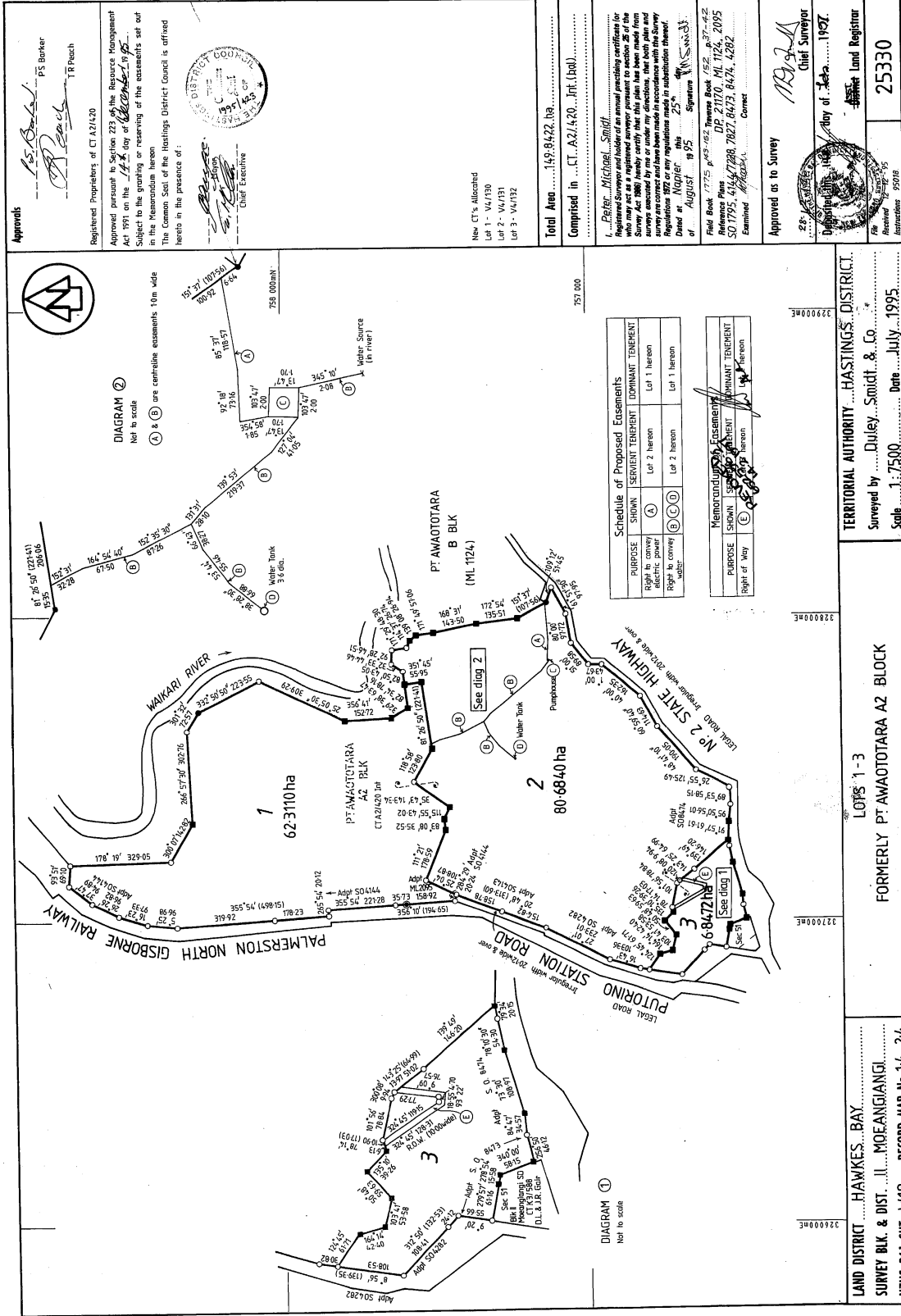
**Registered Owners**

Christopher Morris Torr, Dianne Ellanor Torr, Stephen Hugh Orr Reaney and Stephen Alexander Greer

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**Interests**

10074574.1 Mortgage to ANZ Bank New Zealand Limited - 29.5.2015 at 4:17 pm  
11602162.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 7.11.2019 at 3:46 pm  
12245242.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 16.9.2021 at 1:48 pm



Approved as to Survey  
 Chief Surveyor  
 13 MAR 1997

25330  
 Land Registrar  
 59076

TERRITORIAL AUTHORITY... HASTINGS DISTRICT.  
 Surveyed by... Duley Smidt & Co.  
 Scale 1:7500 Date July 1995

LAND DISTRICT... HAWKES BAY  
 SURVEY BLK. & DIST. ... MOEANGIANGI  
 NZMS 261 SH. ... W.19... RECORD MAP No. 14... 24.

DIAGRAM 1 Not to scale

DIAGRAM 2 Not to scale

Schedule of Proposed Easements

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right to convey electric power	(A)	Lot 2 hereon	Lot 1 hereon
Right to convey water	(B)	Lot 3 hereon	Lot 1 hereon

Memorandum of Easements

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way	(C)	Lot 2 hereon	Lot 1 hereon

Registered Proprietors of CT A21420  
 PS Blaxter  
 TR Peach

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of July 1995.  
 Subject to the granting or reserving of the easements set out in the Memorandum hereon  
 The Common Seal of the Hastings District Council is affixed hereto in the presence of:  
 Chief Executive

326000ME

327000ME

328000ME

329000ME

330000ME

331000ME

332000ME

333000ME

334000ME

335000ME

336000ME

337000ME

338000ME

339000ME

340000ME

341000ME

342000ME

343000ME

344000ME

345000ME

346000ME

347000ME

348000ME

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373000ME

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375000ME

376000ME

377000ME

378000ME

379000ME

380000ME

381000ME

382000ME

383000ME

384000ME

385000ME

386000ME

387000ME

388000ME

389000ME

390000ME

391000ME

392000ME

393000ME

394000ME

395000ME

396000ME

397000ME

398000ME

399000ME

400000ME



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **HBW2/409**  
**Land Registration District** **Hawkes Bay**  
**Date Issued** 21 May 1998

**Prior References**  
HBV4/131

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**Estate** Fee Simple  
**Area** 72.3710 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 26609

**Registered Owners**

Christopher Morris Torr, Dianne Ellanor Torr, Stephen Hugh Orr Reaney and Stephen Alexander Greer

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**Interests**

Subject to a right to convey water over parts marked B and D on DP 25330 specified in Easement Certificate 658704.3 - 10.7.1997 at 2:32 pm

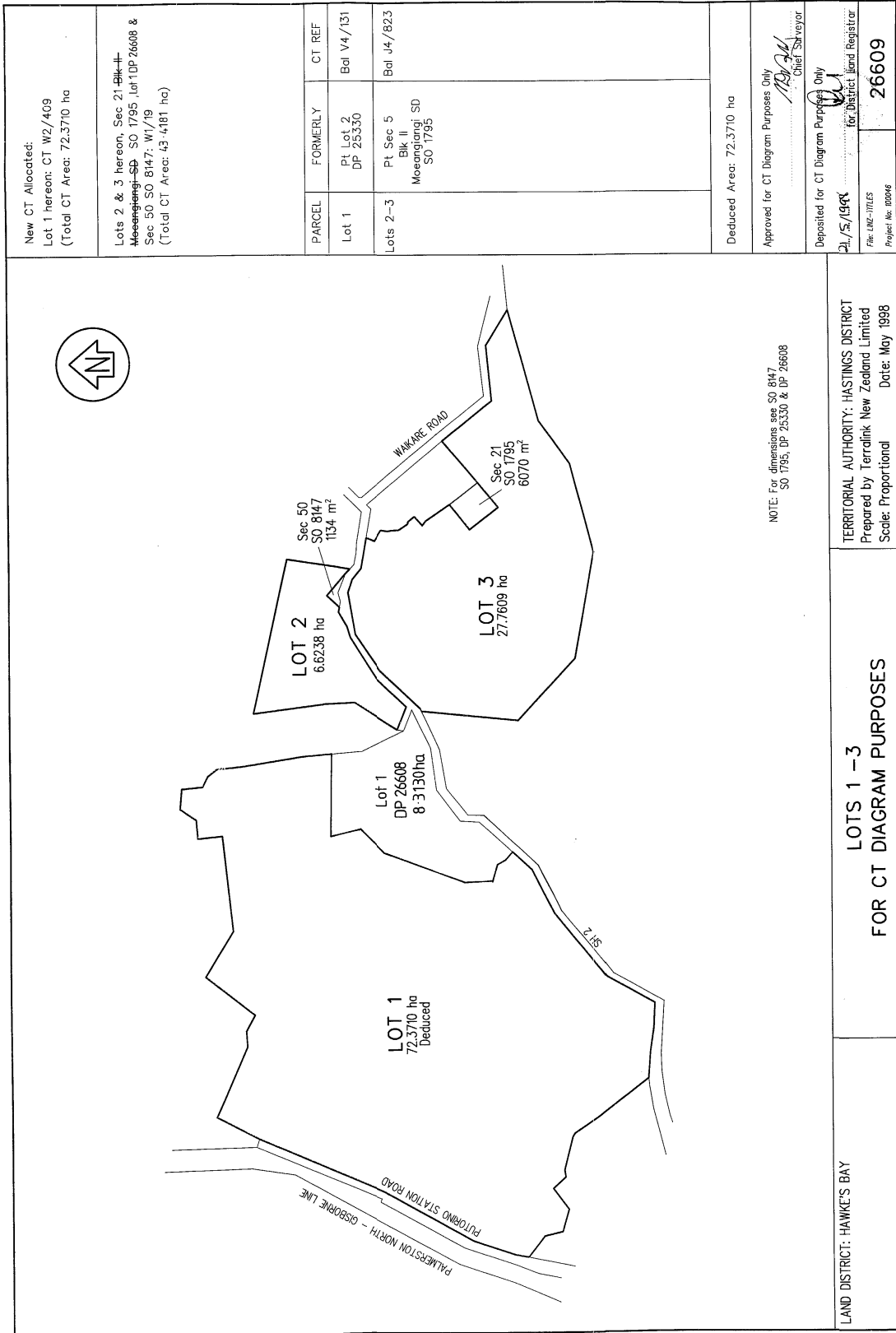
Appurtenant hereto are rights to convey water and convey electricity specified in Easement Certificate 671085.2 - 21.5.1998 at 2:23 pm

5144268.5 Mortgage to The National Bank of New Zealand Limited - 28.1.2002 at 9:00 am

7745594.1 Variation of Mortgage 5144268.5 - 11.3.2008 at 9:00 am

11602162.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 7.11.2019 at 3:46 pm

12245242.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 16.9.2021 at 1:48 pm



New CT Allocated:  
 Lot 1 hereon: CT W2/409  
 (Total CT Area: 72,3710 ha)

Lots 2 & 3 hereon, Sec 21 ~~Blk II~~  
~~Moeangiangi SD~~ SO 1795, Lot 1 DP 26608 &  
 Sec 50, SO 8147: W1/19  
 (Total CT Area: 43,4181 ha)

PARCEL	FORMERLY	CT REF
Lot 1	Pt Lot 2 DP 25330	Blk V4/131
Lots 2-3	Pt Sec 5 Blk II Moeangiangi SD SO 1795	Blk J4/823

Deduced Area: 72,3710 ha

Approved for CT Diagram Purposes Only  
 Chief Surveyor

Deposited for CT Diagram Purposes Only  
 21/5/1998 for District Land Registrar

File: LDC-FILES  
 Project No: 26609

APPROVED LM 94/09

LAND DISTRICT: HAWKE'S BAY

NOTE: For dimensions see SO 8147,  
 SO 1795, DP 25330 & DP 26608

TERRITORIAL AUTHORITY: HASTINGS DISTRICT  
 Prepared by Terralink New Zealand Limited  
 Scale: Proportional Date: May 1998

ALBERT, SURVEYOR GENERAL, LAND INFORMATION NEW ZEALAND

16 JUL 1998

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