



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **1081950**
Land Registration District **Hawkes Bay**
Date Issued 31 May 2022

Prior References
HBP2/646

Estate Fee Simple
Area 1321.1088 hectares more or less
Legal Description Section 4-5 Survey Office Plan 10213 and
Section 13 Survey Office Plan 541581

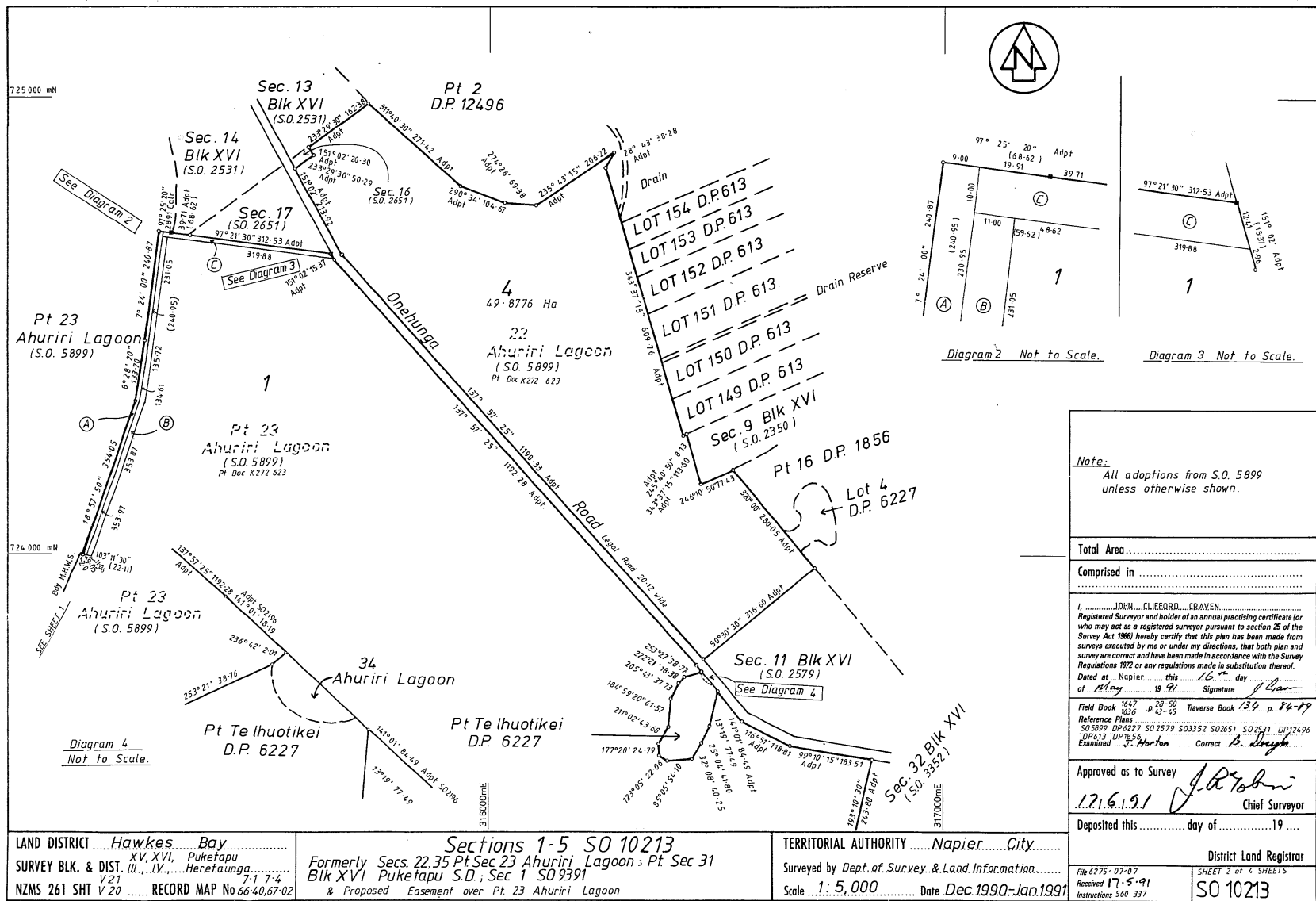
Registered Owners
Landcorp Holdings Limited

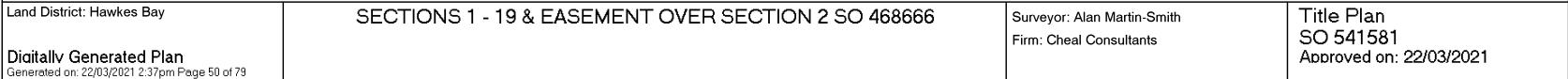
Interests

Subject to Section 11 Crown Minerals Act 1991
Subject to Section 8 Atomic Energy Act 1945
Subject to Section 3 Geothermal Energy Act 1953
Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)
Subject to Part IV A Conservation Act 1987
Subject to a right to drain and discharge stormwater over part Section 13 SO 541581 marked H, F and G on SO 541581 created by Deed of Easement embodied in the register HBC4/782 - 16.4.1969 at 2:10 pm
260916 Gazette Notice declaring State Highway No. 2 fronting the within land to be a limited access road - 30.11.1971 at 12.20 pm
Appurtenant hereto is a right of way and water pipeline rights created by Transfer 285619 - 14.8.1973 at 9:20 am
Appurtenant to Section 13 SO 541581 are rights of way and rights to convey water specified in Easement Certificate 574399.3 - produced 16.6.1992 at 2.13 pm and entered 23.7.1992
Subject to a right of way over part Section 13 SO 541581 marked D and AK and AL and a right of foot access over part Section 13 SO 541581 marked E, AK and AM on SO 541581 specified in Easement Certificate 574399.3 - produced 16.6.1992 at 2.13 pm and entered 23.7.1992
Subject to a right of a walkway (in gross) over part Section 13 SO 541581 marked AO and AZ on SO 541581 in favour of Her Majesty the Queen created by Transfer 584519.1 - 27.1.1993 at 10.06 am
625131.1 Gazette Notice declaring a walkway has been established over part within land and the said walkway to be known as Whakamaharatanga Walkway - 9.6.1995 at 11.39 am
Subject to rights to drain, discharge or convey sewage or other waste material and fluid (in gross) over part Section 4 SO 10213 marked C on DP 316902 in favour of Napier City Council created by Transfer 5602640.1 - 28.5.2003 at 9:00 am

8545565.1 Lease of Area 1 and Area 2 on DP 431425 Term 35 years commencing 1.5.2010 (renewal clause) CT 525807 issued - 16.7.2010 at 10:53 am

Subject to a right of way (pedestrian and cycle path) in gross over part Section 13 SO 541581 marked O, P, Z, AB, AC, AD, HA, AF, AP, AH, AJ and AO on SO 457871 in favour of Hawkes Bay Regional Council created by Gazette Notice 9746058.3 - 5.6.2014 at 7:00 am







Title Plan - SO 541581

Survey Number	SO 541581
Surveyor Reference	19446 - SH2
Surveyor	Alan Martin-Smith
Survey Firm	Cheal Consultants
Surveyor Declaration	I Alan Martin-Smith, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 16 Mar 2021 04:45 PM

Survey Details

Dataset Description	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666		
Status	Approved as to Survey		
Land District	Hawkes Bay	Survey Class	Class B
Submitted Date	16/03/2021	Survey Approval Date	22/03/2021
		Deposit Date	

Territorial Authorities

Napier City

Comprised In

RT HBP2/646
RT 641949
RT HBM2/732
RT HBV4/275
GN NZGZ 2014 p3205
RT HBB2/812
RT 660710
RT 32112
RT 525807
RT 590247
RT 526834

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area AZ Survey Office Plan 541581	Easement		
Area R Survey Office Plan 541581	Easement		
Area AX Survey Office Plan 541581	Easement		
Area HA Survey Office Plan 541581	Easement		
Area AY Survey Office Plan 541581	Easement		
Area AR Survey Office Plan 541581	Easement		
Area AS Survey Office Plan 541581	Easement		
Area AT Survey Office Plan 541581	Easement		
Area AU Survey Office Plan 541581	Easement		



Title Plan - SO 541581

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area AW Survey Office Plan 541581	Easement		
Area AV Survey Office Plan 541581	Easement		
Section 1 Survey Office Plan 541581	Fee Simple Title	0.4445 Ha	
Section 2 Survey Office Plan 541581	Legalisation	0.0449 Ha	
Section 3 Survey Office Plan 541581	Legalisation	0.2428 Ha	
Section 4 Survey Office Plan 541581	Fee Simple Title	4.1219 Ha	
Section 5 Survey Office Plan 541581	Legalisation	0.0006 Ha	
Section 6 Survey Office Plan 541581	Fee Simple Title	1.3044 Ha	
Section 7 Survey Office Plan 541581	Legalisation	0.8205 Ha	
Section 8 Survey Office Plan 541581	Fee Simple Title	41.1415 Ha	
Section 9 Survey Office Plan 541581	Legalisation	0.3386 Ha	
Section 10 Survey Office Plan 541581	Fee Simple Title	15.1034 Ha	
Section 11 Survey Office Plan 541581	Fee Simple Title	0.7500 Ha	
Section 12 Survey Office Plan 541581	Fee Simple Title	0.7105 Ha	
Section 13 Survey Office Plan 541581	Fee Simple Title	1,270.8643 Ha	
Section 14 Survey Office Plan 541581	Fee Simple Title	95.5250 Ha	
Section 15 Survey Office Plan 541581	Legalisation	2.7664 Ha	
Section 16 Survey Office Plan 541581	Legalisation	0.0357 Ha	
Section 17 Survey Office Plan 541581	Legalisation	0.0823 Ha	
Section 18 Survey Office Plan 541581	Fee Simple Title	1.6441 Ha	
Section 19 Survey Office Plan 541581	Fee Simple Title	180.3686 Ha	
Area A Survey Office Plan 541581	Easement		
Area B Survey Office Plan 541581	Easement		
Area C Survey Office Plan 541581	Easement		
Area D Survey Office Plan 541581	Easement		
Area E Survey Office Plan 541581	Easement		
Area F Survey Office Plan 541581	Easement		
Area G Survey Office Plan 541581	Easement		
Area H Survey Office Plan 541581	Easement		
Area I Survey Office Plan 541581	Easement		
Area J Survey Office Plan 541581	Easement		
Area K Survey Office Plan 541581	Easement		
Area L Survey Office Plan 541581	Easement		
Area M Survey Office Plan 541581	Easement		
Area N Survey Office Plan 541581	Easement		
Area O Survey Office Plan 541581	Easement		
Area P Survey Office Plan 541581	Easement		
Area Q Survey Office Plan 541581	Easement		
Area S Survey Office Plan 541581	Easement		
Area T Survey Office Plan 541581	Easement		
Area U Survey Office Plan 541581	Easement		
Area V Survey Office Plan 541581	Easement		
Area W Survey Office Plan 541581	Easement		
Area X Survey Office Plan 541581	Easement		



Title Plan - SO 541581

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area Y Survey Office Plan 541581	Easement		
Area Z Survey Office Plan 541581	Easement		
Area AA Survey Office Plan 541581	Easement		
Area AB Survey Office Plan 541581	Easement		
Area AC Survey Office Plan 541581	Easement		
Area AD Survey Office Plan 541581	Easement		
Area AE Survey Office Plan 541581	Easement		
Area AF Survey Office Plan 541581	Easement		
Area AG Survey Office Plan 541581	Easement		
Area AP Survey Office Plan 541581	Easement		
Area AQ Survey Office Plan 541581	Easement		
Area AH Survey Office Plan 541581	Easement		
Area AI Survey Office Plan 541581	Easement		
Area AJ Survey Office Plan 541581	Easement		
Area AK Survey Office Plan 541581	Easement		
Area AL Survey Office Plan 541581	Easement		
Area AM Survey Office Plan 541581	Easement		
Area AN Survey Office Plan 541581	Easement		
Area AO Survey Office Plan 541581	Easement		
Area 20 Survey Office Plan 541581	Lease	20.3600 Ha	
Area 21 Survey Office Plan 541581	Lease	1.6005 Ha	
Area 22 Survey Office Plan 541581	Lease	0.3047 Ha	
Area 23 Survey Office Plan 541581	Lease	3.4899 Ha	
Total Area		1,642.0651 Ha	

AREA SCHEDULE – SO 541581

LOCAL AUTHORITY	NAPIER CITY COUNCIL
PLAN NUMBER	SO 541581
JOB REFERENCE	19446
DATASET DESCRIPTION	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

LAND REQUIRED FOR ROAD			
Section	Area	Part (Legal Description)	Comprised in Part Record of Title
Section 2	0.0449 Ha	Part Section 1 SO 468666	641949
Section 3	0.2428 Ha	Part Section 2 SO 10606	HBV4/275
Section 5	0.0006 Ha	Part Lot 1 DP 6408	HBM2/372
Section 7	0.8205 Ha	Part Section 2 SO 10606	HBV4/275
Section 9	0.3386 Ha	Part Section 3 SO 468666	32112
Section 15	2.7664 Ha	Part Section 2 SO 10213	660710
Section 16	0.0357 Ha	Part Section 1 SO 10213	HBP2/646
Section 17	0.0823 Ha	Part Lot 3 DP 11043	HBB2/812
LAND TO BE EXCHANGED			
Section	Area	Part (Legal Description)	Comprised in Part Record of Title
Section 11	0.7500 Ha	Part Lot 1 DP 11043	HBB2/812
Section 12	0.7105 Ha	Part Section 1 SO 10615	32112
BALANCE PARCELS			
Section	Area	Balance of	Comprised in Part Record of Title
Section 1	0.4445 Ha	Part Section 1 SO 468666	641949
Section 4	4.1219 Ha	Part Section 2 SO 10606	HBV4/275
Section 6	1.3044 Ha	Part Lot 1 DP 6408	HBM2/372
Section 8	41.1415 Ha	Part Section 2 SO 10606	HBV4/275
Section 10	15.1034 Ha	Part Section 3 SO 468666	32112
Section 13	1,270.8643 Ha	Part Section 1 SO 10213	HBP2/646
Section 14	95.5250 Ha	Part Section 2 SO 10213	660710
Section 18	1.6441 Ha	Part Lot 3 DP 11043	HBB2/812
Section 19	180.3686 Ha	Part Lot 1 DP 11043	HBB2/812

AREAS OF LEASE LAND			
Land	Area	Previously	Part RT/Leasehold RT
Area 20	20.3600 Ha	Area 1 DP 431425	Pt HBP2/646 & 525807
Area 21	1.6005 Ha	Area 1 DP 456526	Pt HBB2/812 & 590247
Area 22	0.3047 Ha	Lot 1 DP 418519	Pt HBB2/812 & 526834
Area 23	3.4890 Ha	Area 2 DP 431425	Pt HBP2/646 & 525807

SCHEDULE OF EASEMENTS – SO 541581

LOCAL AUTHORITY	NAPIER CITY COUNCIL
PLAN NUMBER	SO 541581
JOB REFERENCE	19446
DATASET DESCRIPTION	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

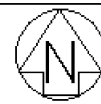
SCHEDULE OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE
Right To Convey Gas	B	Section 1 Hereon	Powerco NZ Holdings Limited
	C	Section 2 SO 468666	
Right To Convey Electricity and Telecommunications	R, AN	Section 10 Hereon	Unison Networks Limited

SCHEDULE OF EXISTING EASEMENTS				
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITTED LAND)	DOCUMENT
Right Of Way	J, L, N	Section 14 Hereon	Section 13 Hereon	E.C 574399.3
Right To Drain and Discharge Stormwater	H	Section 13 Hereon	Section 37 Block IV Heretaunga SD	HBC4/782
	F, G	Section 13 Hereon	Section 37 Block IV Heretaunga SD & Section 38 Block IV Heretaunga SD	

SCHEDULE OF EXISTING EASEMENTS IN GROSS				
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOCUMENT	GRANTEE
Right To Convey Natural Gas	A	Section 6 Hereon	T. 445194.1	East Coast Gas Supply Limited
Right Of Way	D	Section 13 Hereon	E.C 574399.3	HMQ (DOC)
Right Of Foot Access	E	Section 13 Hereon	E.C 574399.3	HMQ (DOC)
Right to Convey Electricity, Telecommunications and Electronic Data	I	Section 19 Hereon	E.I 9614251.1	Unison Networks Limited
Right To Convey Gas	K	Section 18 Hereon	T. 447835.1	East Coast Gas Supply
	AV, AW, AU	Section 19 Hereon		
Water or Sewage Rights	AT, AW, AU	Section 19 Hereon	GN 584326.1	Napier City Council
	AS	Section 18 Hereon		
Right Of Way (Pedestrian and Cycle Path)	O, P, Z, AB, AC, AD, HA, AF, AP, AH, AJ, AO	Section 13 Hereon	GN 9746058.3	Hawkes Bay Regional Council
Right Of Way (Pedestrian and Cycle Path)	Q, V, X	Section 19 Hereon	GN 9746058.4	Hawkes Bay Regional Council
Right Of Way (Pedestrian and Cycle Path)	Y	Section 18 Hereon	GN 9746058.4	Hawkes Bay Regional Council

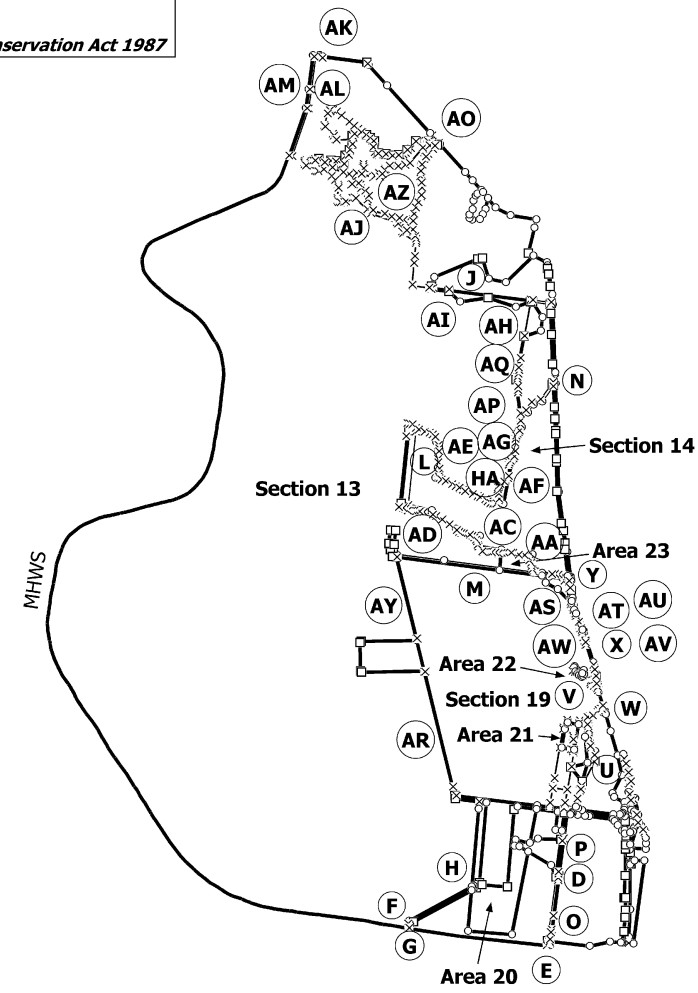
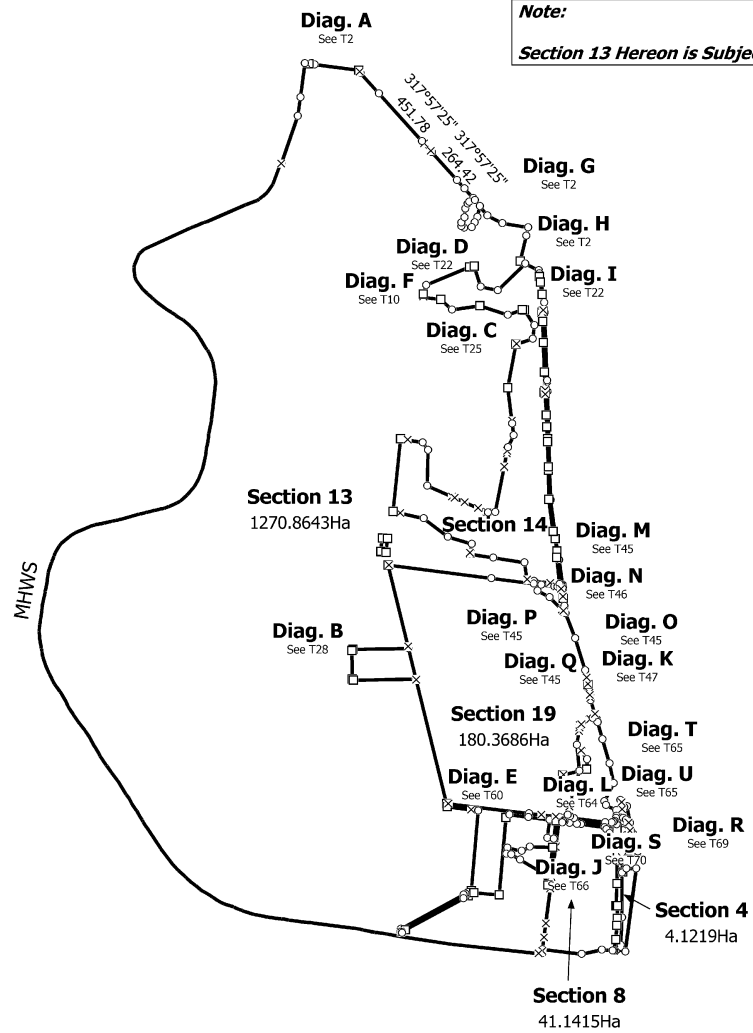
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SCHEDULE OF EXISTING EASEMENTS IN GROSS				
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOCUMENT	GRANTEE
Right Of Way (Pedestrian and Cycle Path)	T	Section 11 Hereon	GN 9746058.4	Hawkes Bay Regional Council
Right Of Way	AA, AX, AE, AG AQ, AI	Section 14 Hereon	Deed of Easement RT 660710	Hawkes Bay Regional Council
Right Of Way	AK, AL	Section 13 Hereon	E.C 574399.3	HMQ (DOC)
Right Of Foot Access	AK, AM	Section 13 Hereon	E.C 574399.3	HMQ (DOC)
Right Of A Walkway	AO, AZ	Section 13 Hereon	T. 584519.1	Her Majesty The Queen
Right To Convey Water	AR, AY	Section 19 Hereon	GN 523639.1	Napier City Council



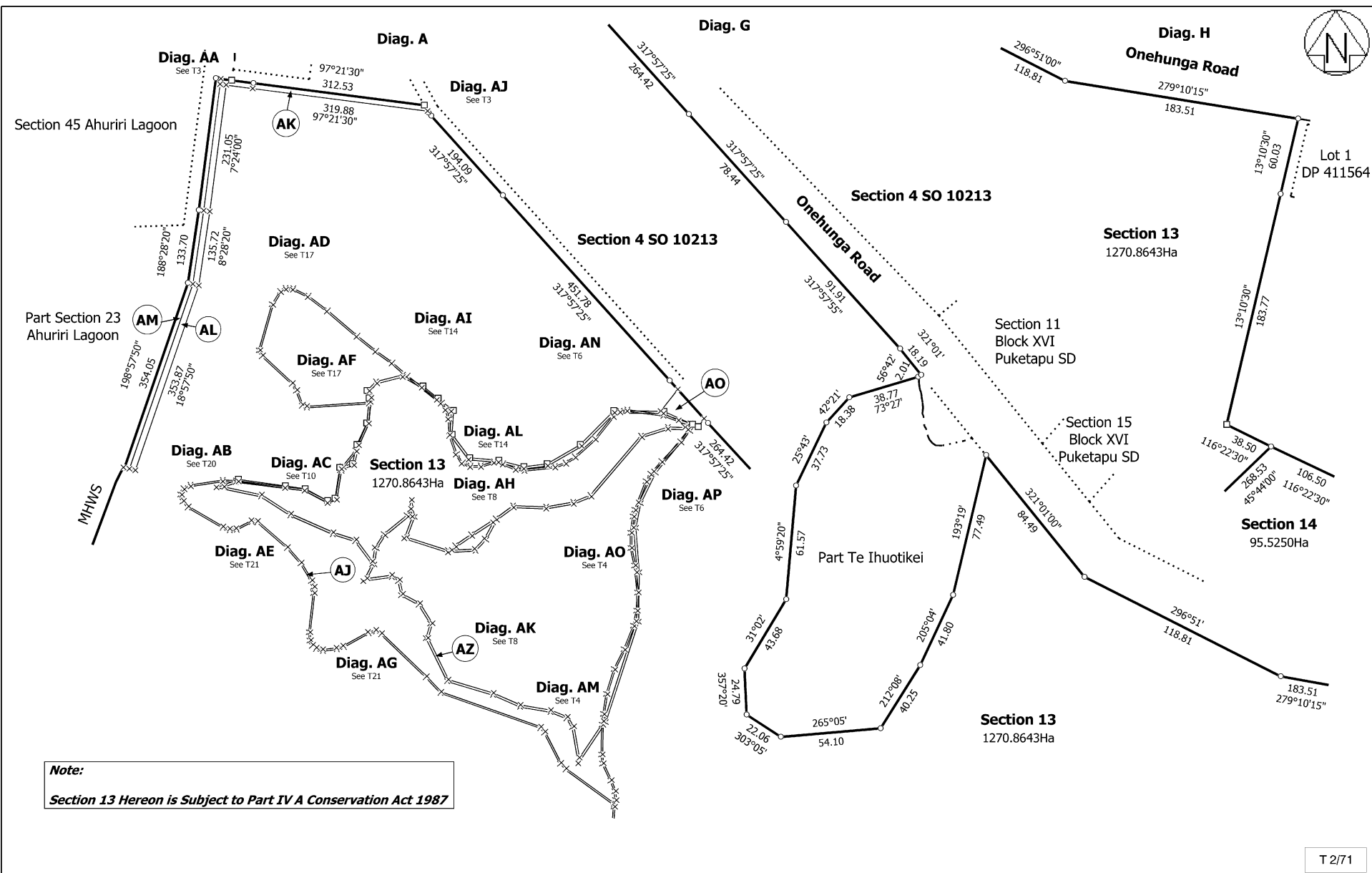
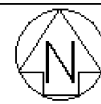
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Note:
Section 13 Hereon is Subject to Part IV A Conservation Act 1987

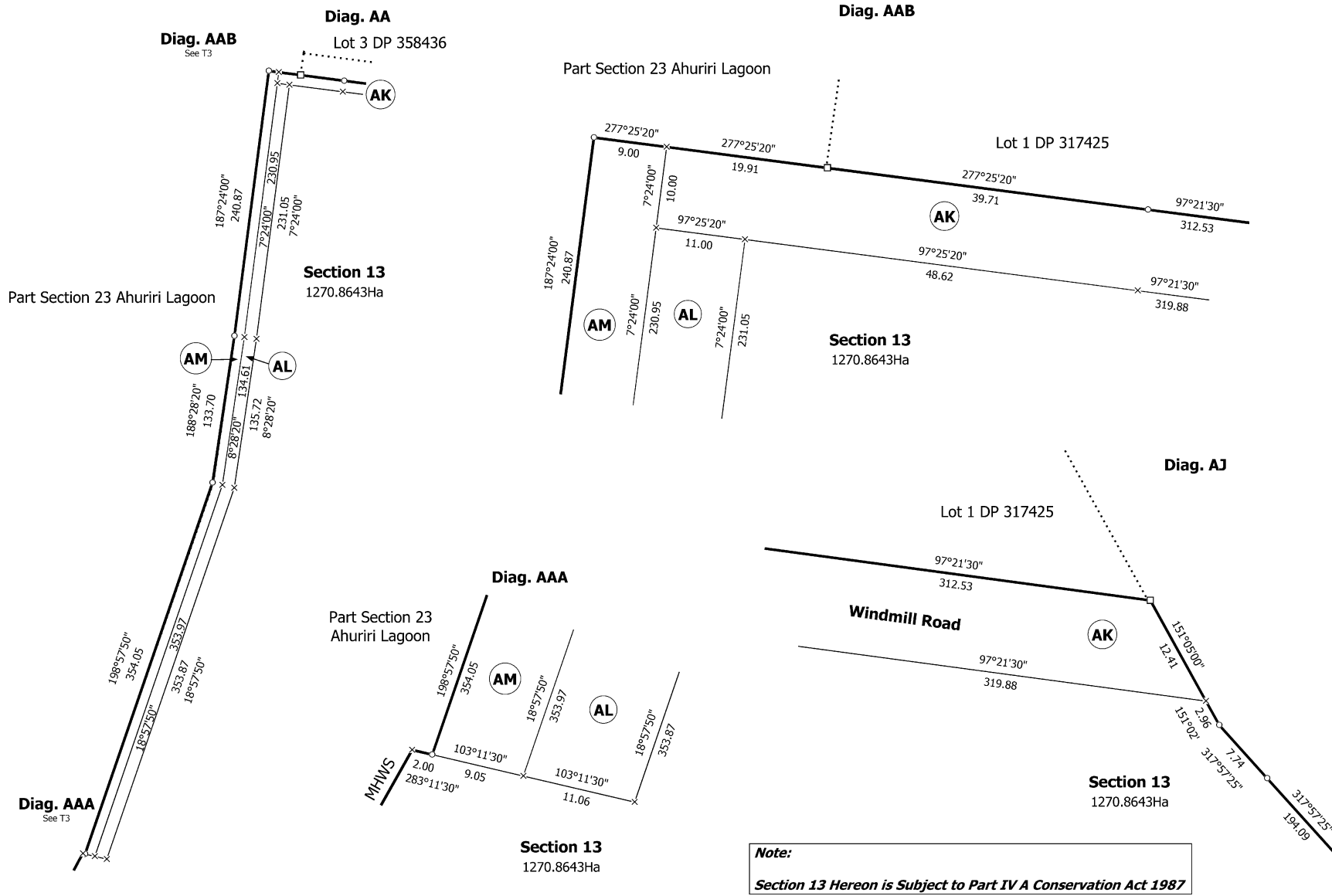
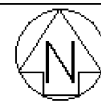


T 1/71

Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
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<p>Land District: Hawkes Bay</p> <p>Digitally Generated Plan</p> <p>Generated on: 22/03/2021 2:37pm Page 10 of 79</p>	<p>SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666</p>	<p>Surveyor: Alan Martin-Smith</p> <p>Firm: Cheal Consultants</p>	<p>Title Plan</p> <p>SO 541581</p> <p>Approved on: 22/03/2021</p>
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T 3/71

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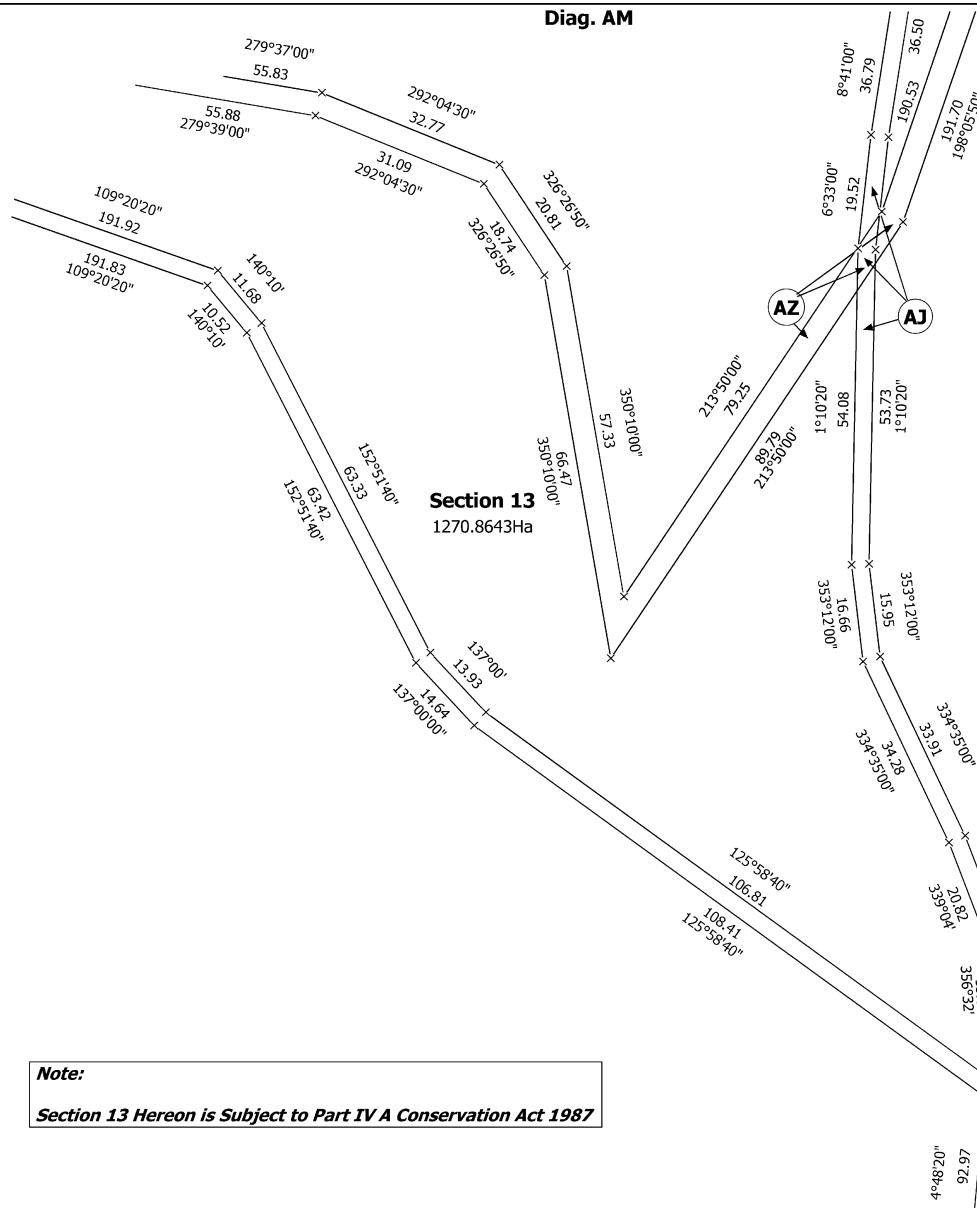
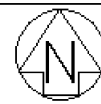
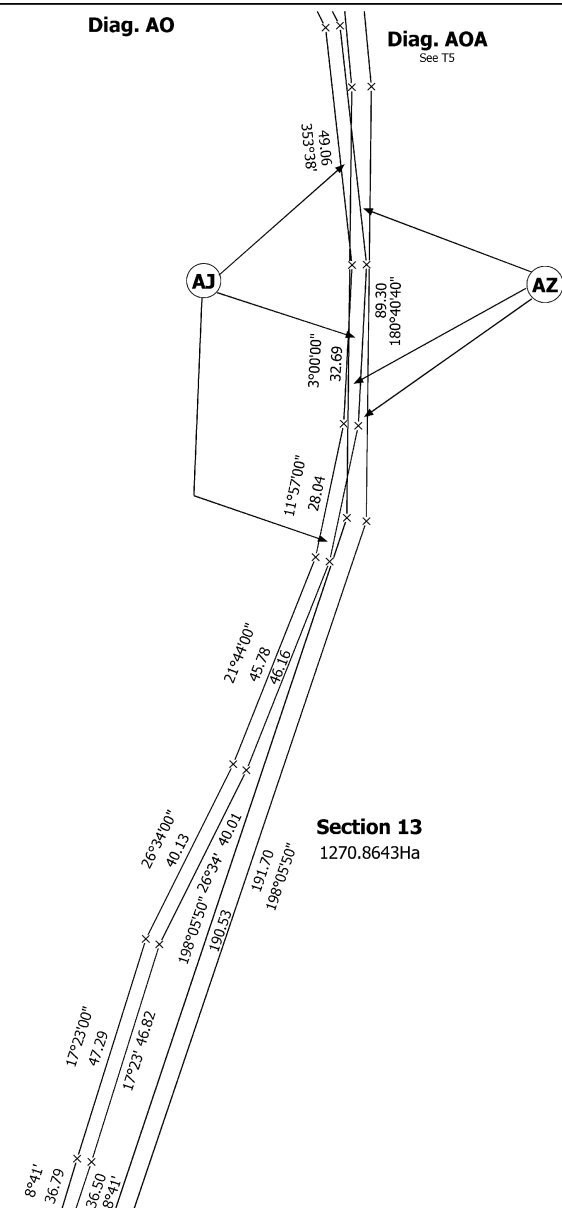


Diagram AMA
See T5

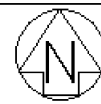
Diagram AO

Diagram AOA
See T5



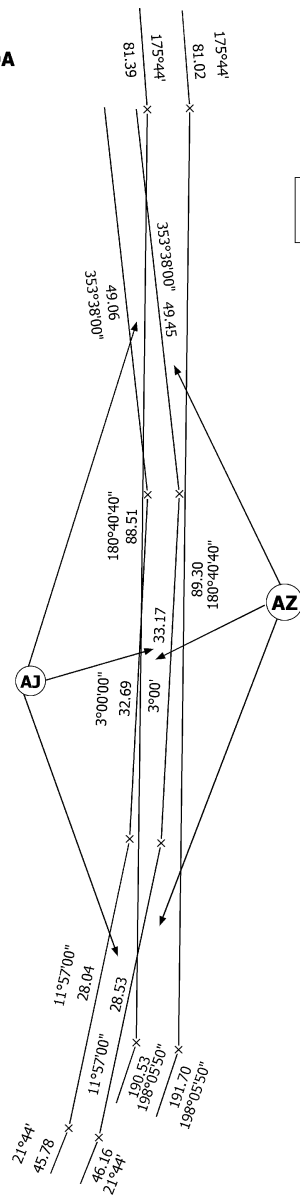
T 4/71

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Diag. AOA

Section 13
1270.8643Ha

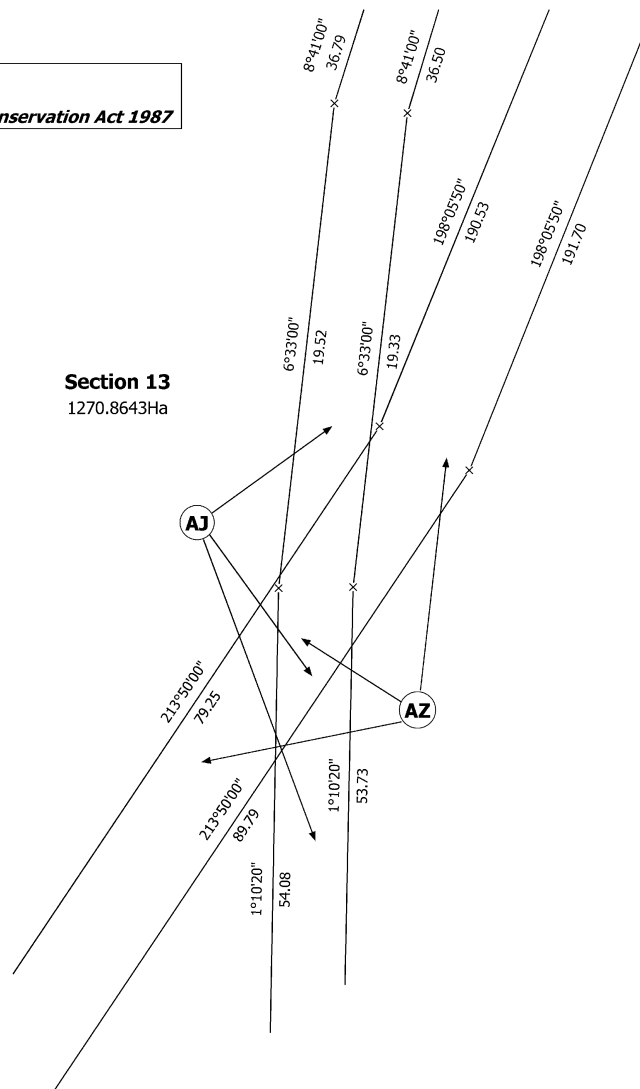


Note:

Section 13 Hereon is Subject to Part IV A Conservation Act 1987

Diag. AMA

Section 13
1270.8643Ha



T 5/71

Land District: Hawkes Bay

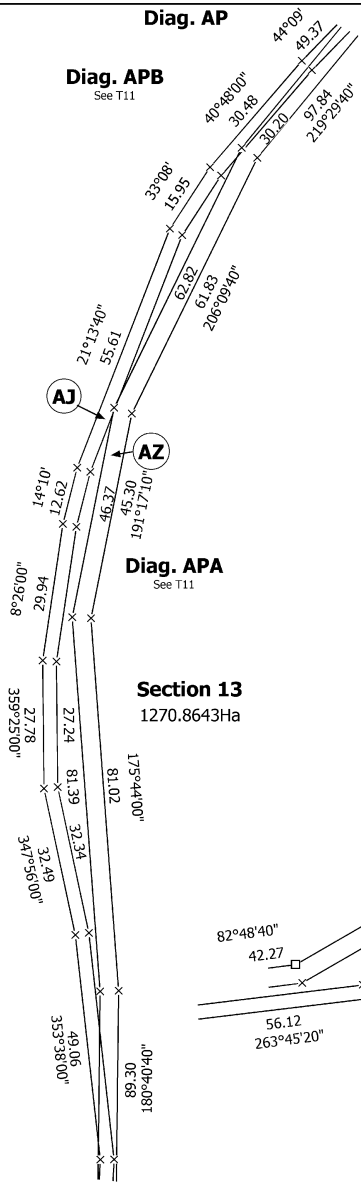
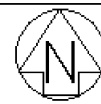
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Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

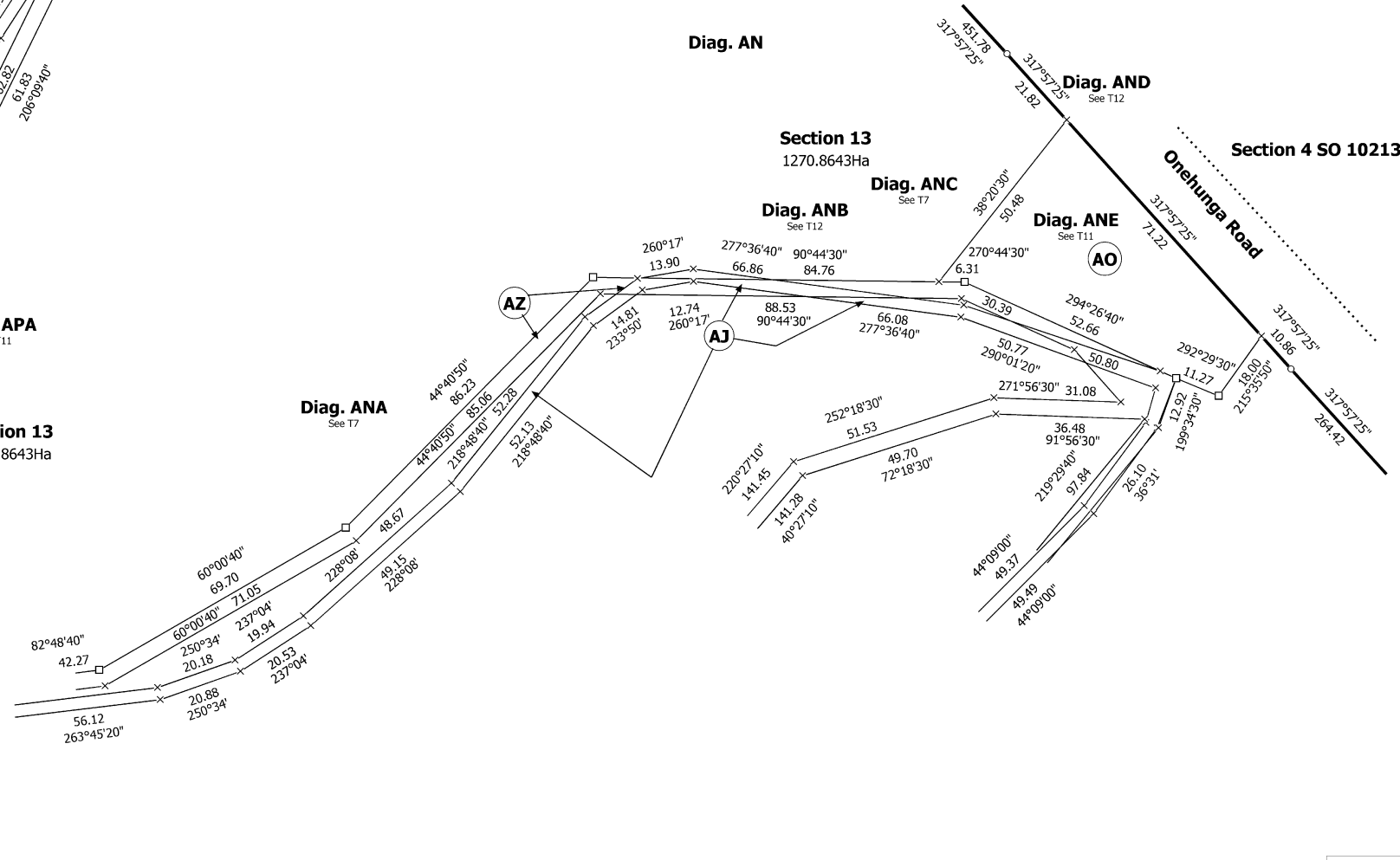
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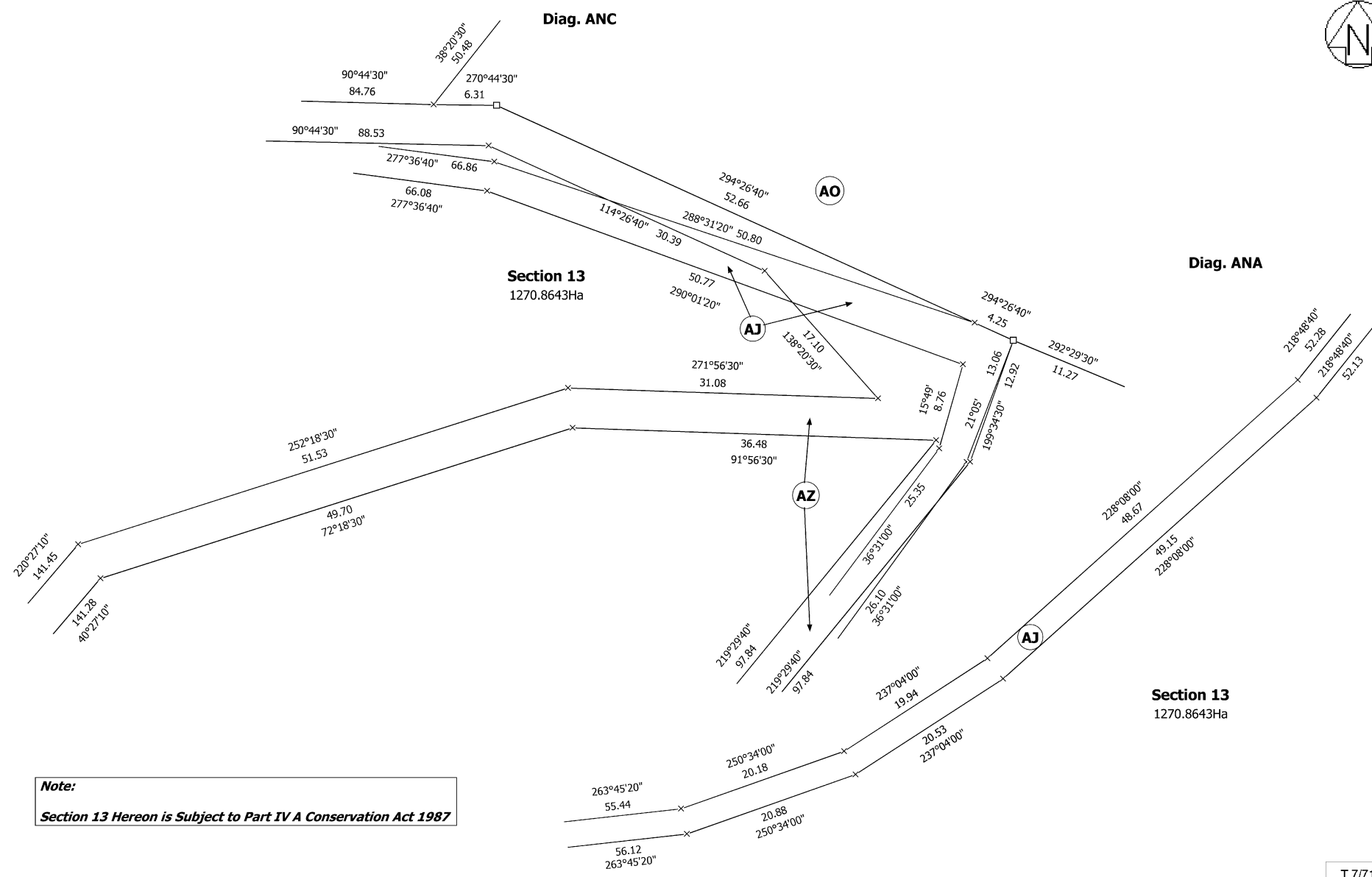
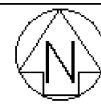


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T 6/71

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Note:

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Diag. AH



Diag. AHA

See T8

Diag. AHB

See T9

Diag. AHA

Section 13

1270.8643Ha

Diag. AK

Section 13

1270.8643Ha

Section 13

1270.8643Ha

T 8/71

Land District: Hawkes Bay

SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

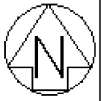
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Approved on: 22/03/2021

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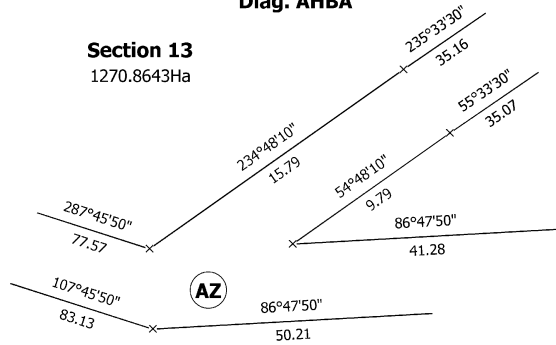
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Diag. AHB

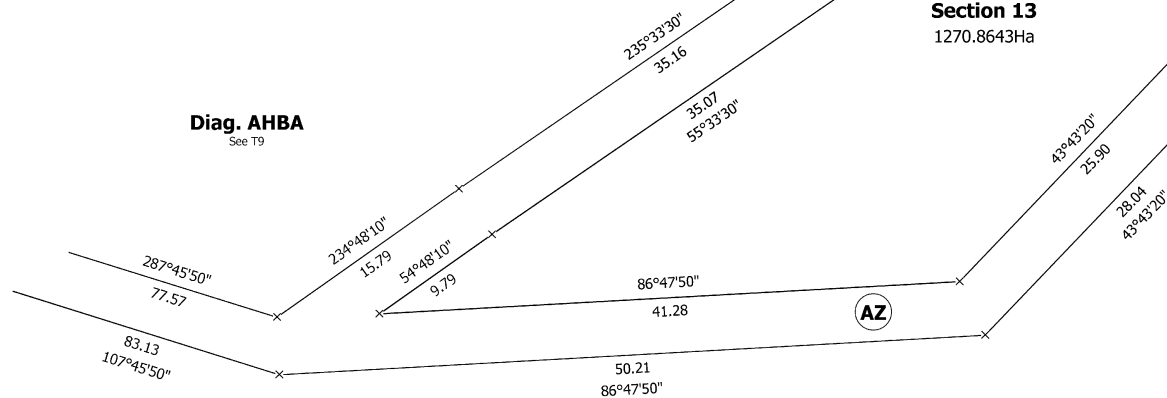


Diag. AHBA

Section 13
1270.8643Ha



Diag. AHBA See T9



Note:

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T 9/71

Land District: Hawkes Bay

SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

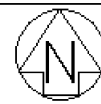
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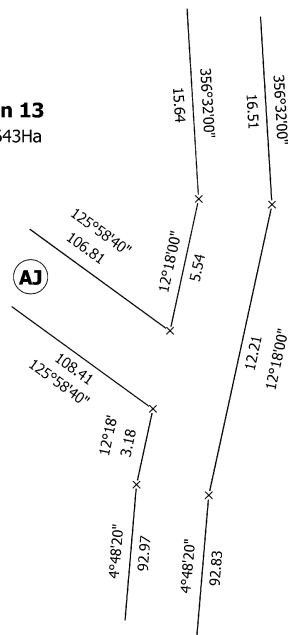
Note:

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Diag. FA

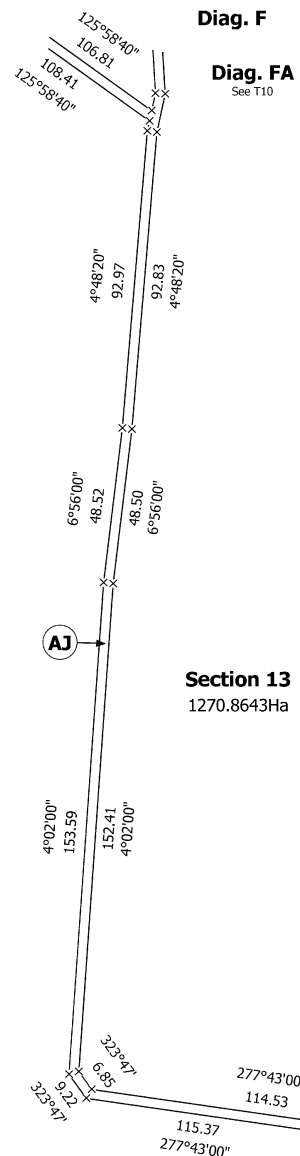
Section 13
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Diag. F

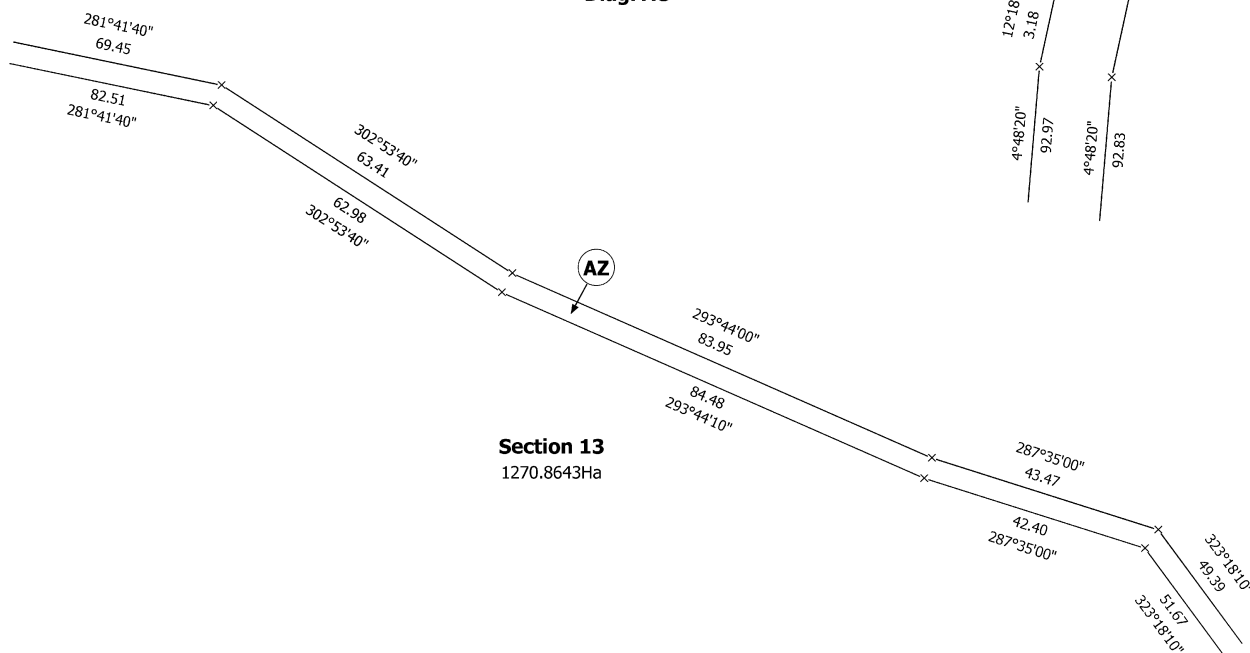
Diag. FA
See T10

Section 13
1270.8643Ha



Diag. AC

Section 13
1270.8643Ha



T 10/71

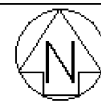
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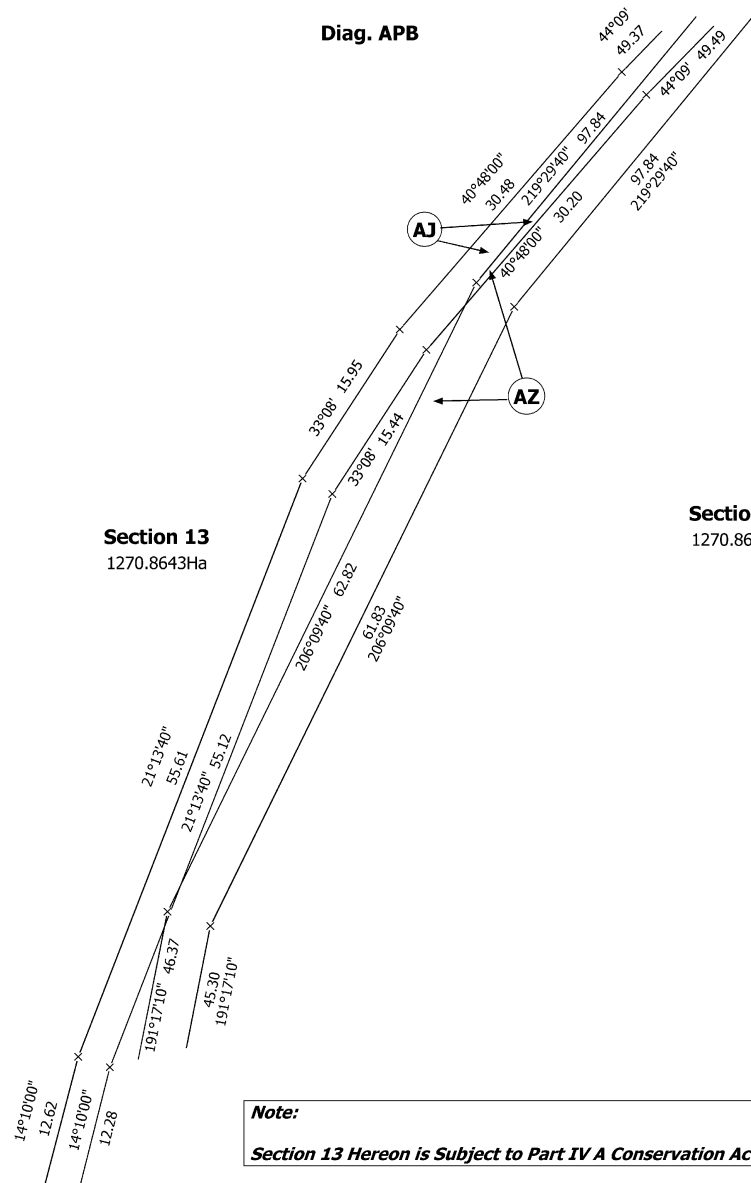
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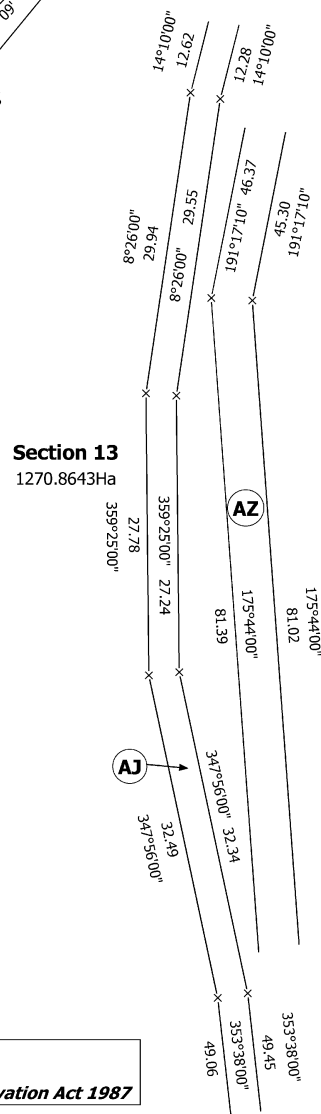
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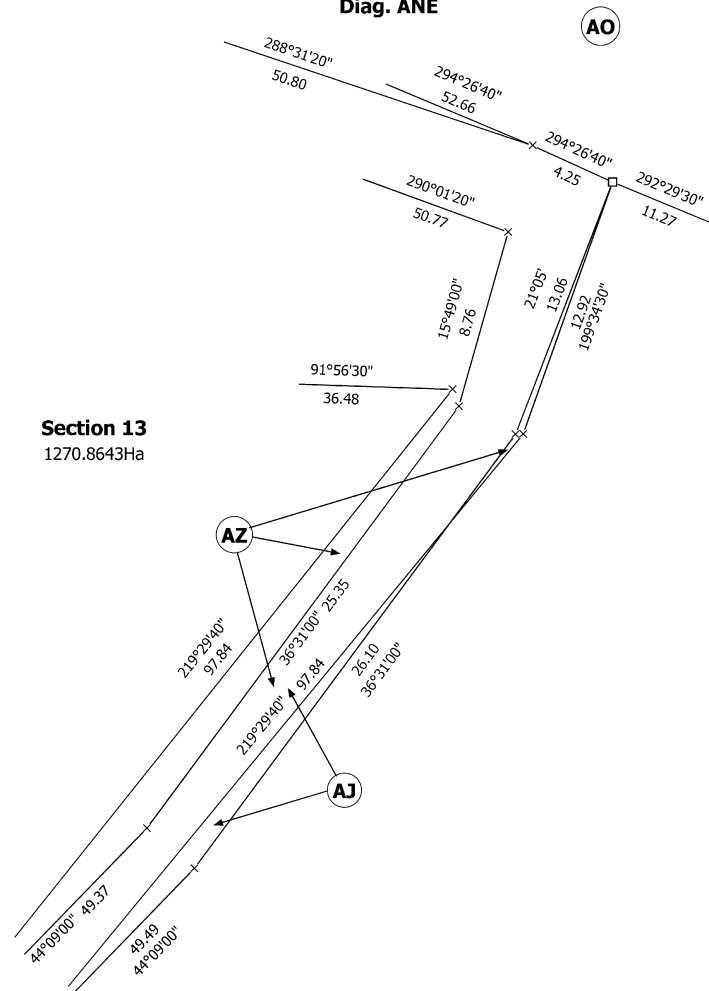
Diag. APB



Diag. APA



Diag. ANE



T 11/71

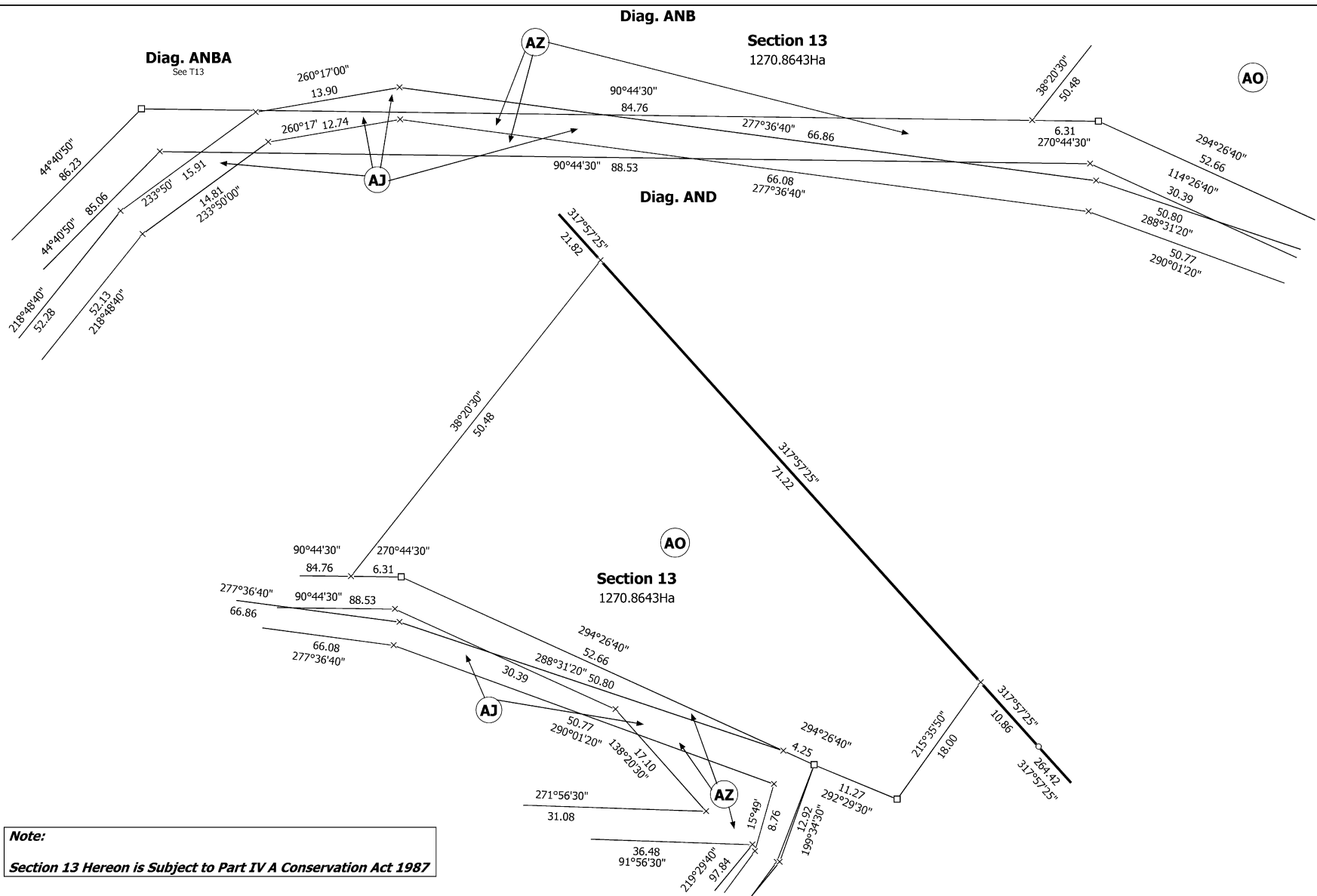
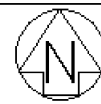
Land District: Hawkes Bay

SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

Title Plan
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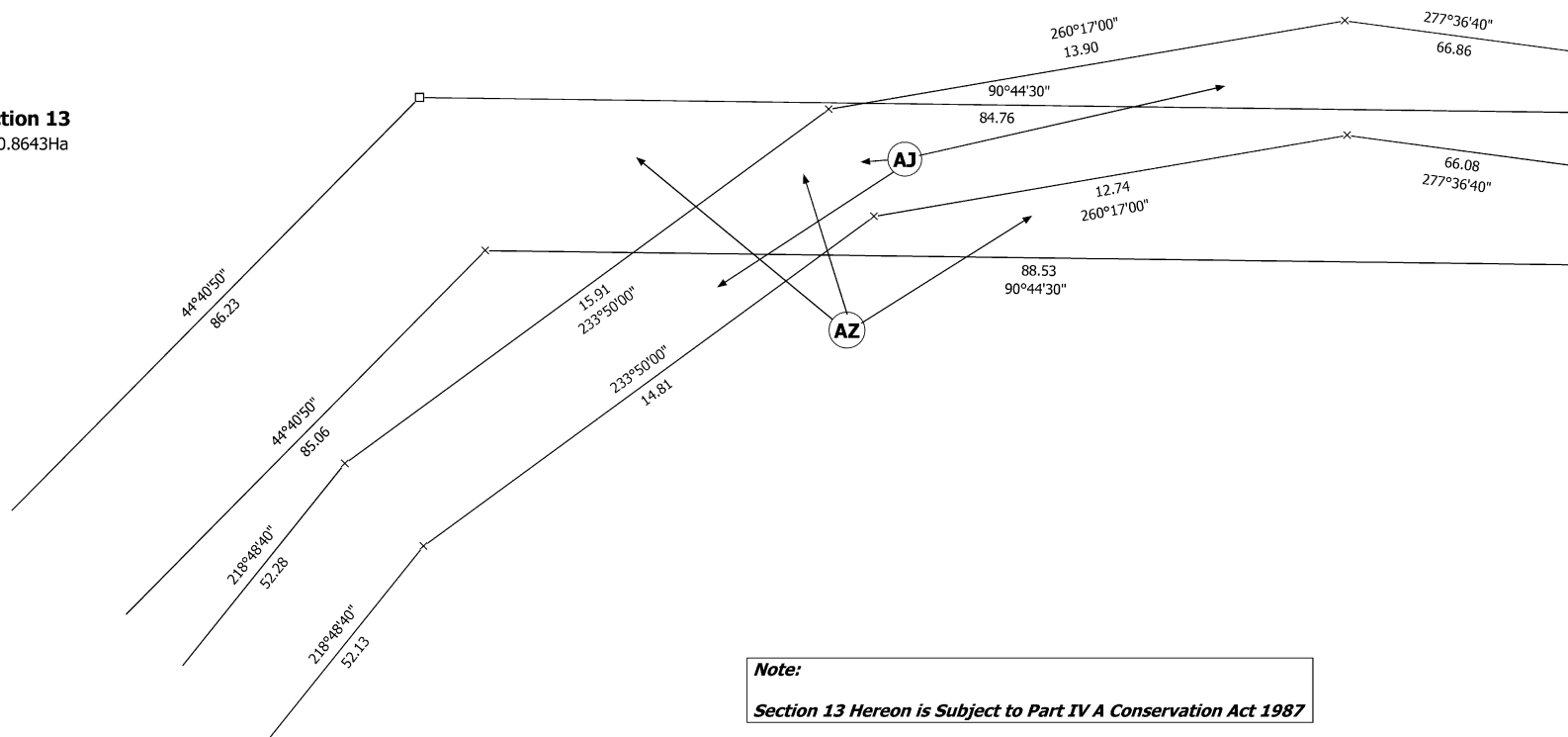
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Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
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Diag. ANBA

Section 13
1270.8643Ha



Note:

Section 13 Hereon is Subject to Part IV A Conservation Act 1987

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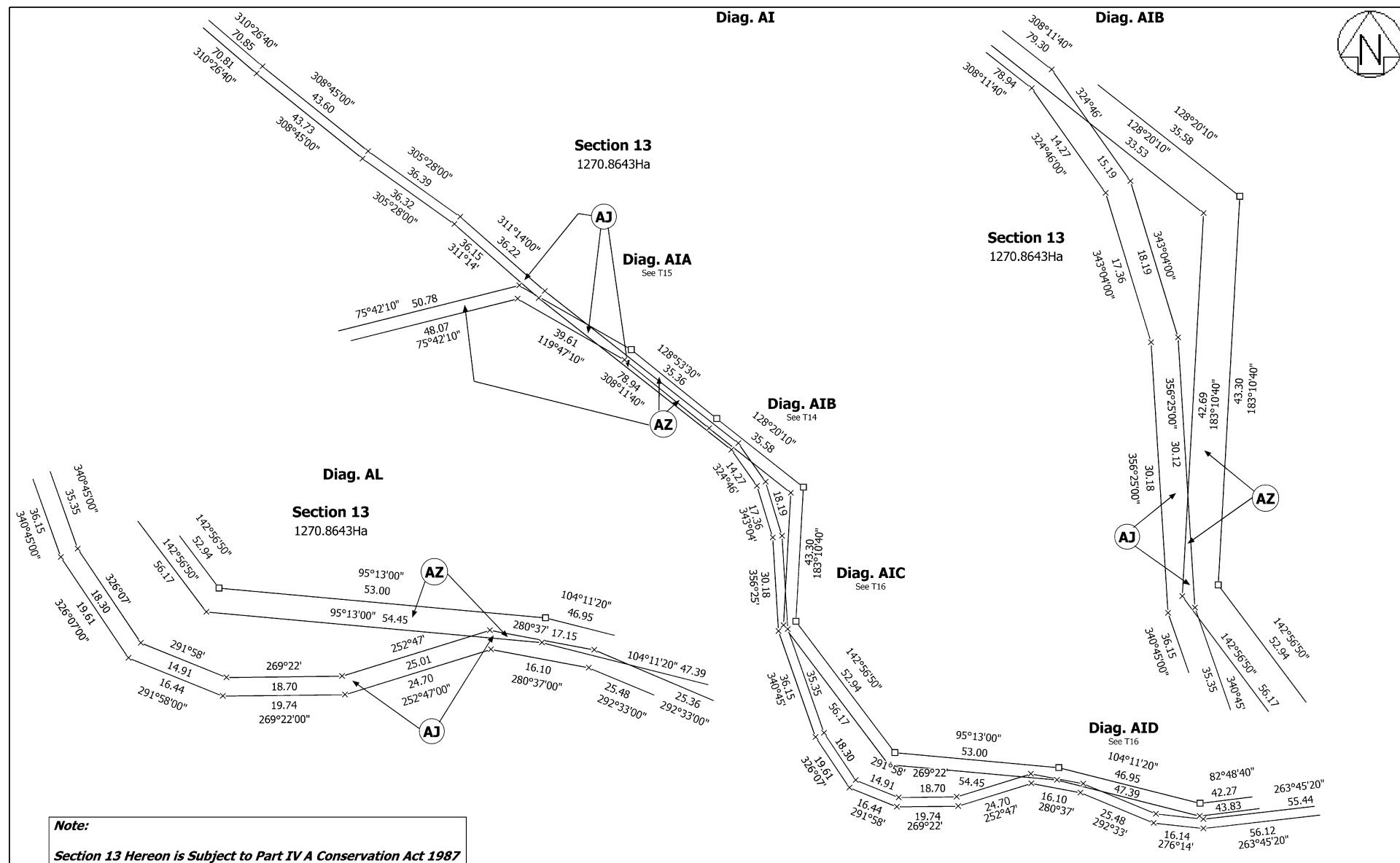
Land District: Hawkes Bay

SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

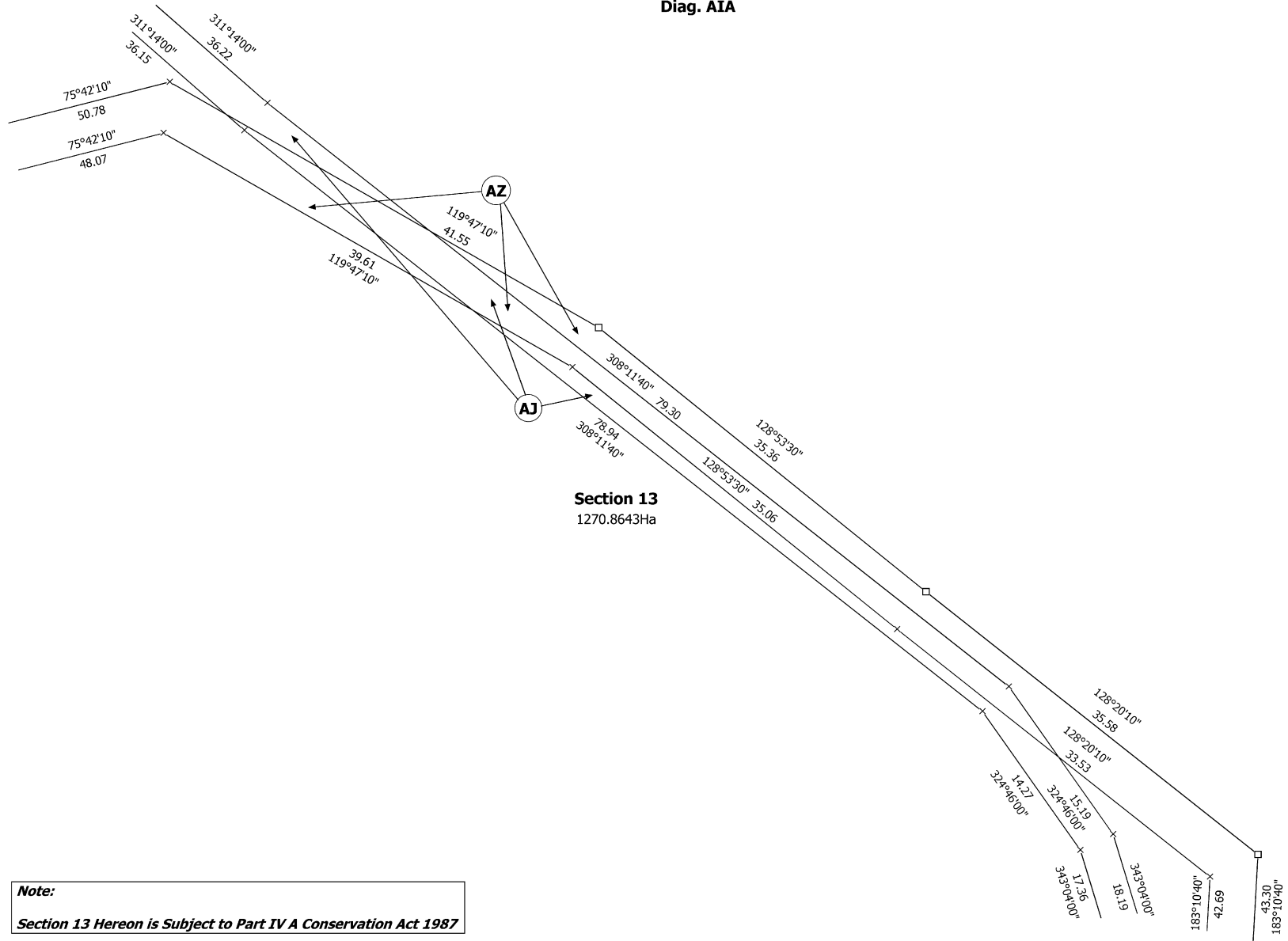
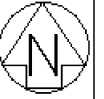
Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

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Land District: Hawkes Bay

SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

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Firm: Cheal Consultants

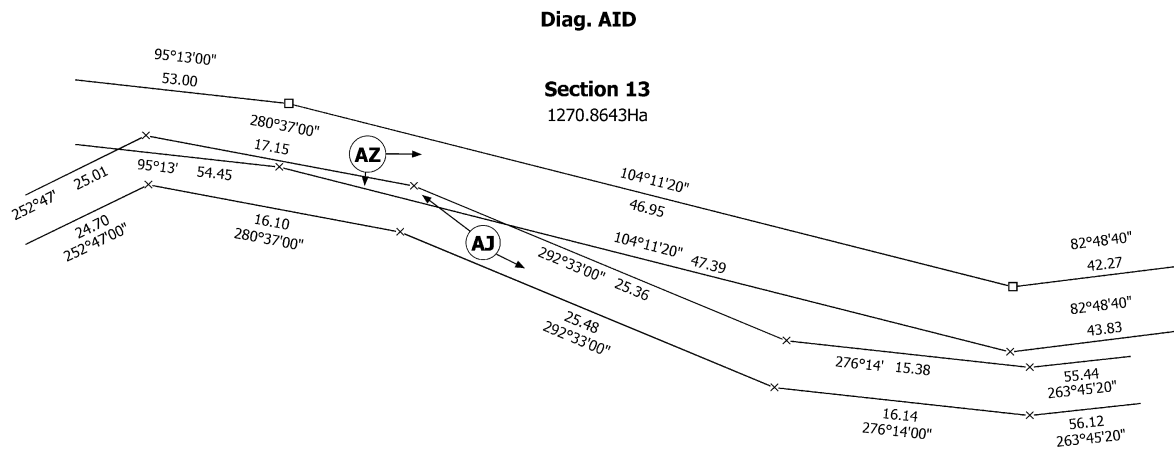
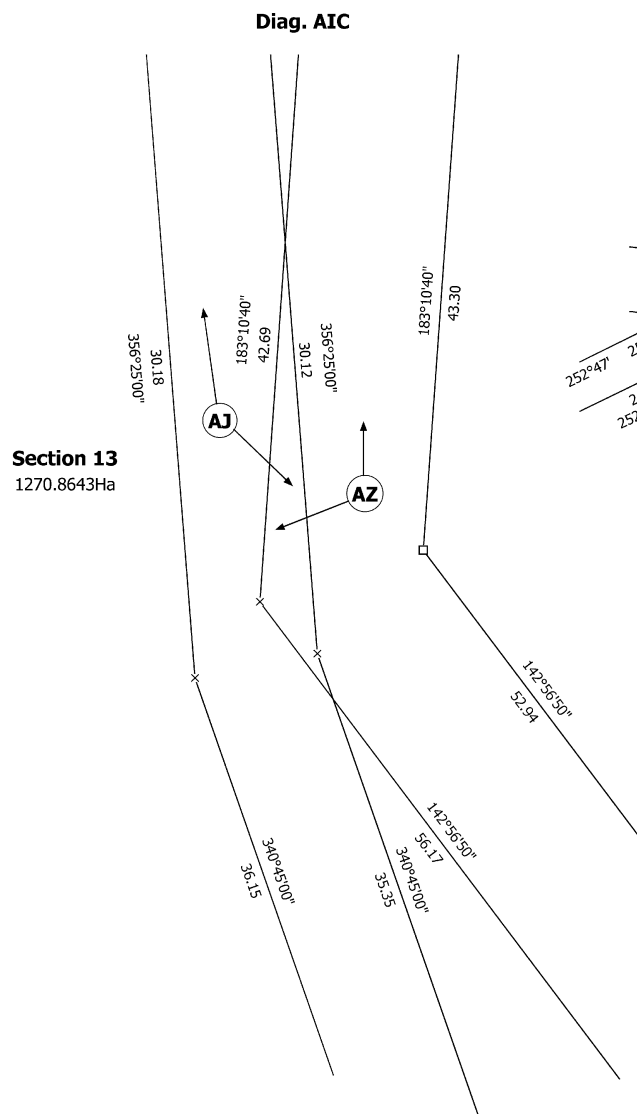
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Note:

Section 13 Hereon is Subject to Part IV A Conservation Act 1987



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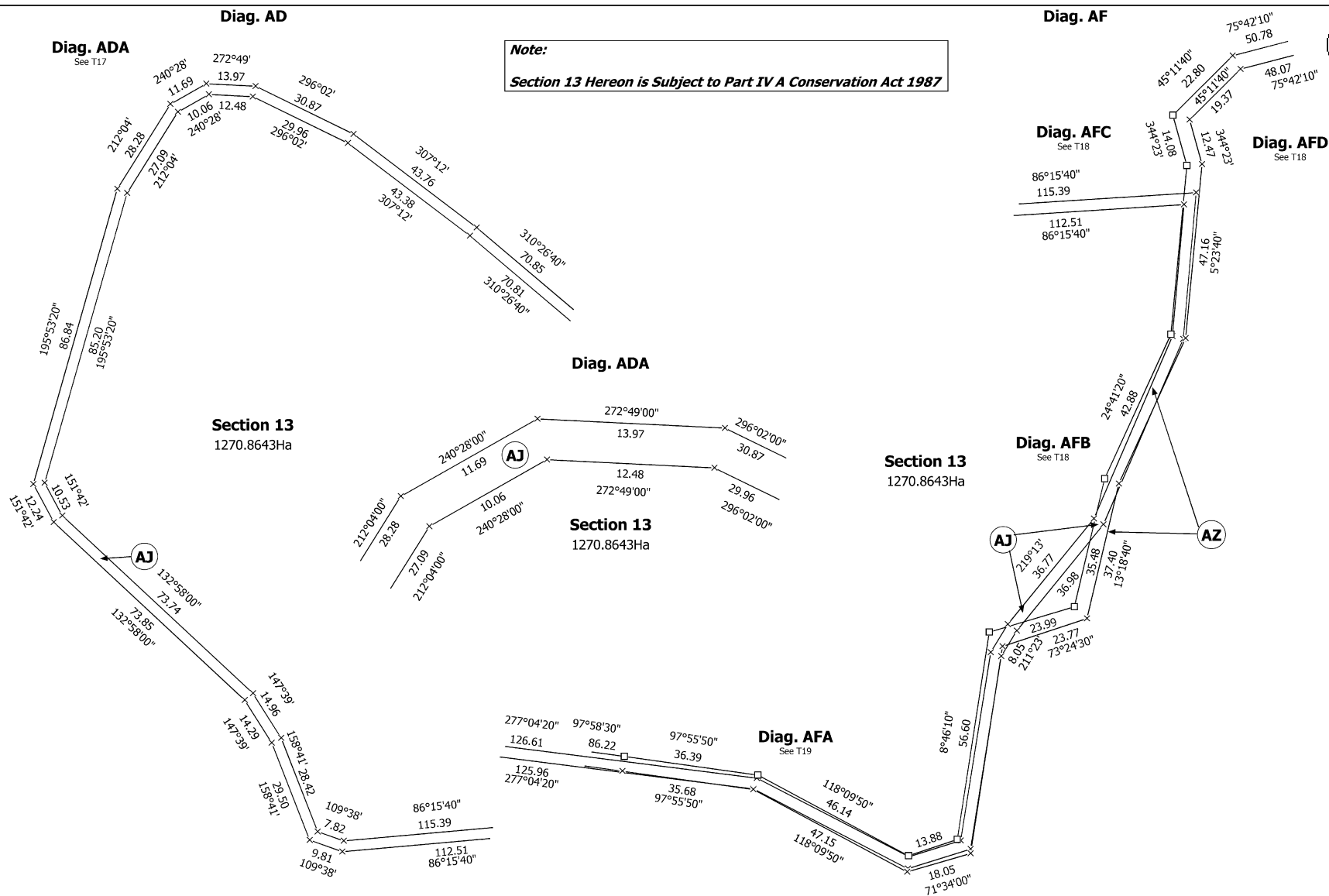
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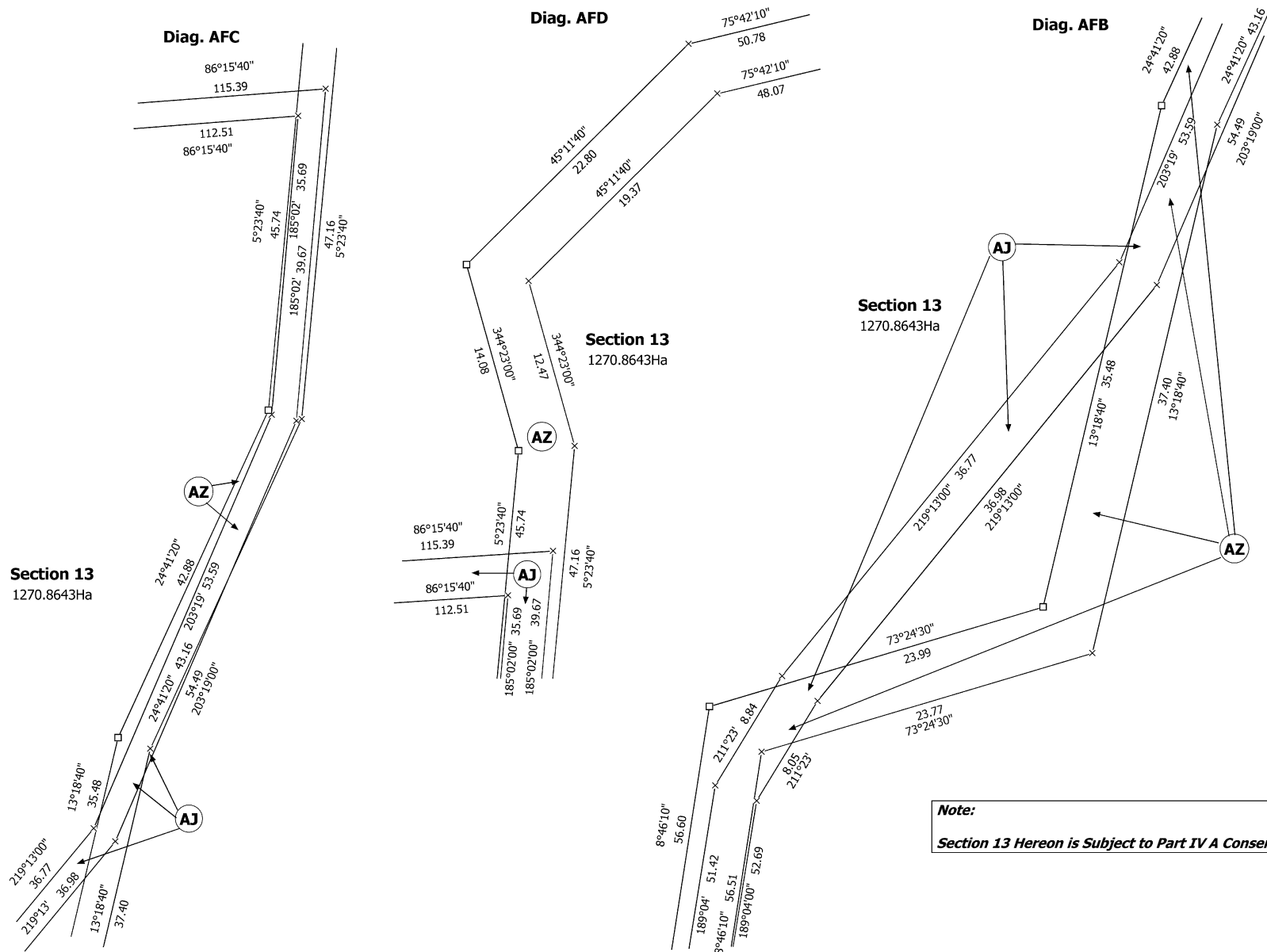
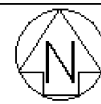
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Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

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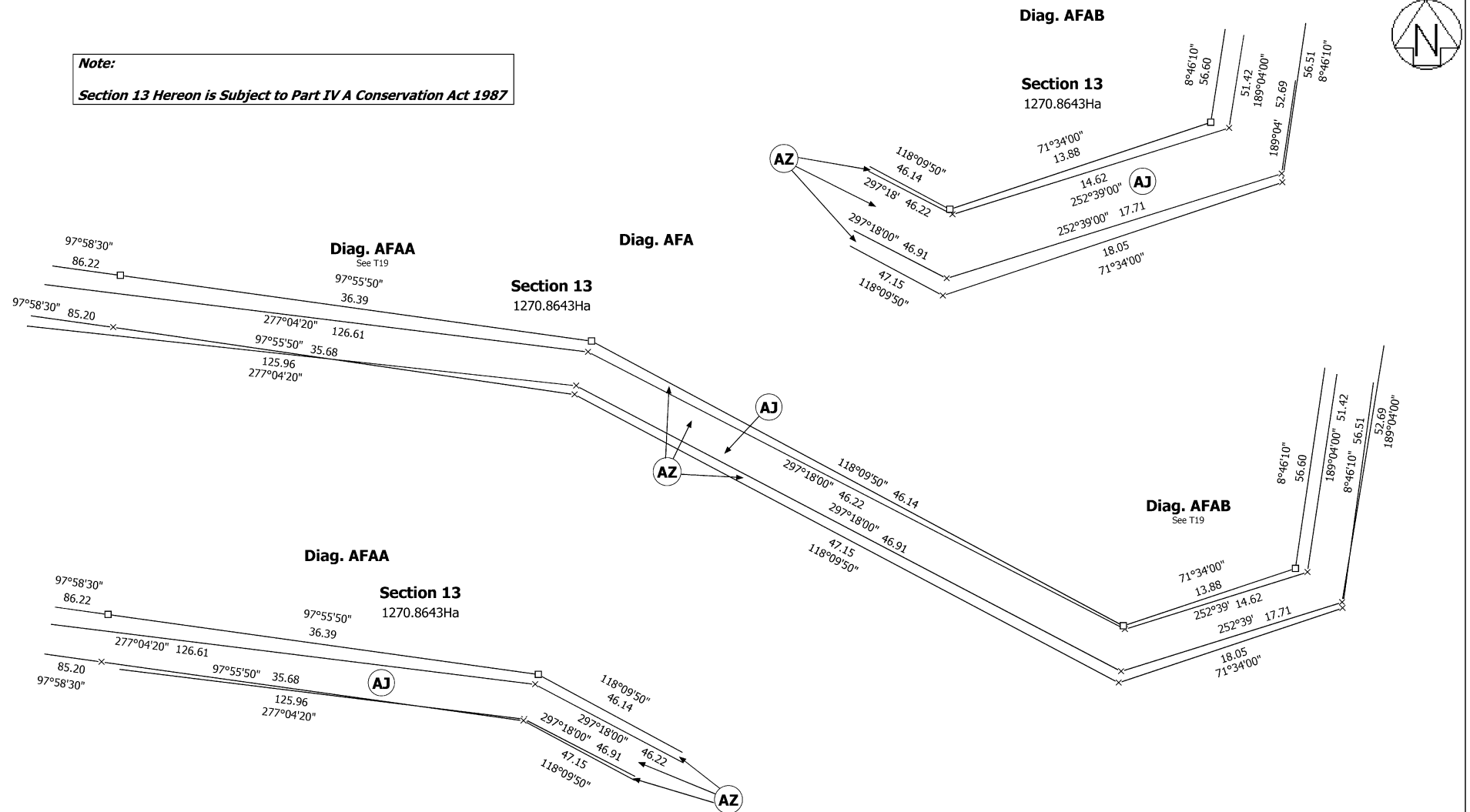




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Section 13 Hereon is Subject to Part IV A Conservation Act 1987



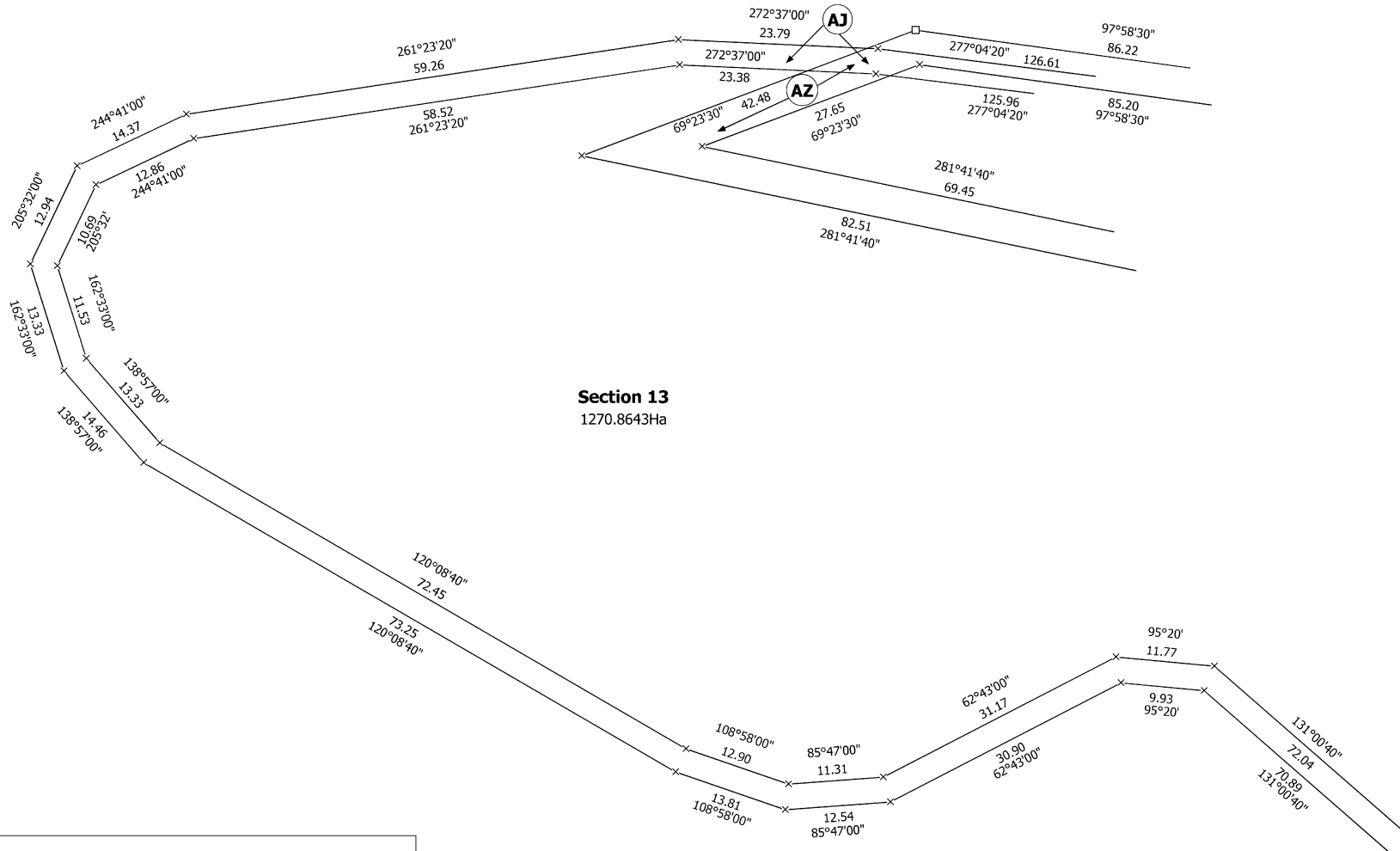
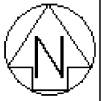
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Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

Title Plan
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Diag. AB



T 20/71

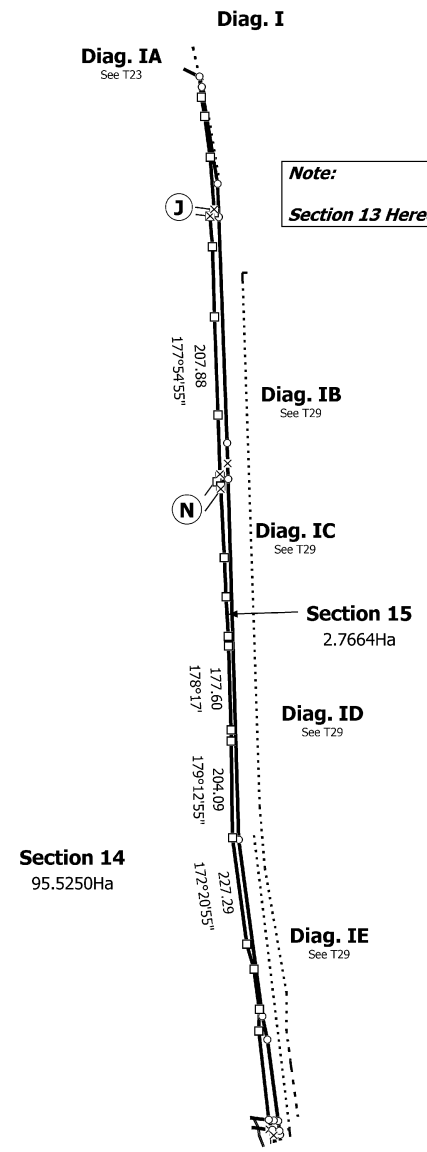
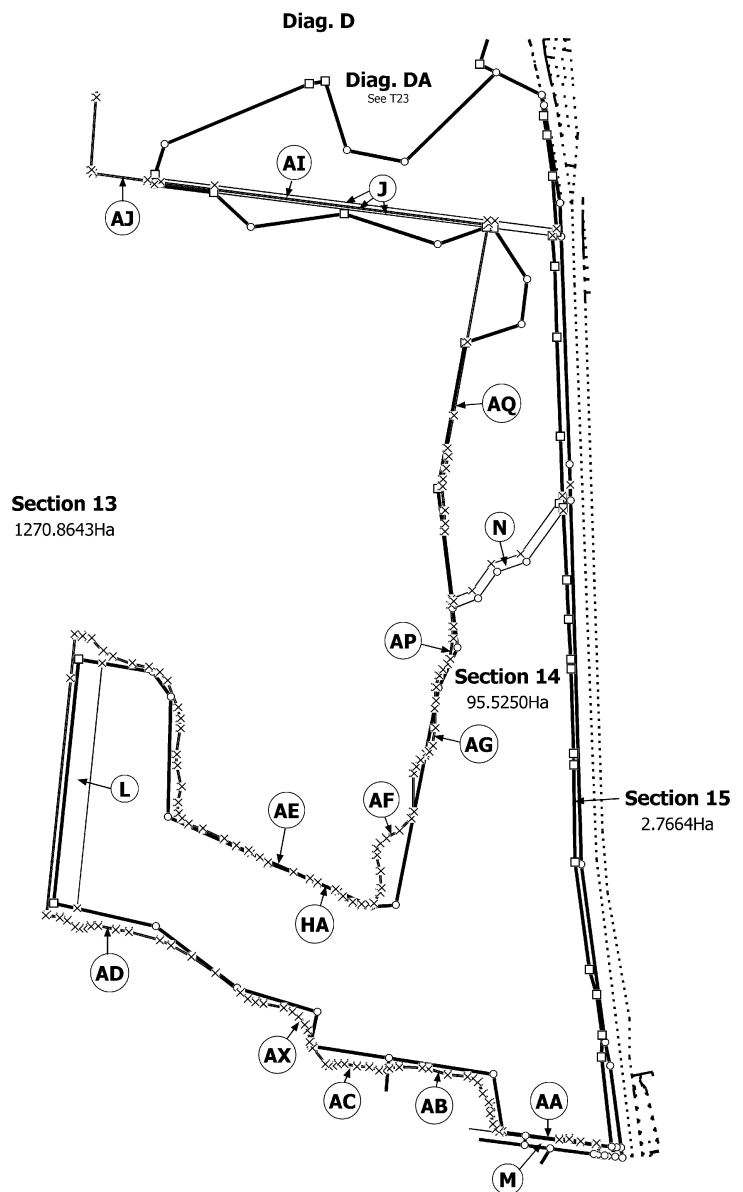
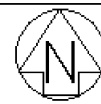
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Firm: Cheal Consultants

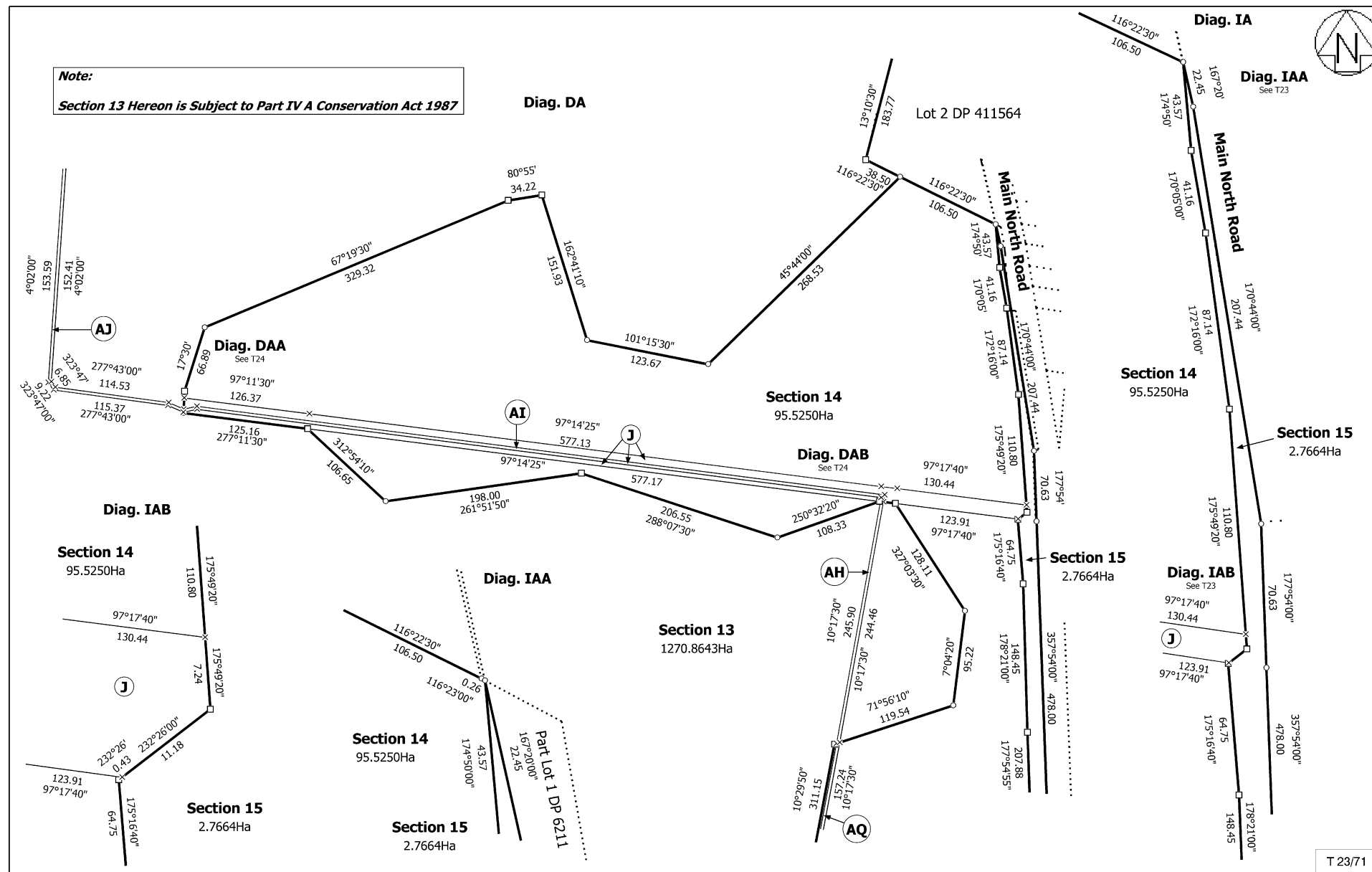
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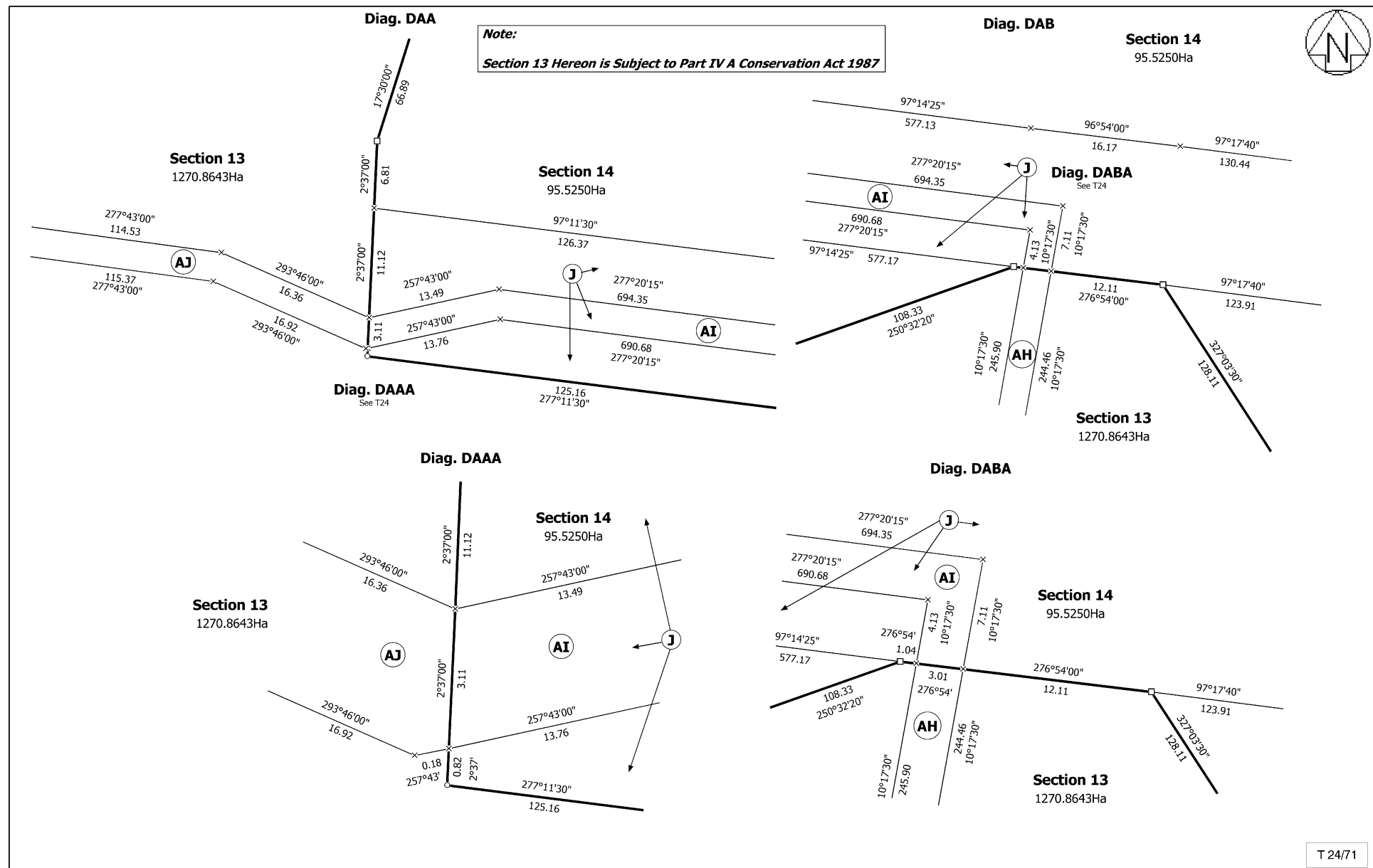
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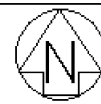


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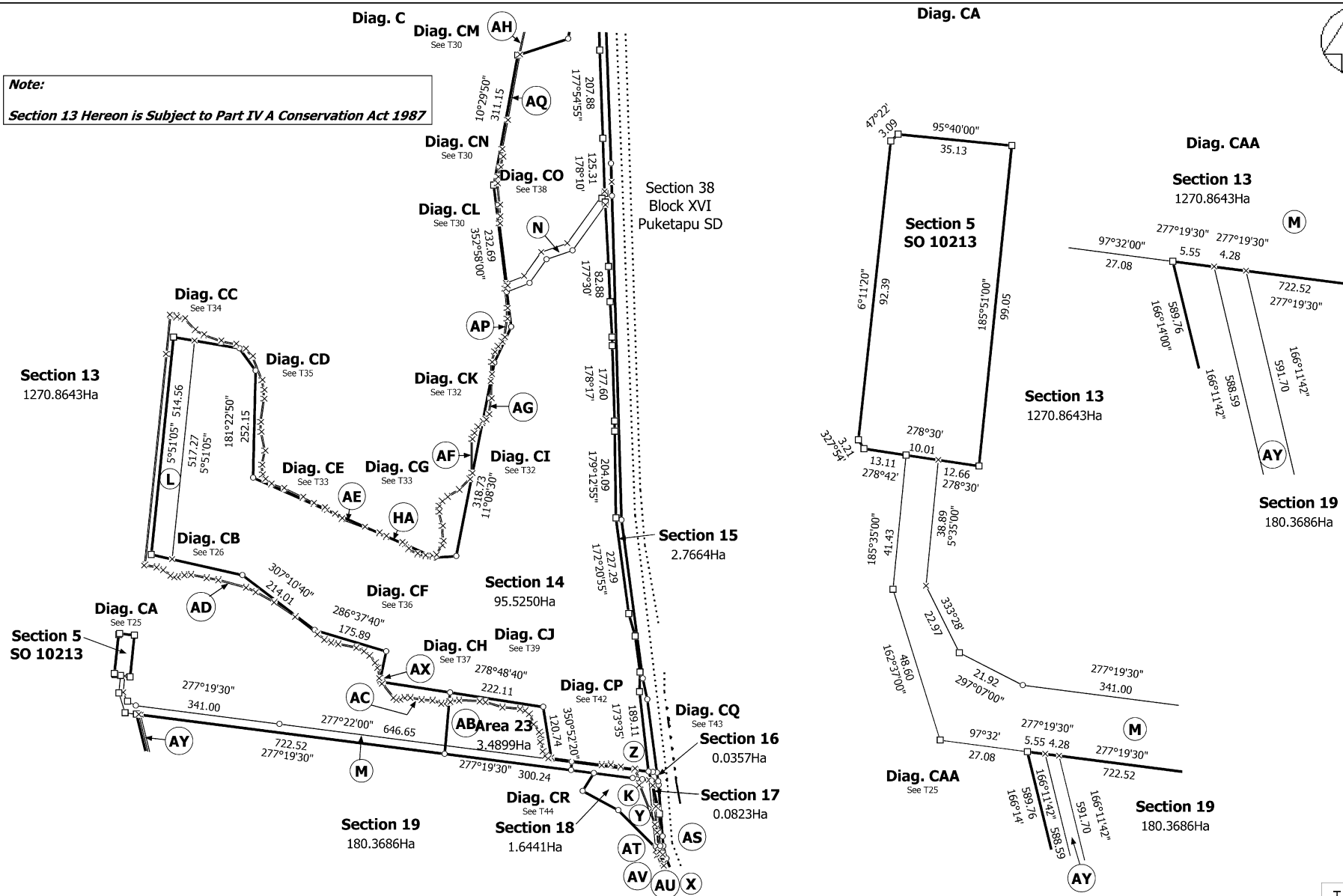
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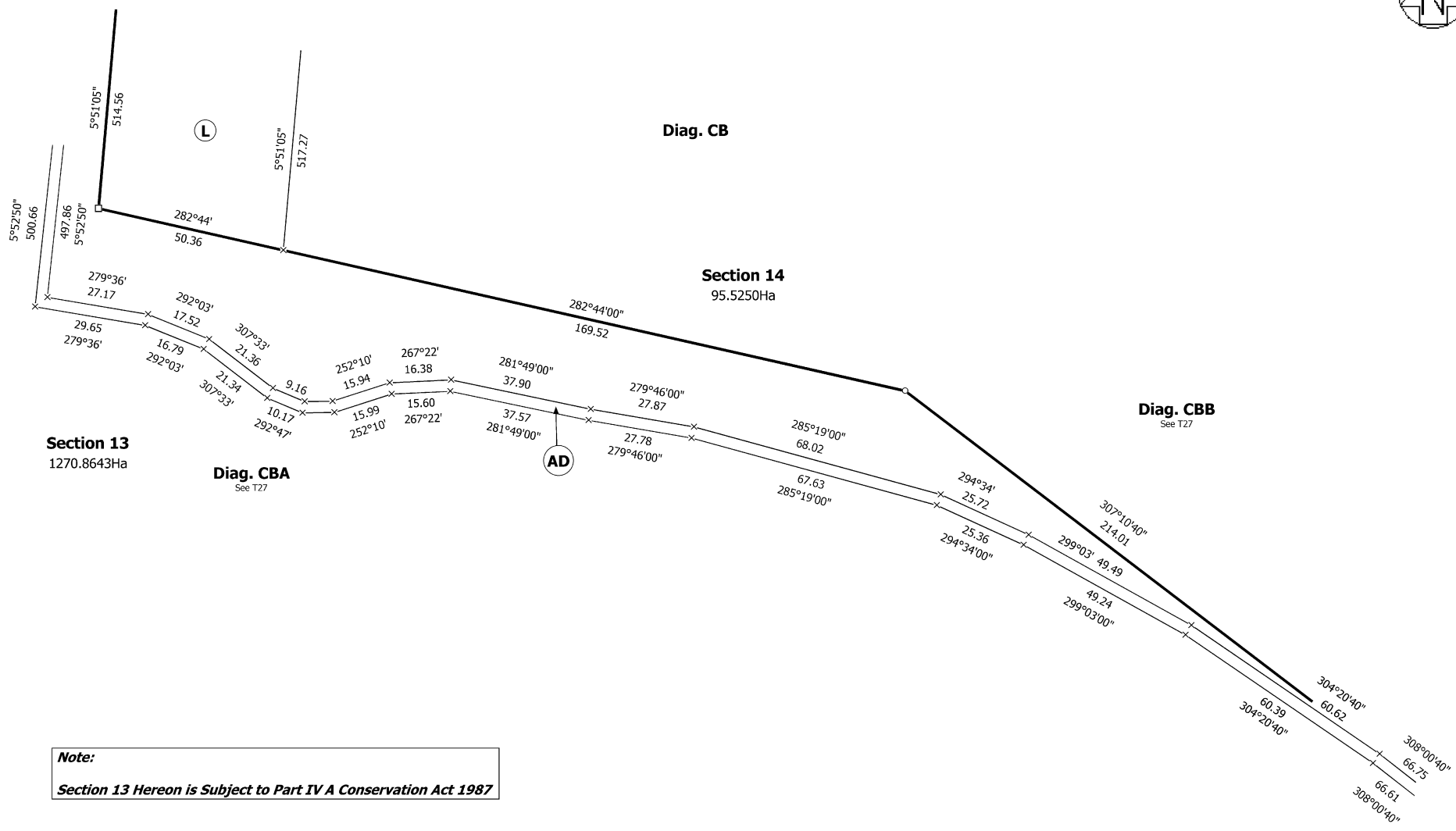
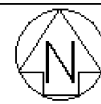


Note:
Section 13 Hereon is Subject to Part IV A Conservation Act 1987



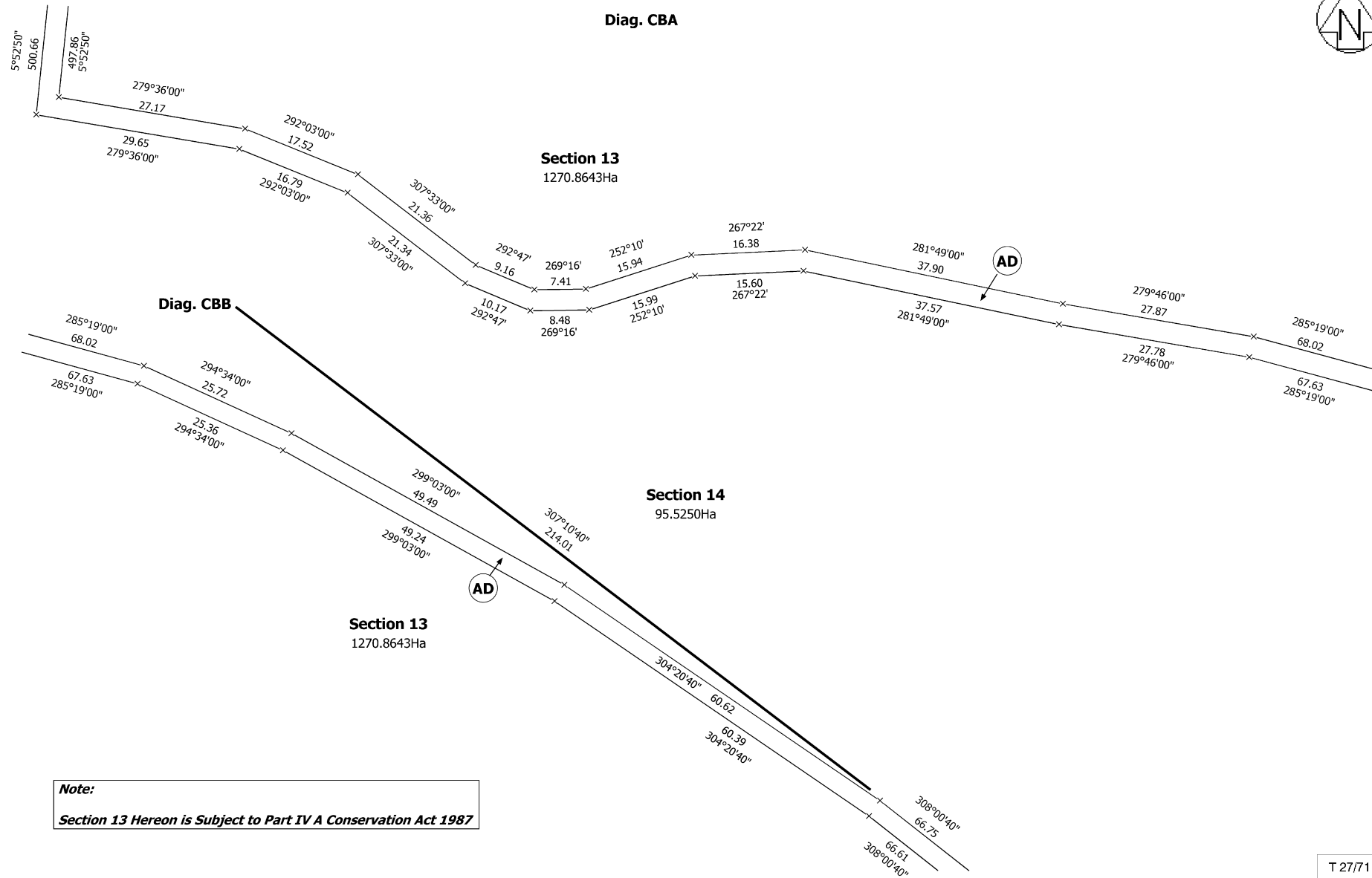
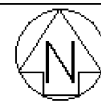
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Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
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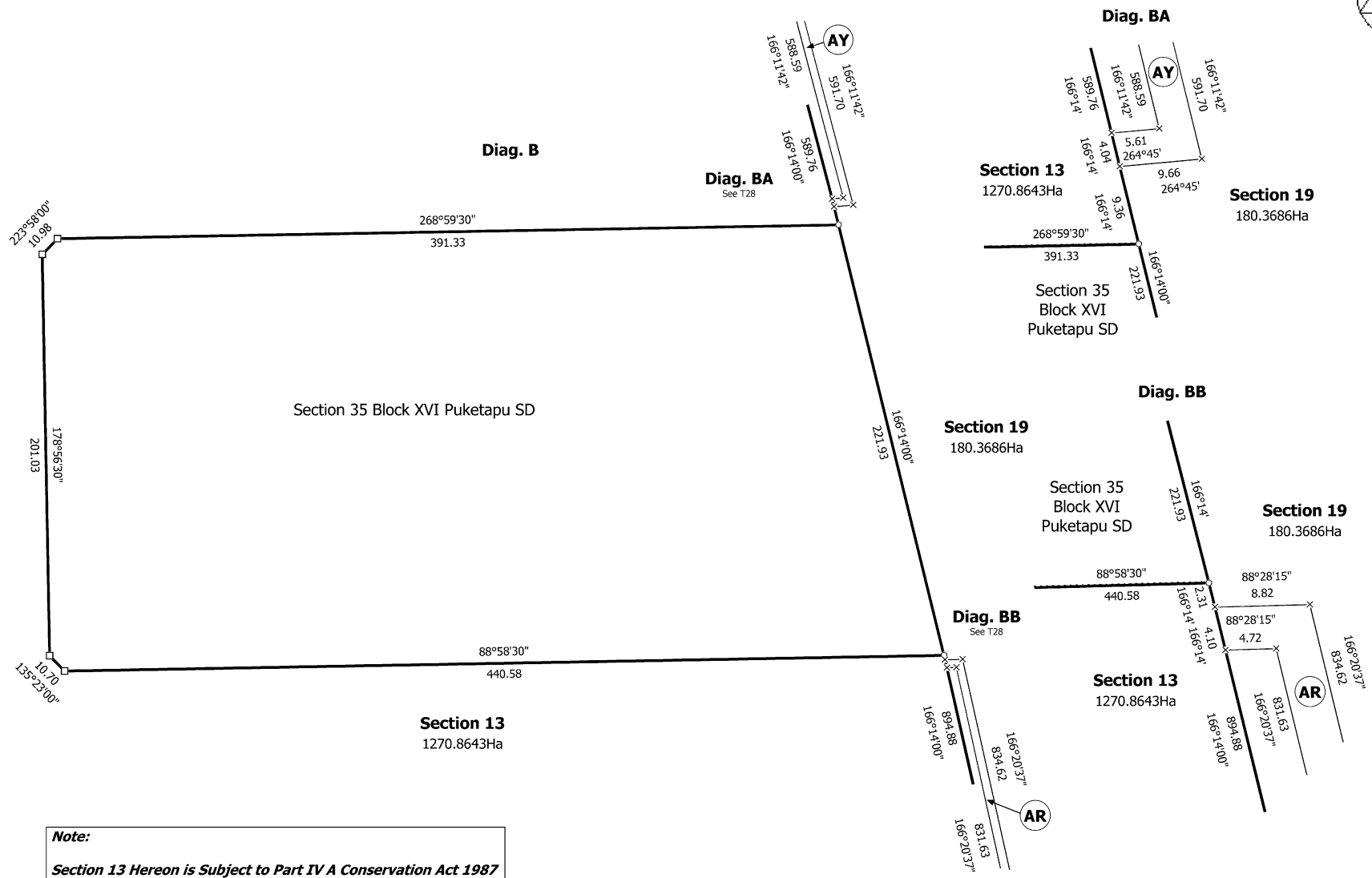
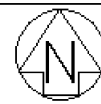


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Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
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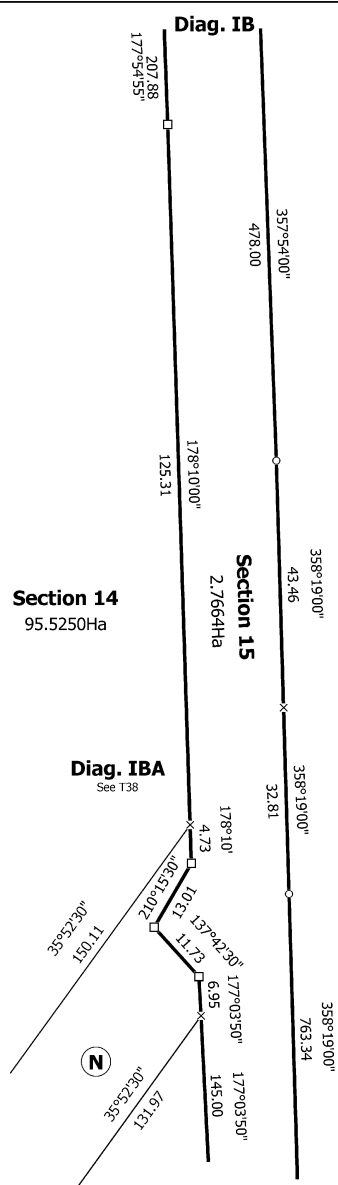
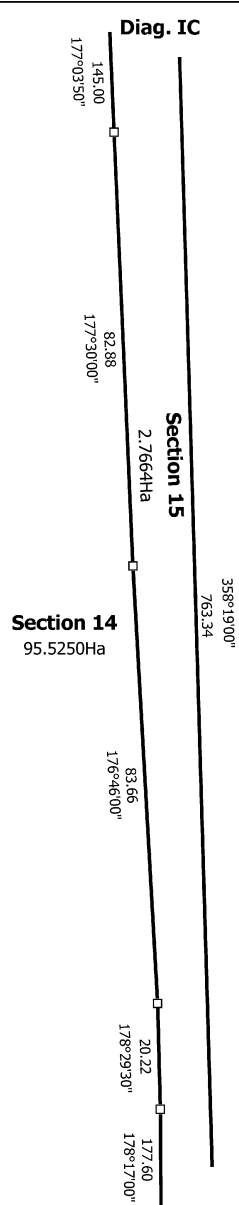
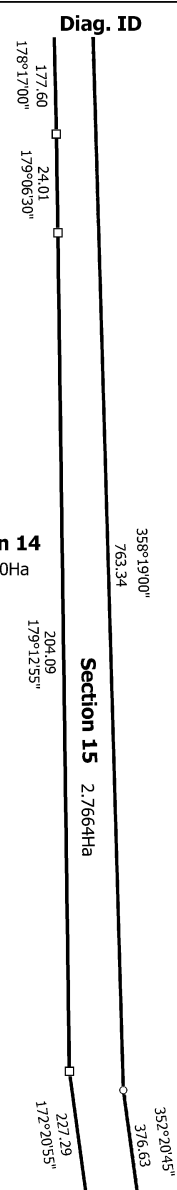
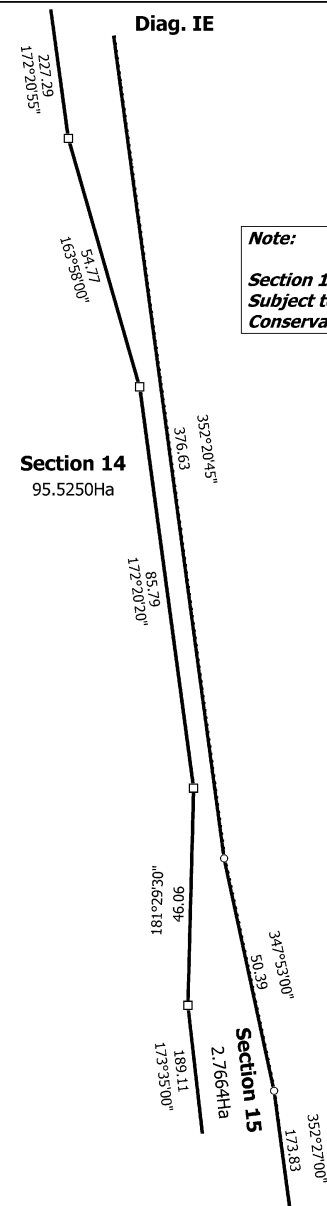


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Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
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Note:
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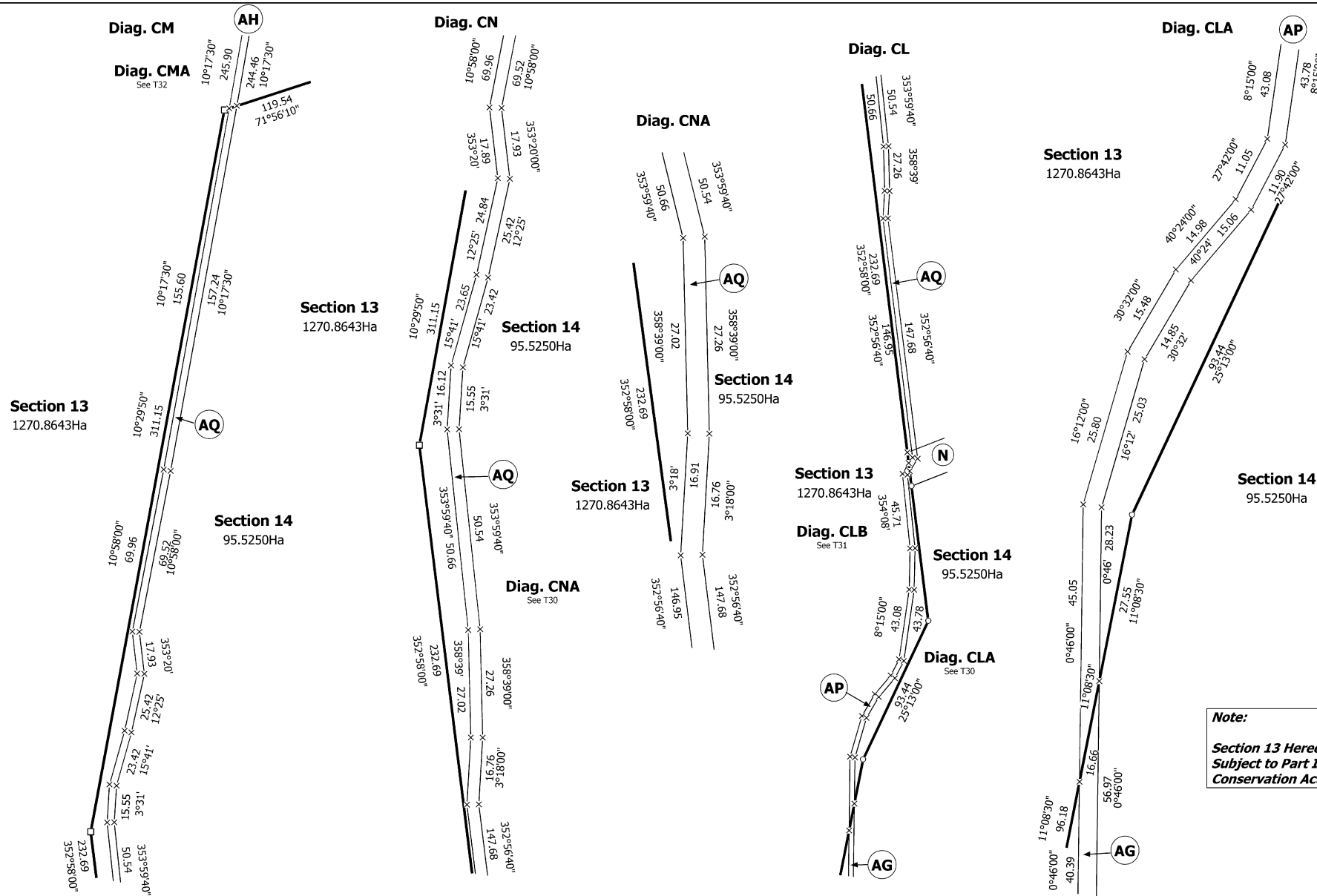
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SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

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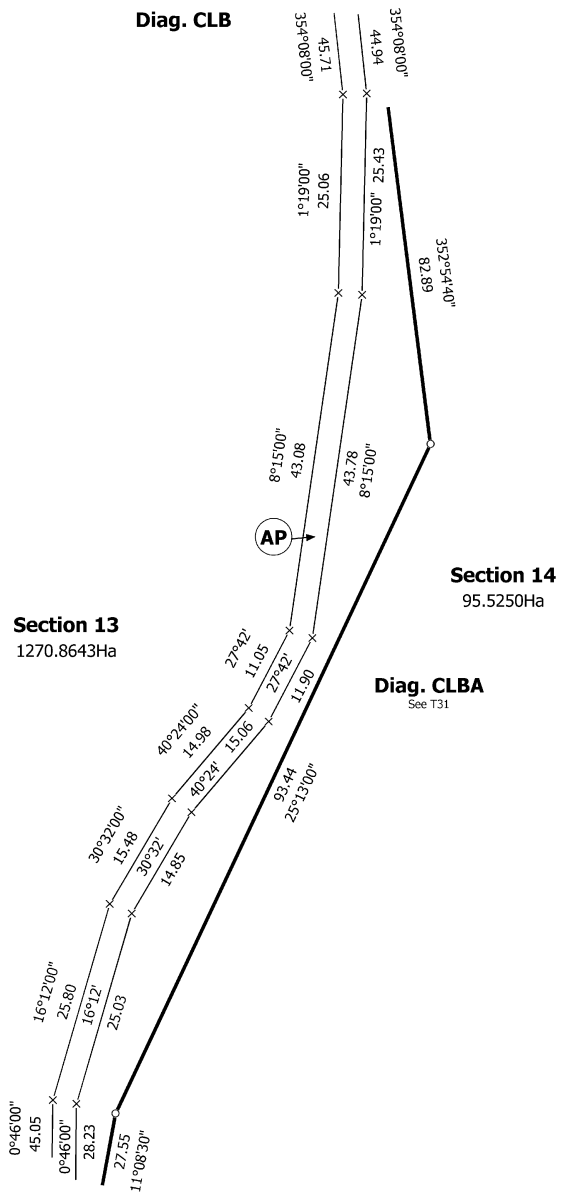


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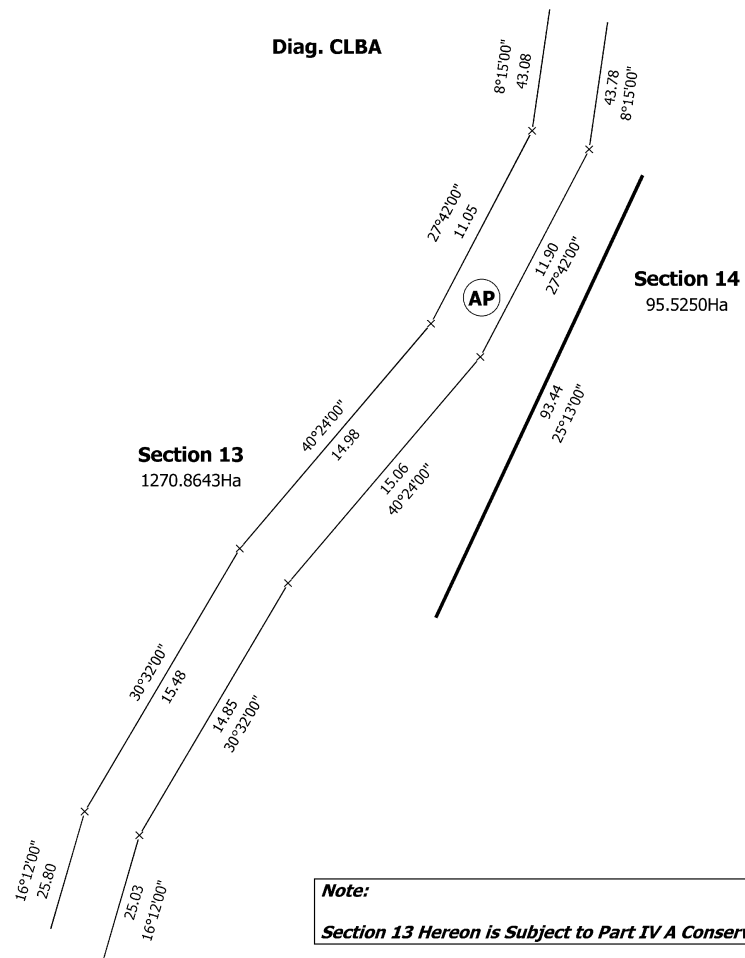
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Diag. CLB



Diag. CLBA



Note:

Section 13 Hereon is Subject to Part IV A Conservation Act 1987

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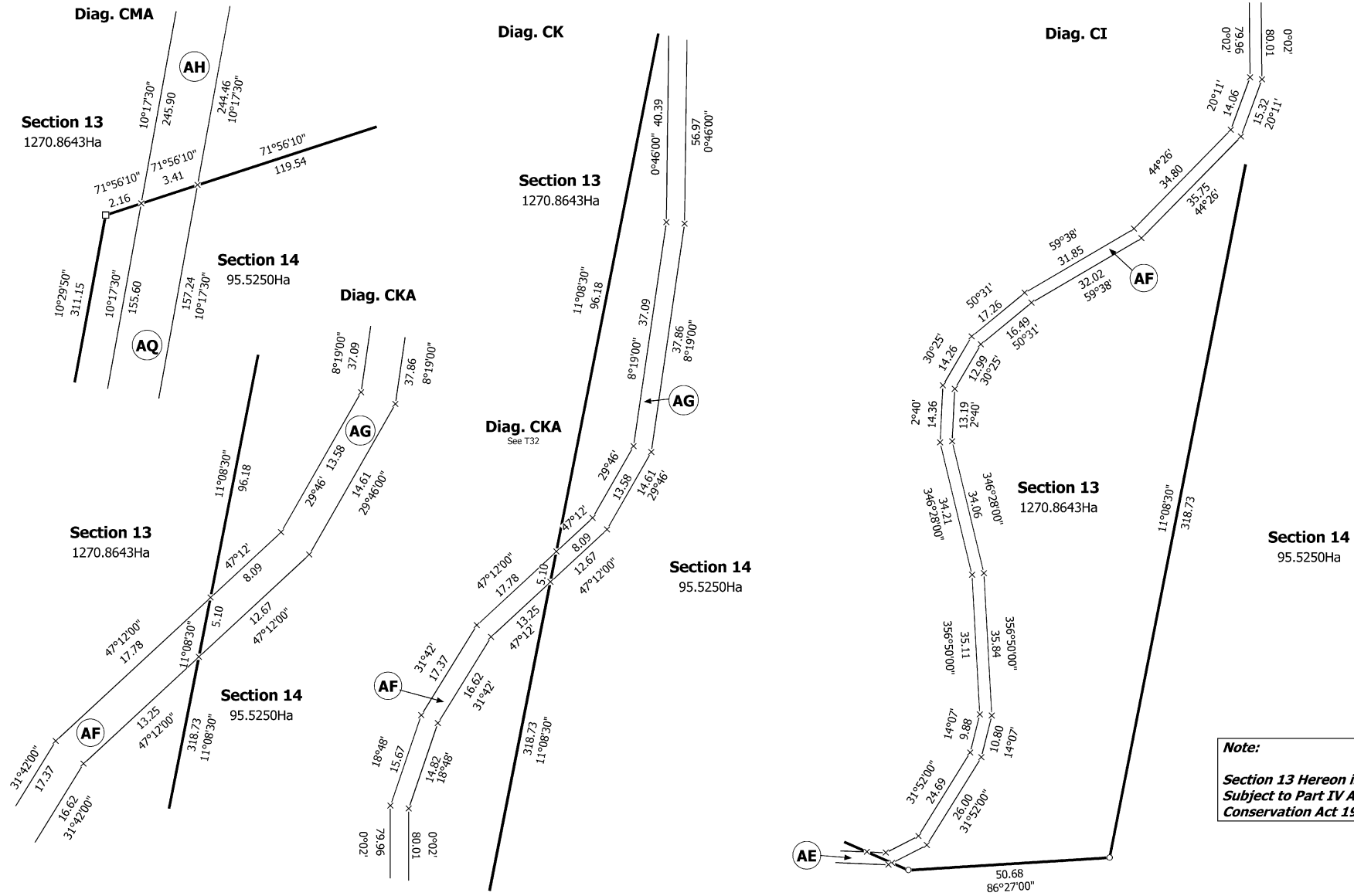
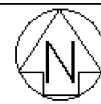
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SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

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Firm: Cheal Consultants

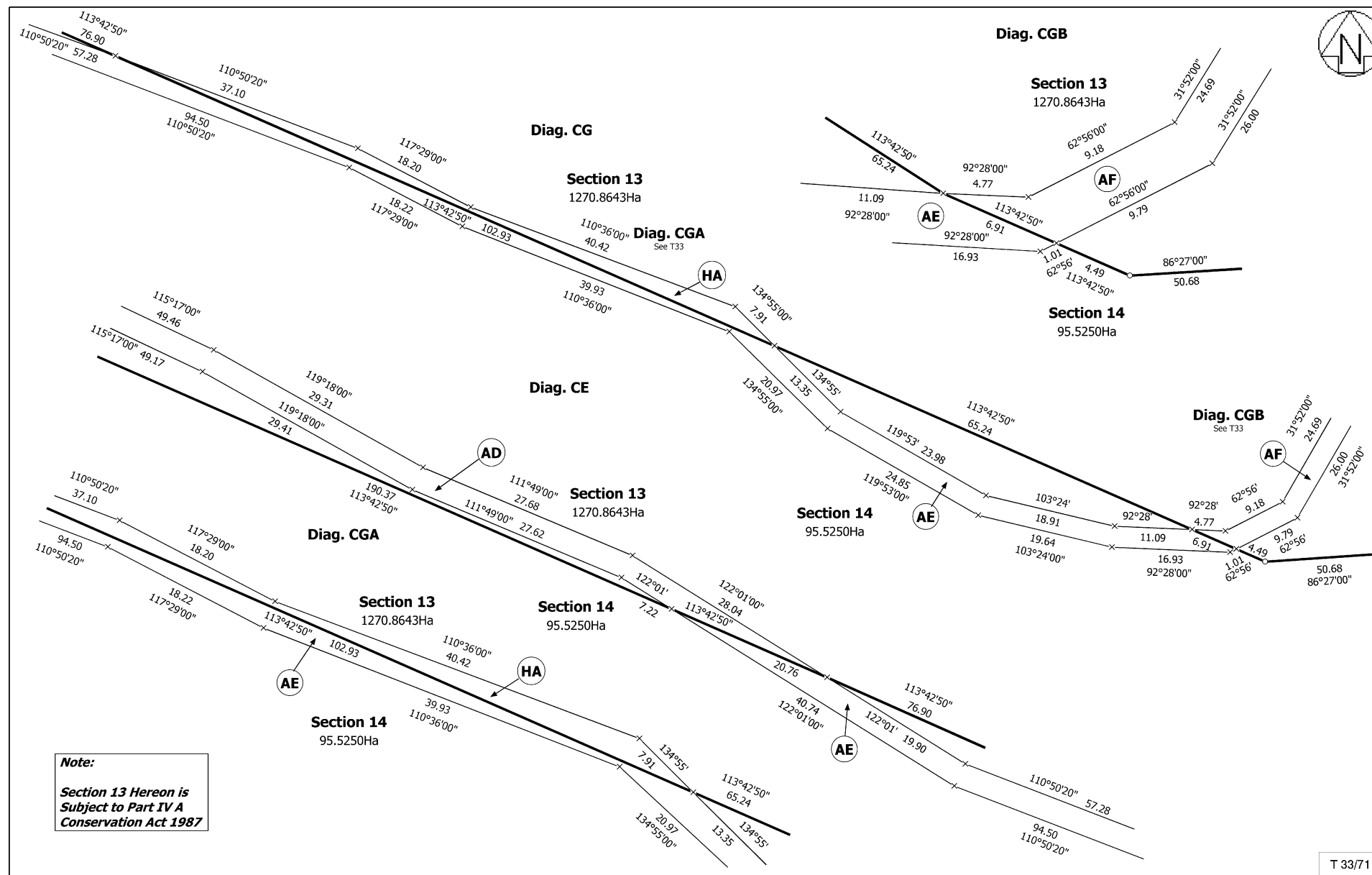
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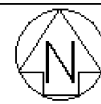


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Title Plan
SO 541581
Approved on: 22/03/2021



Diag. CC

Diag. CCA

See T34

Section 13
1270.8643Ha

Section 14
95.5250Ha

Diag. CCA

Section 13
1270.8643Ha

Note:

Section 13 Hereon is Subject to Part IV A Conservation Act 1987

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Land District: Hawkes Bay

SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

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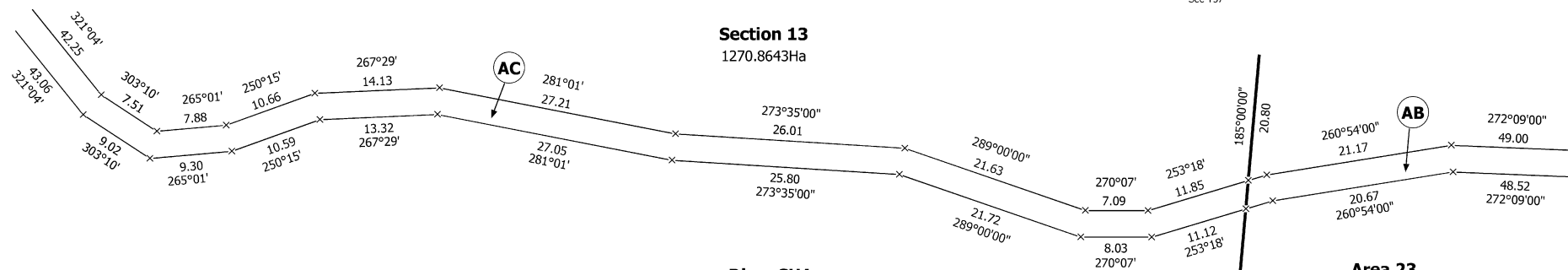
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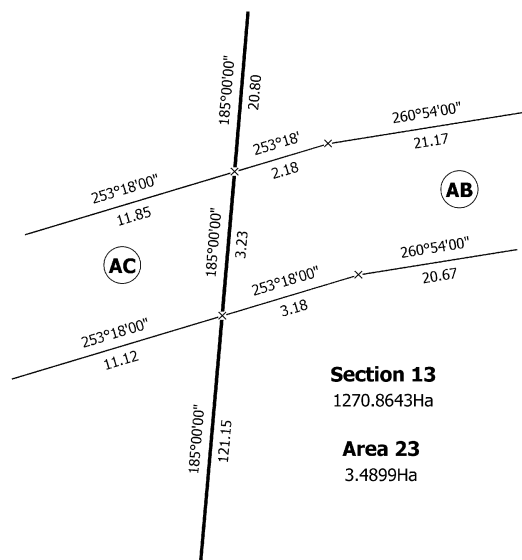
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See T37

Section 13
1270.8643Ha



Diag. CHA



Note:

Section 13 Hereon is Subject to Part IV A Conservation Act 1987

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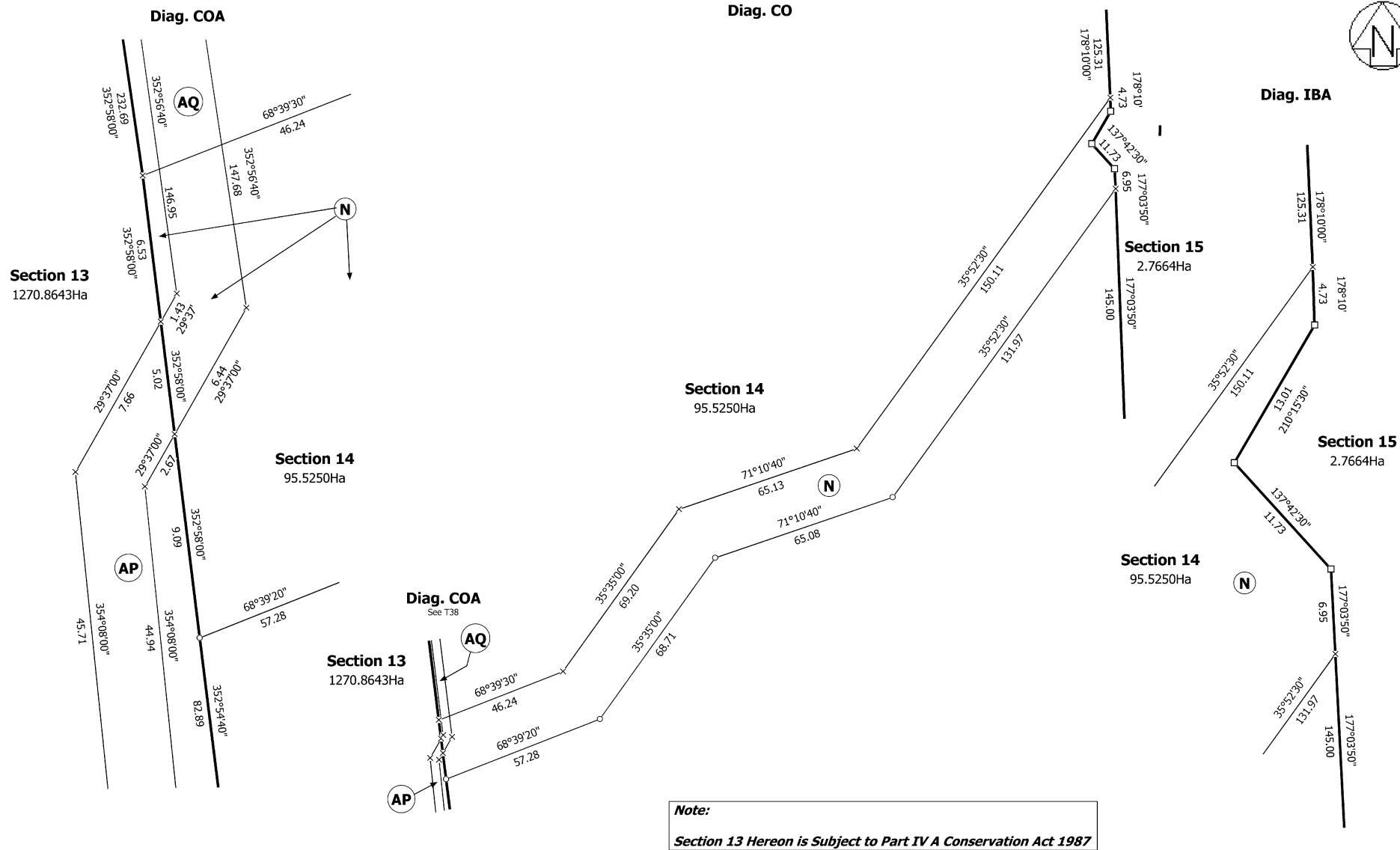
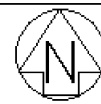
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SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

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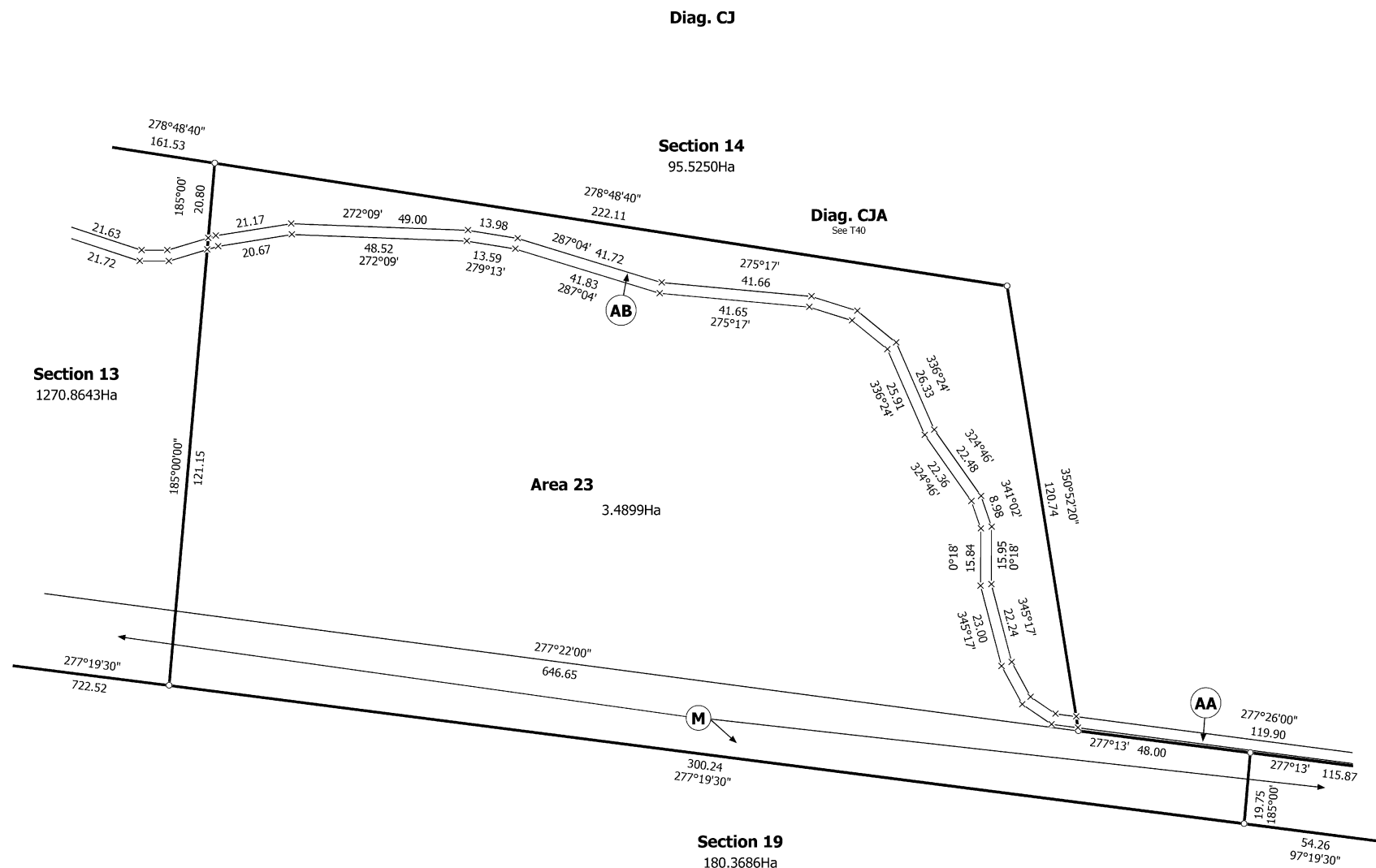
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Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

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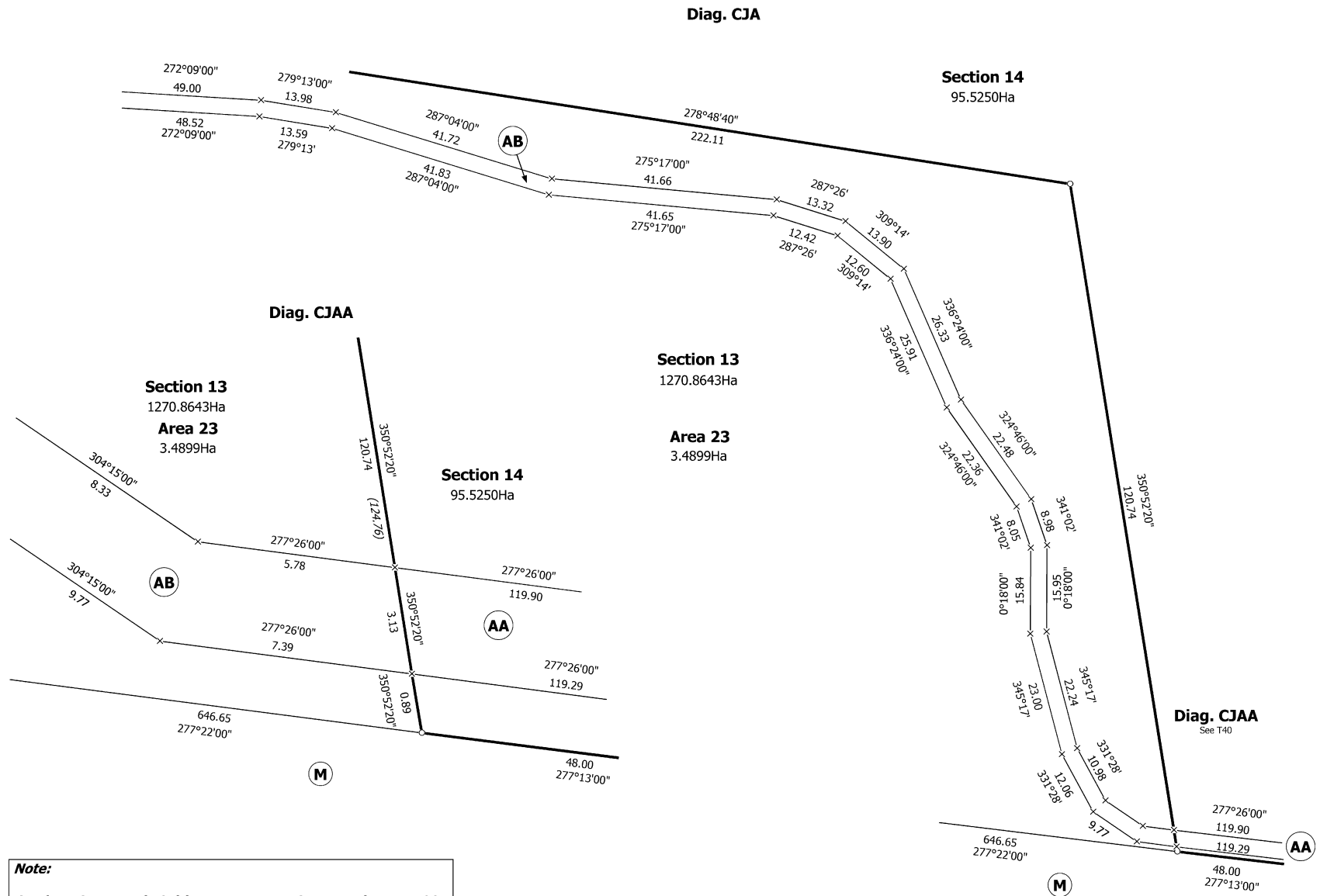
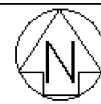
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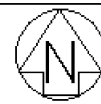
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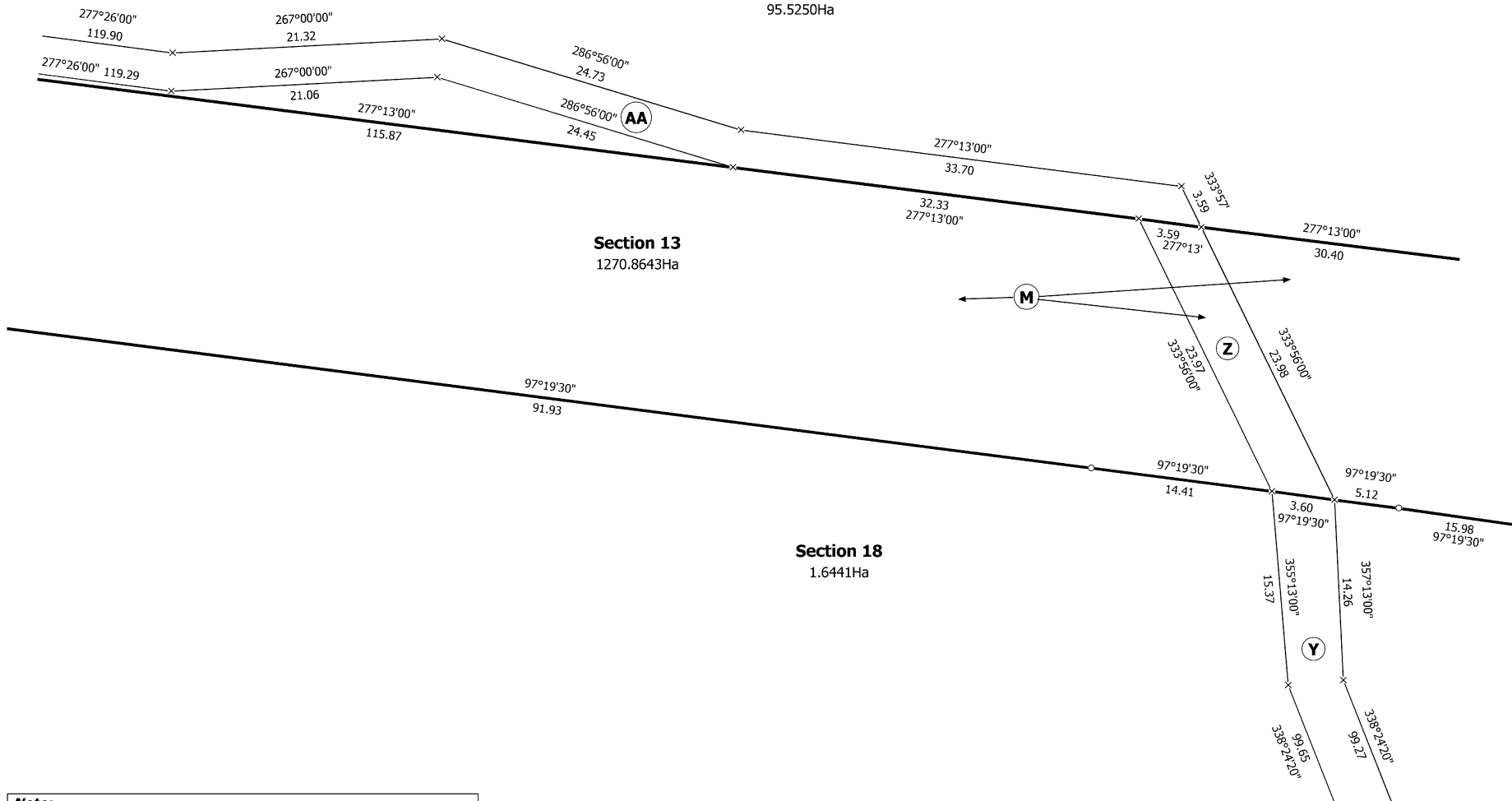


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Section 14
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Section 13
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Section 18
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Note:

Section 13 Hereon is Subject to Part IV A Conservation Act 1987

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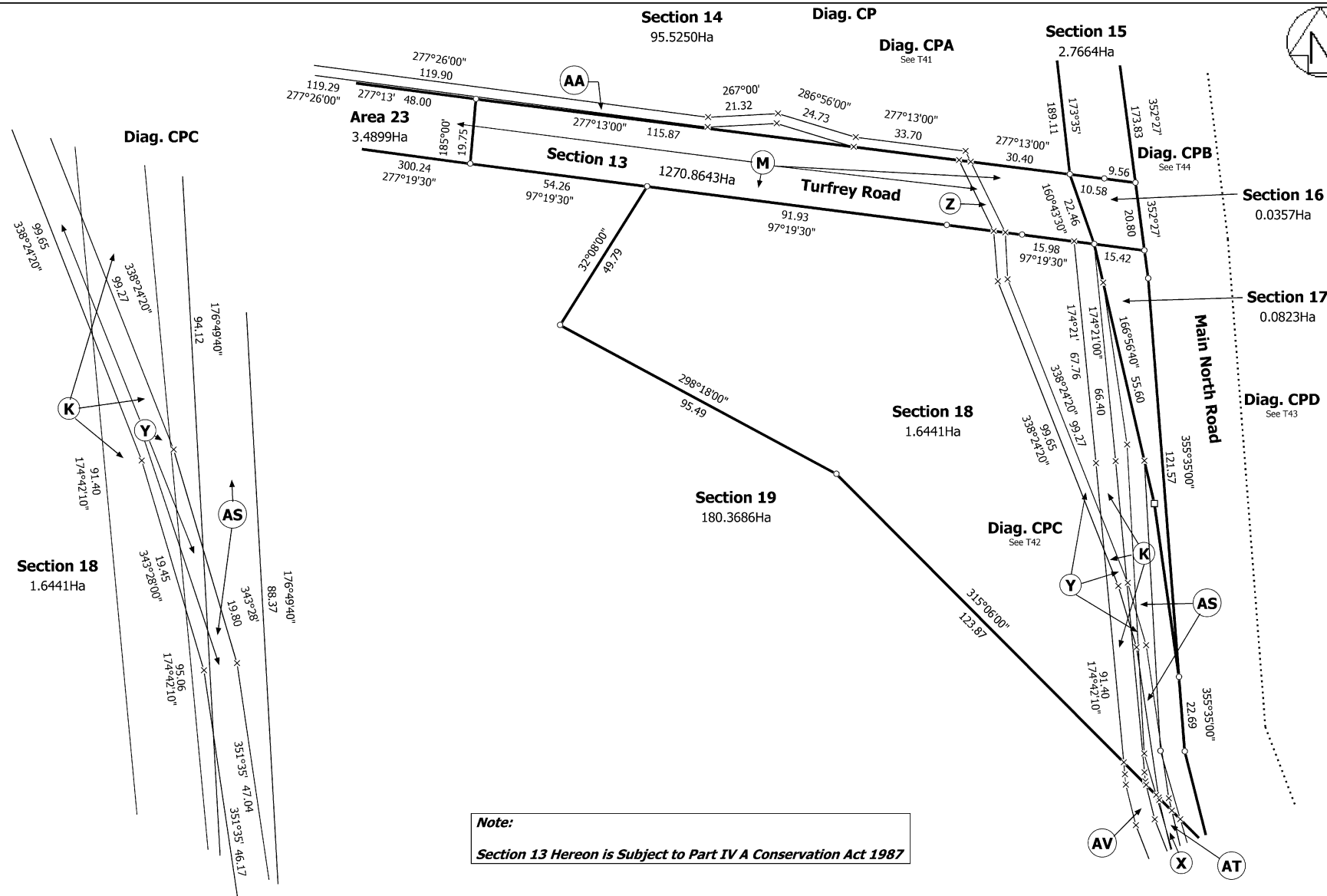
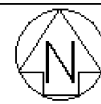
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Firm: Cheal Consultants

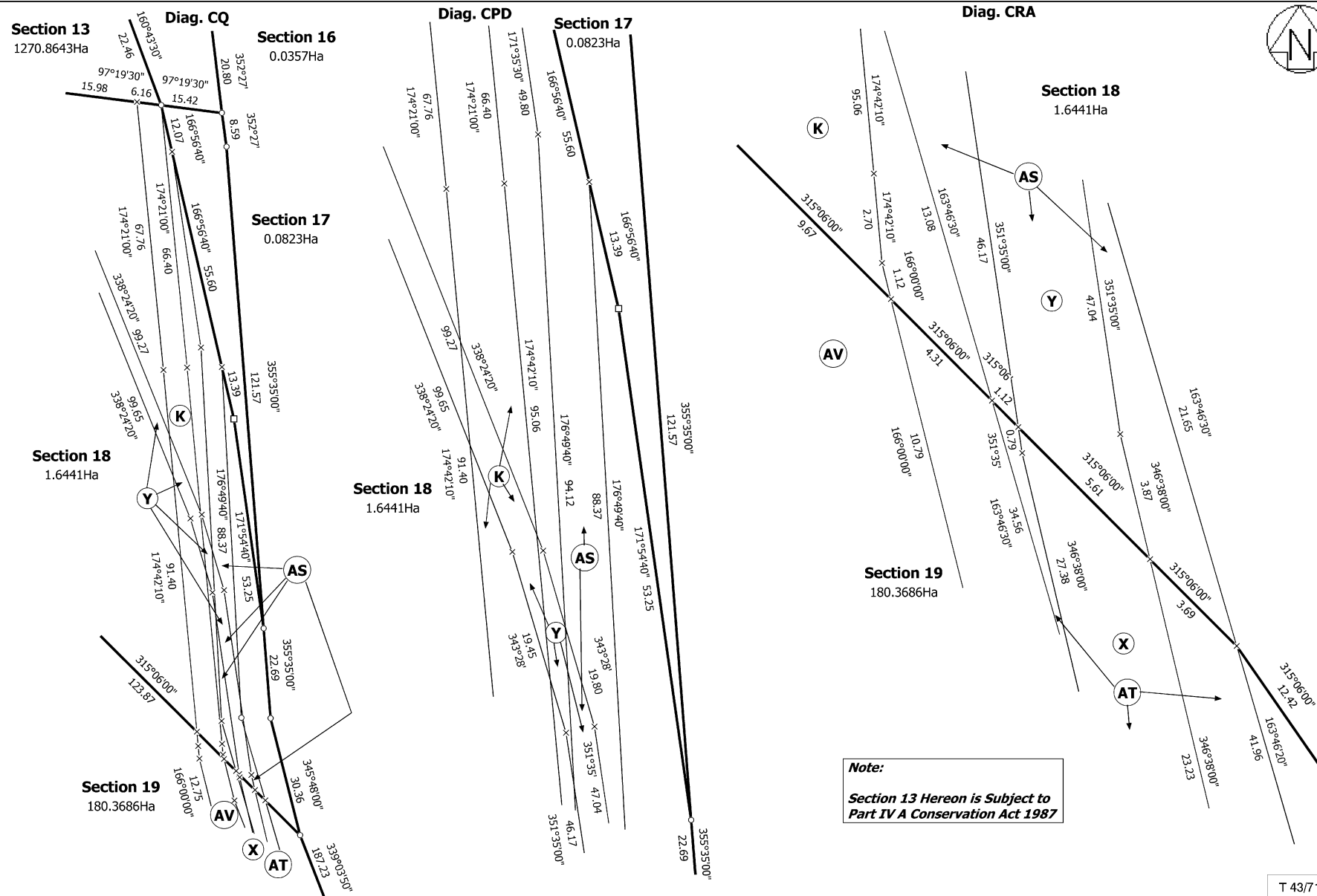
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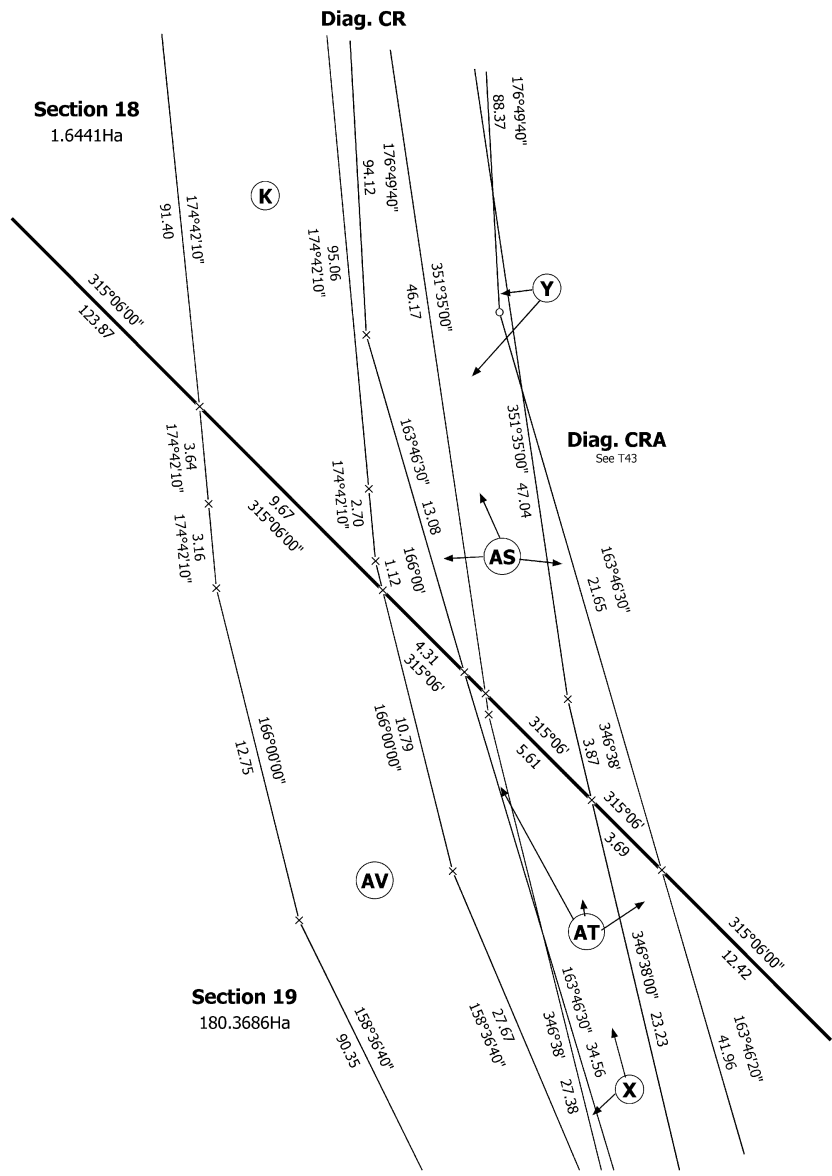
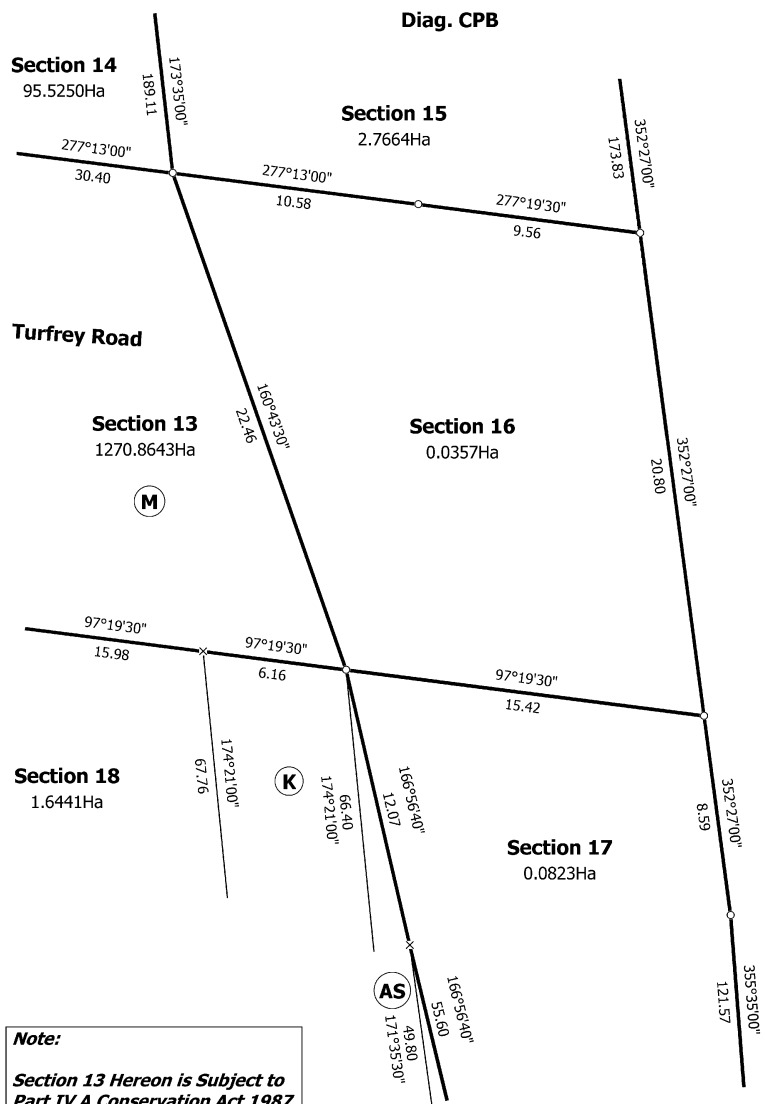
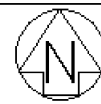
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SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

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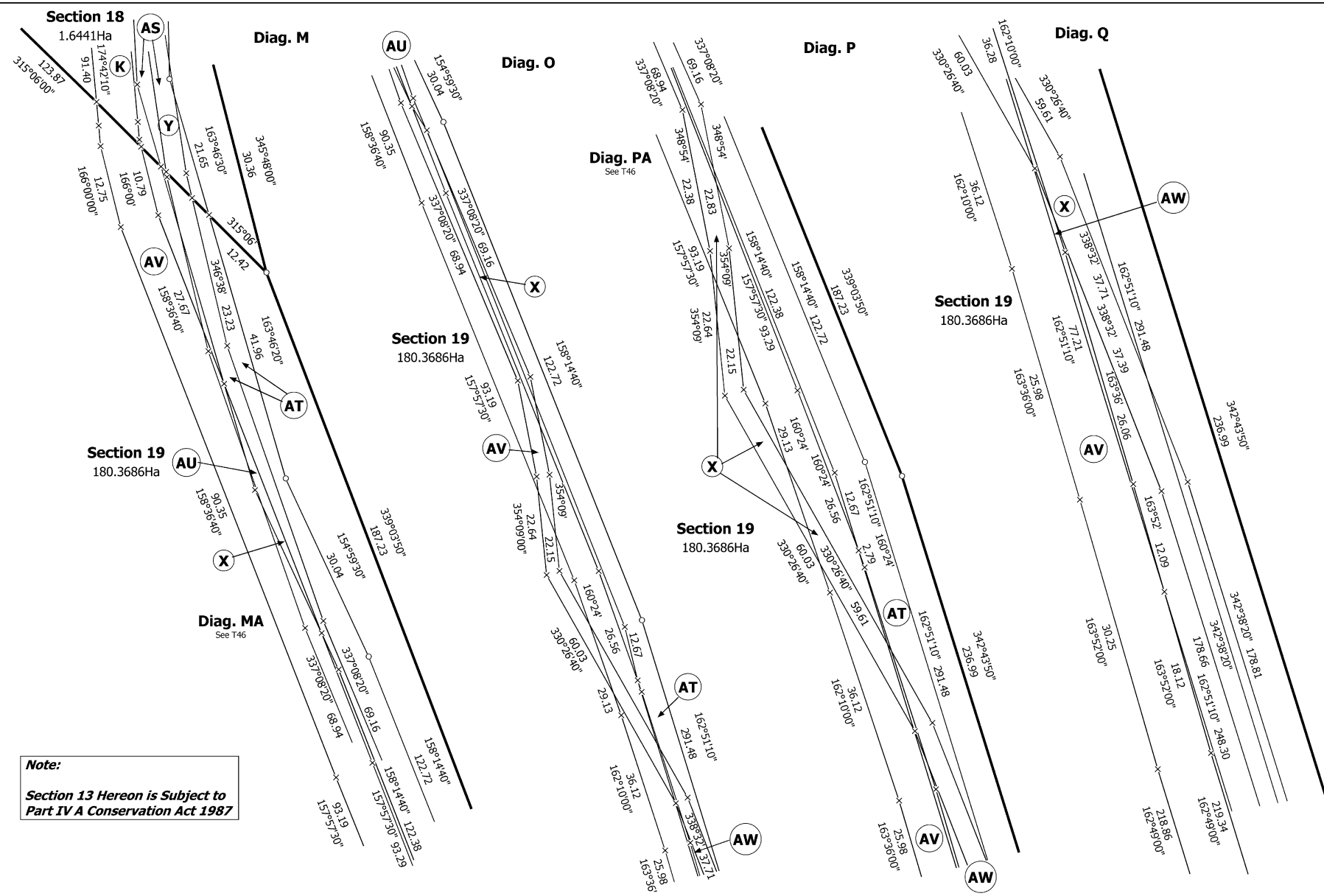
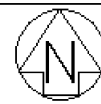
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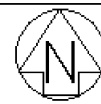
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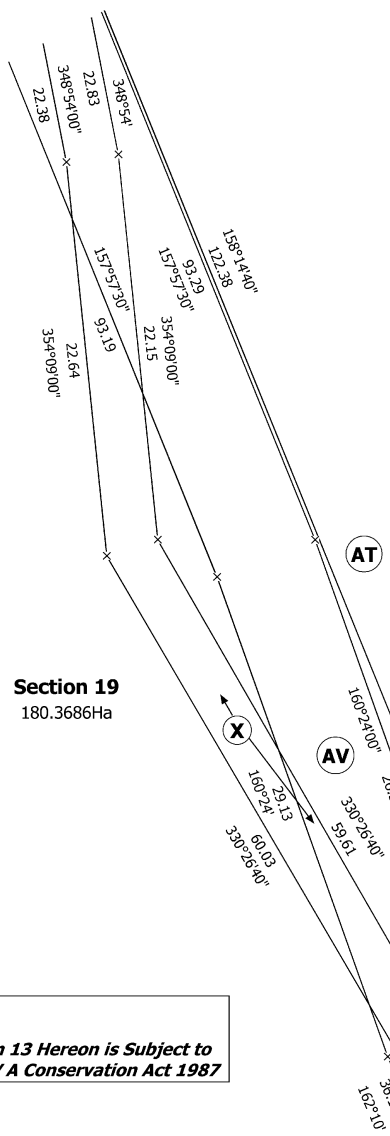
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Section 13 Hereon is Subject to
Part IV A Conservation Act 1987

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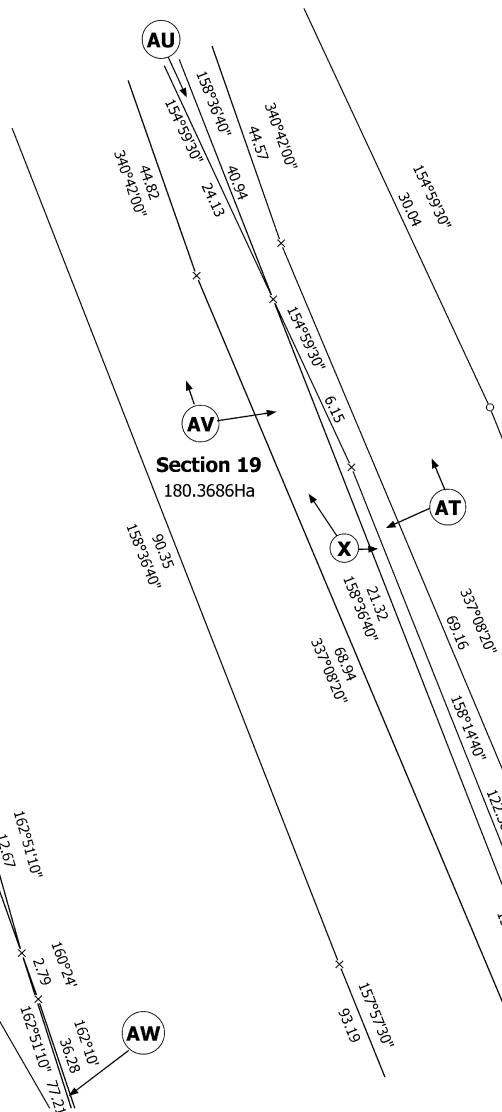
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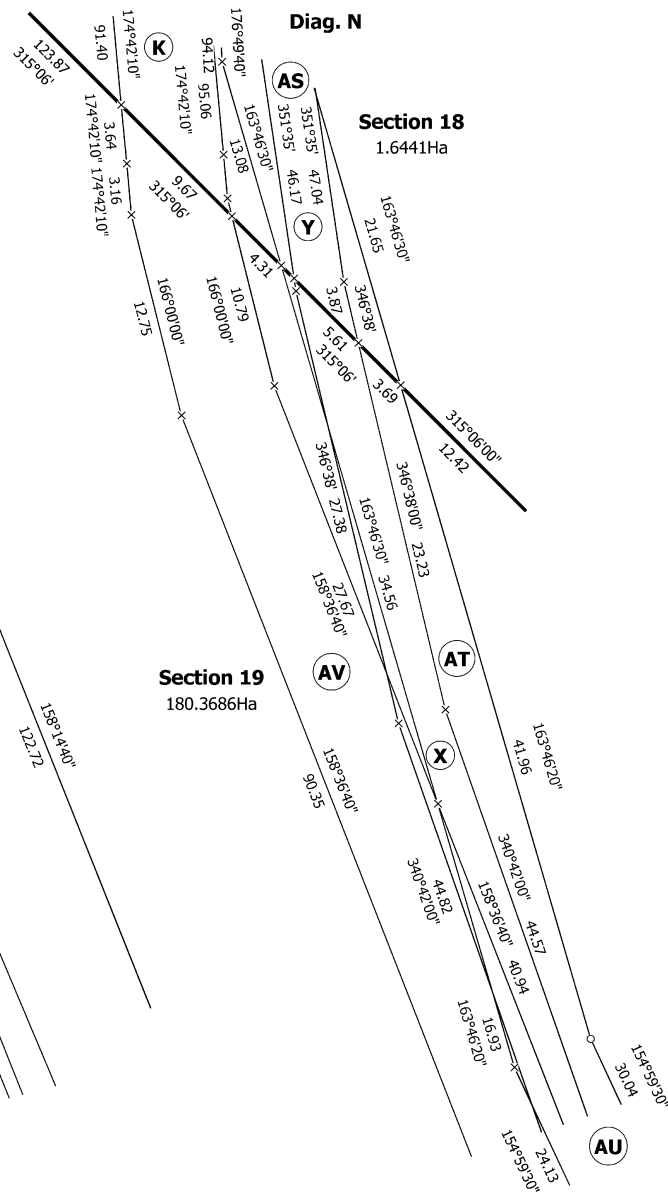
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Diag. MA



Diag. N



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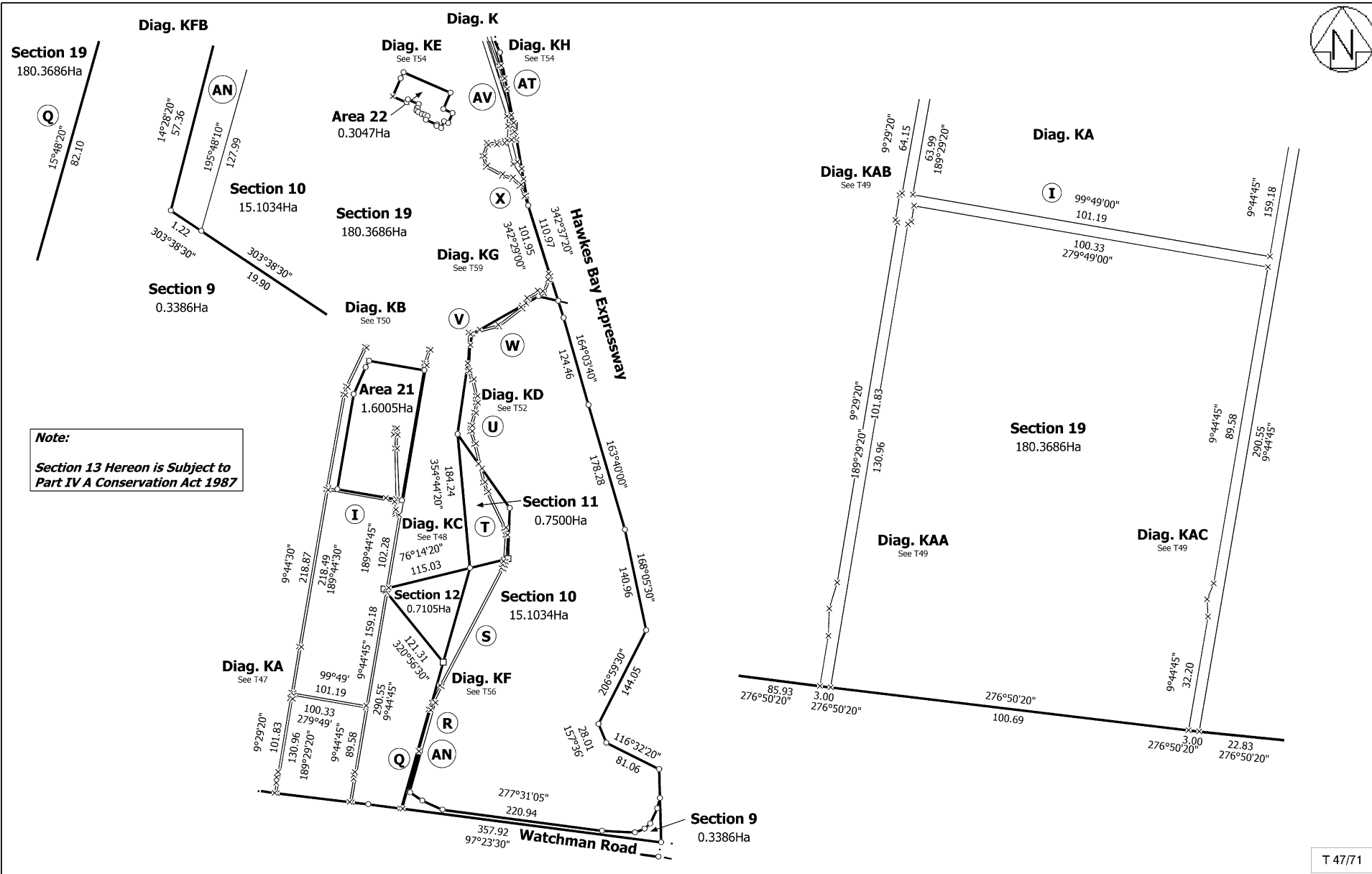
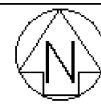
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SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

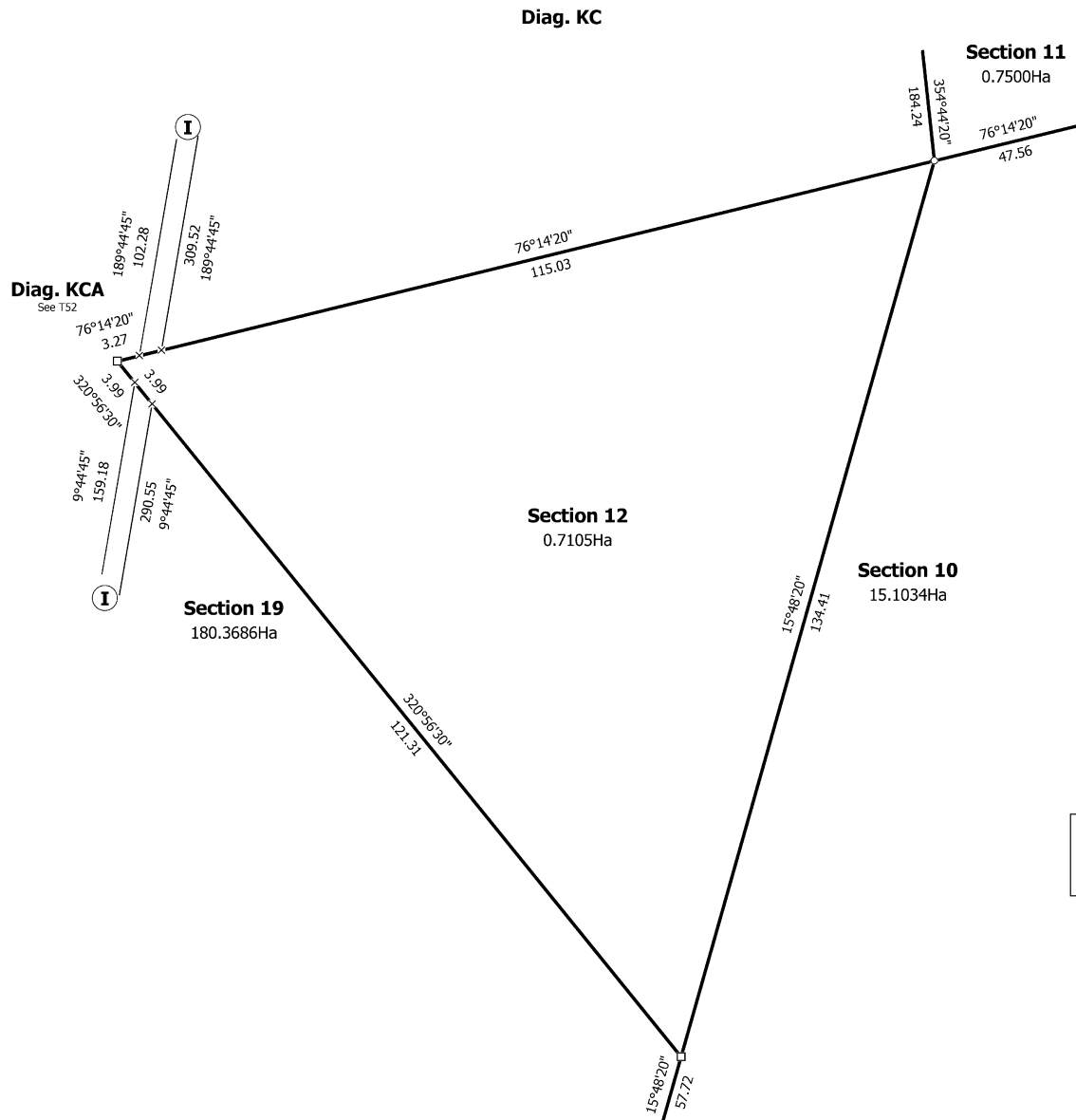
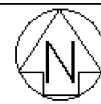
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Firm: Cheal Consultants

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T 48/71

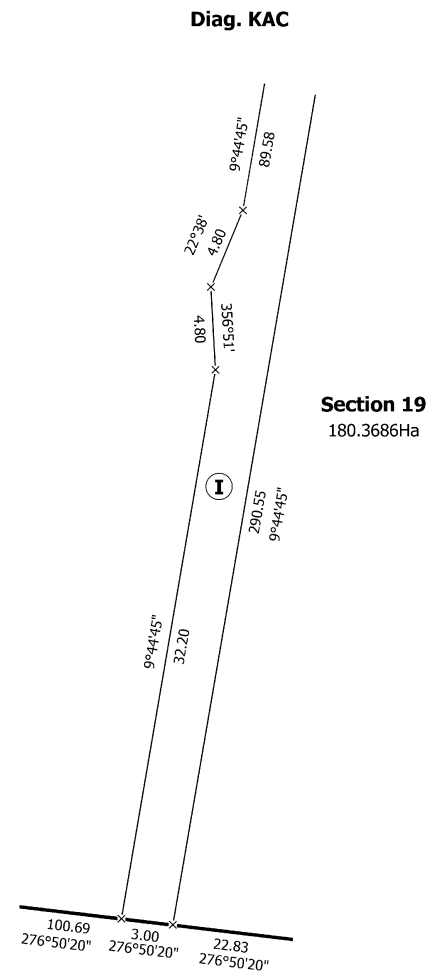
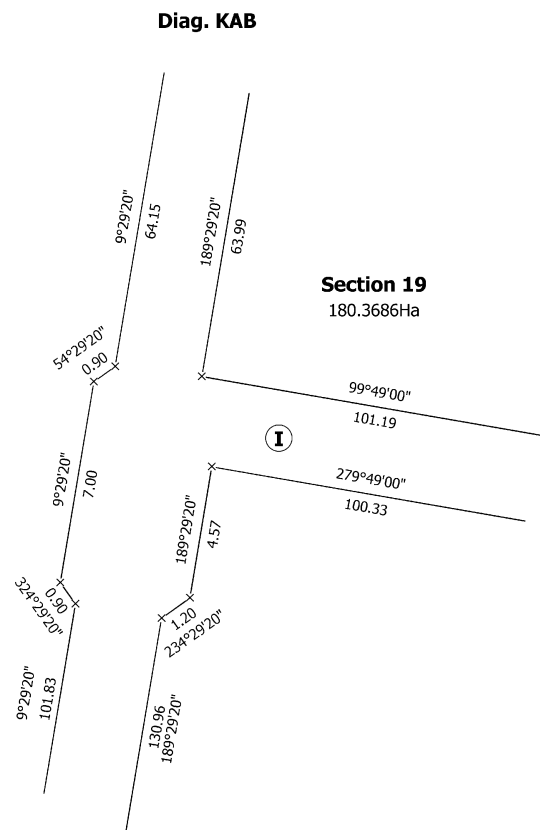
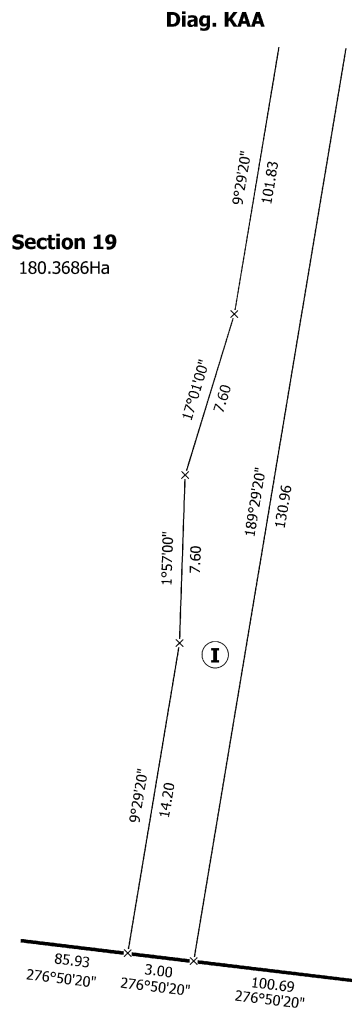
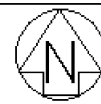
Land District: Hawkes Bay

SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

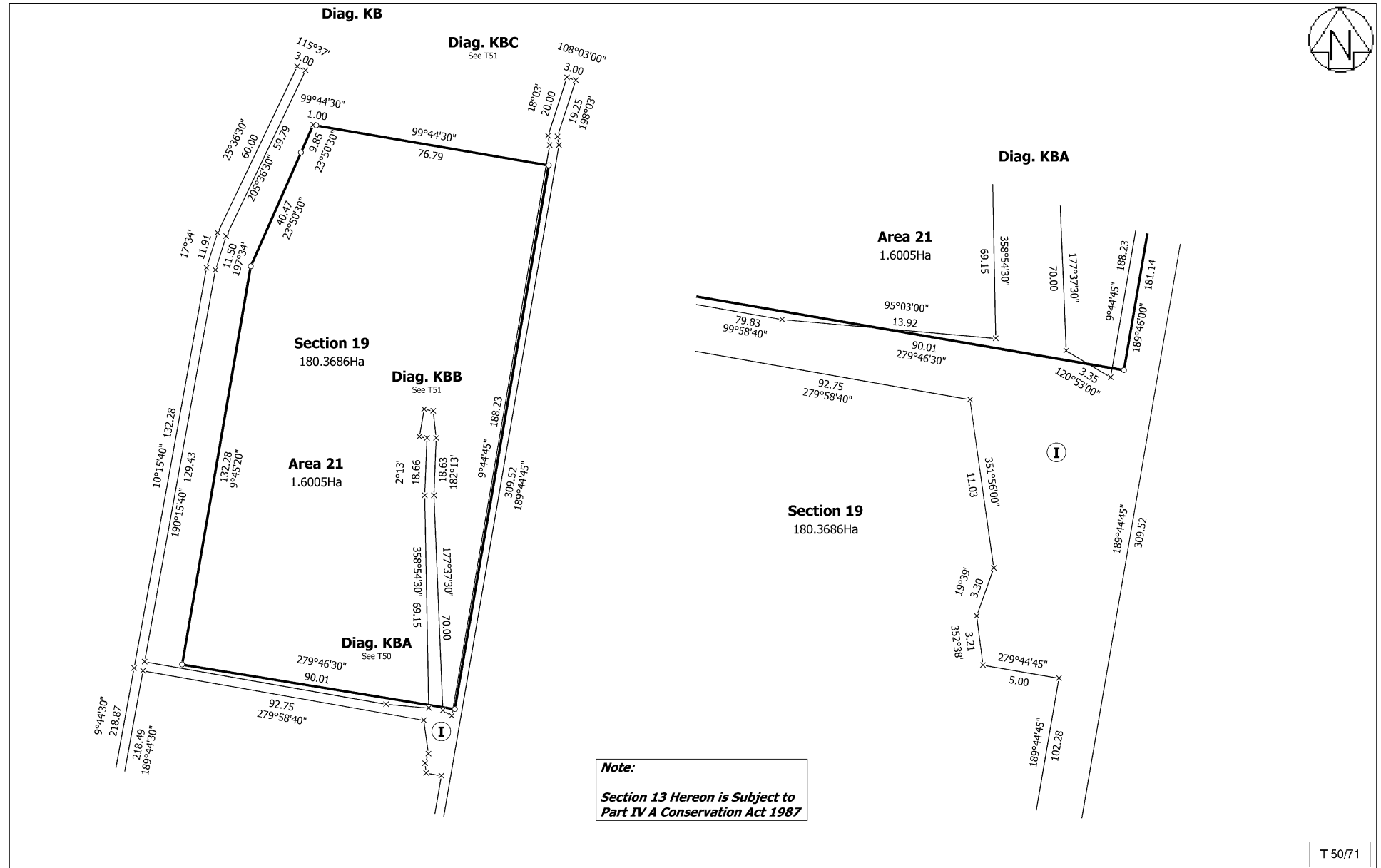
Title Plan
SO 541581
Approved on: 22/03/2021

Digitally Generated Plan
Generated on: 22/03/2021 2:37pm Page 56 of 79



Note:
Section 13 Hereon is Subject to
Part IV A Conservation Act 1987

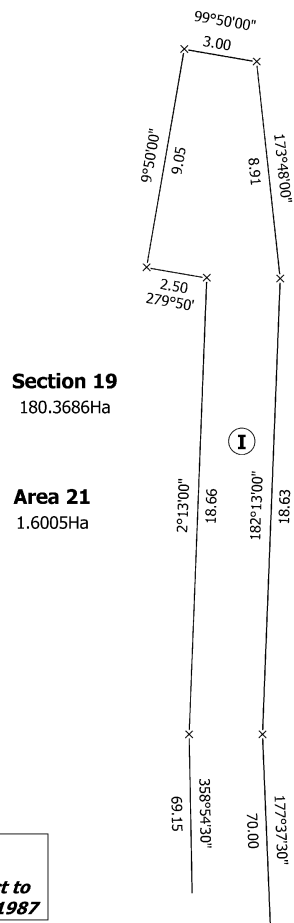
T 49/71



Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
Digitally Generated Plan Generated on: 22/03/2021 2:37pm Page 58 of 79			



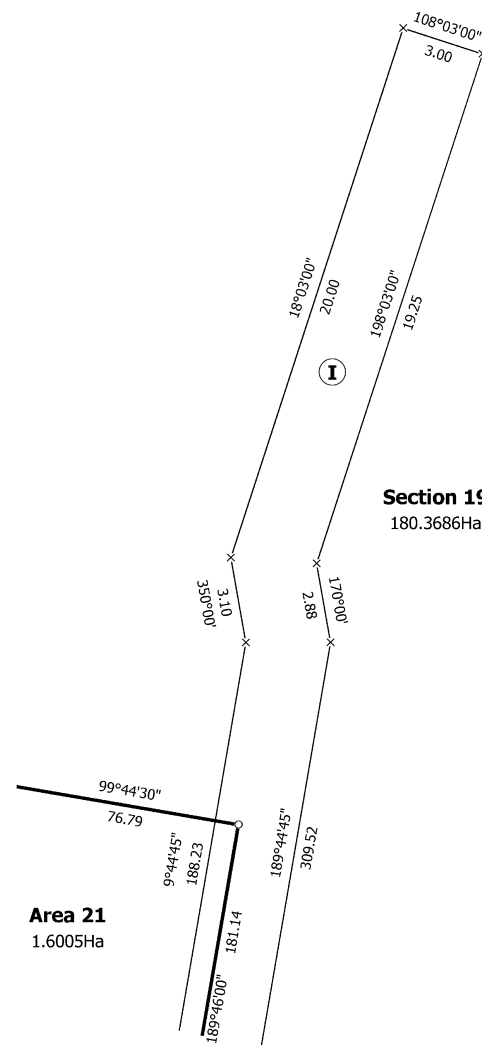
Diag. KBB



Note:

**Section 13 Hereon is Subject to
Part IV A Conservation Act 1987**

Diag. KBC



T 51/71

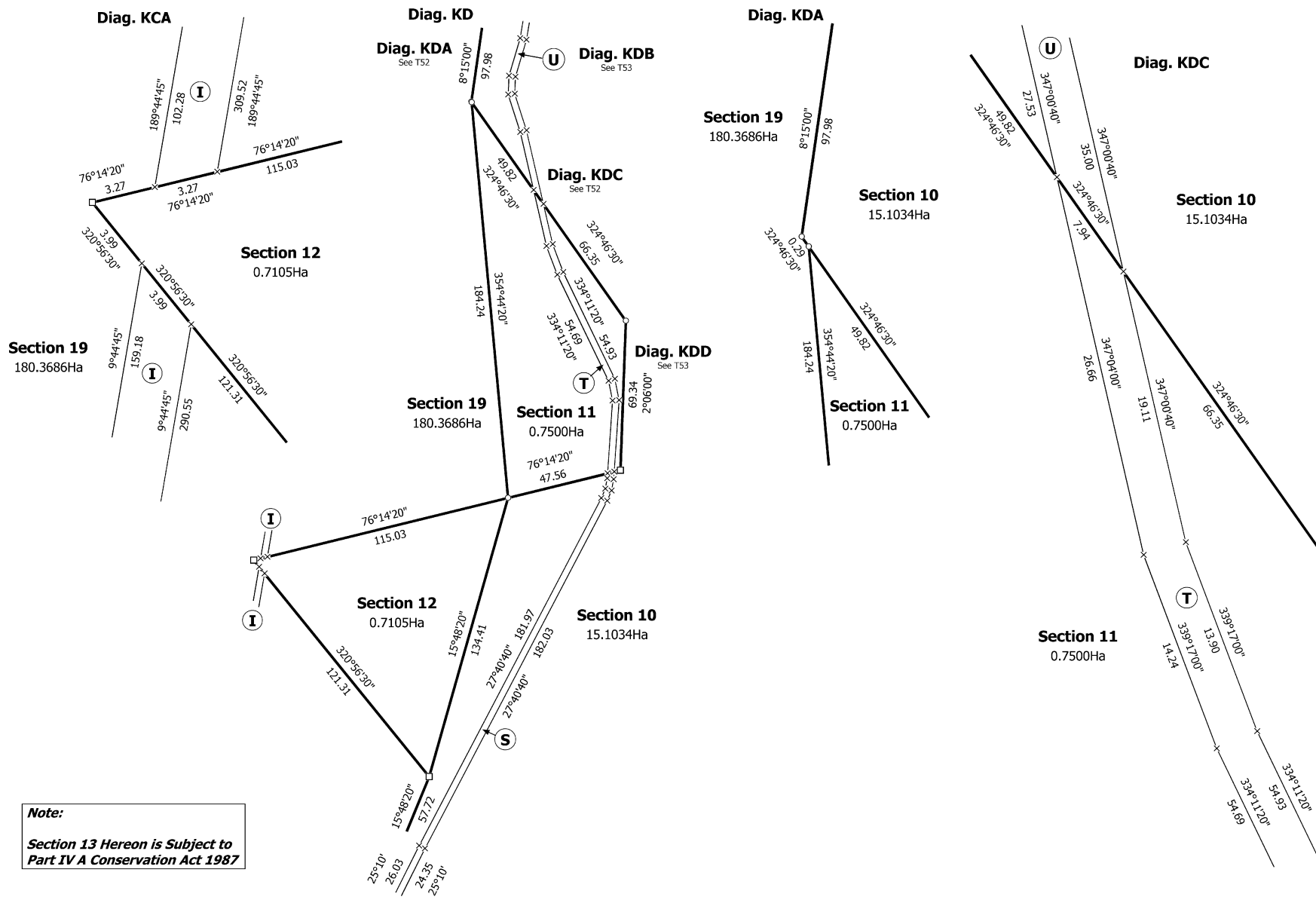
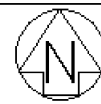
Land District: Hawkes Bay

SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

Title Plan
SO 541581
Approved on: 22/03/2021

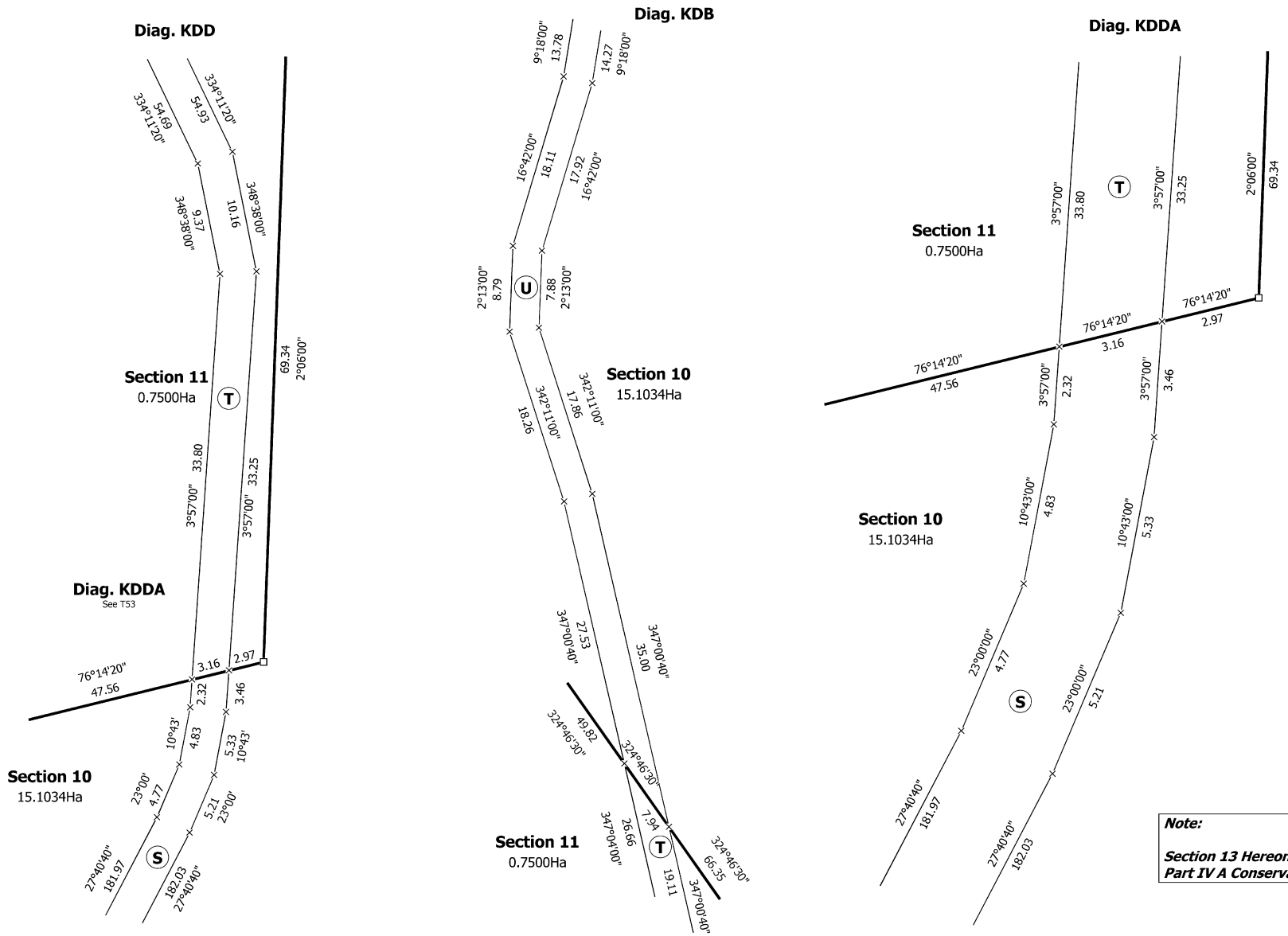
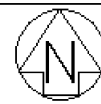
Digitally Generated Plan
Generated on: 22/03/2021 2:37pm Page 59 of 79



Note:
**Section 13 Hereon is Subject to
Part IV A Conservation Act 1987**

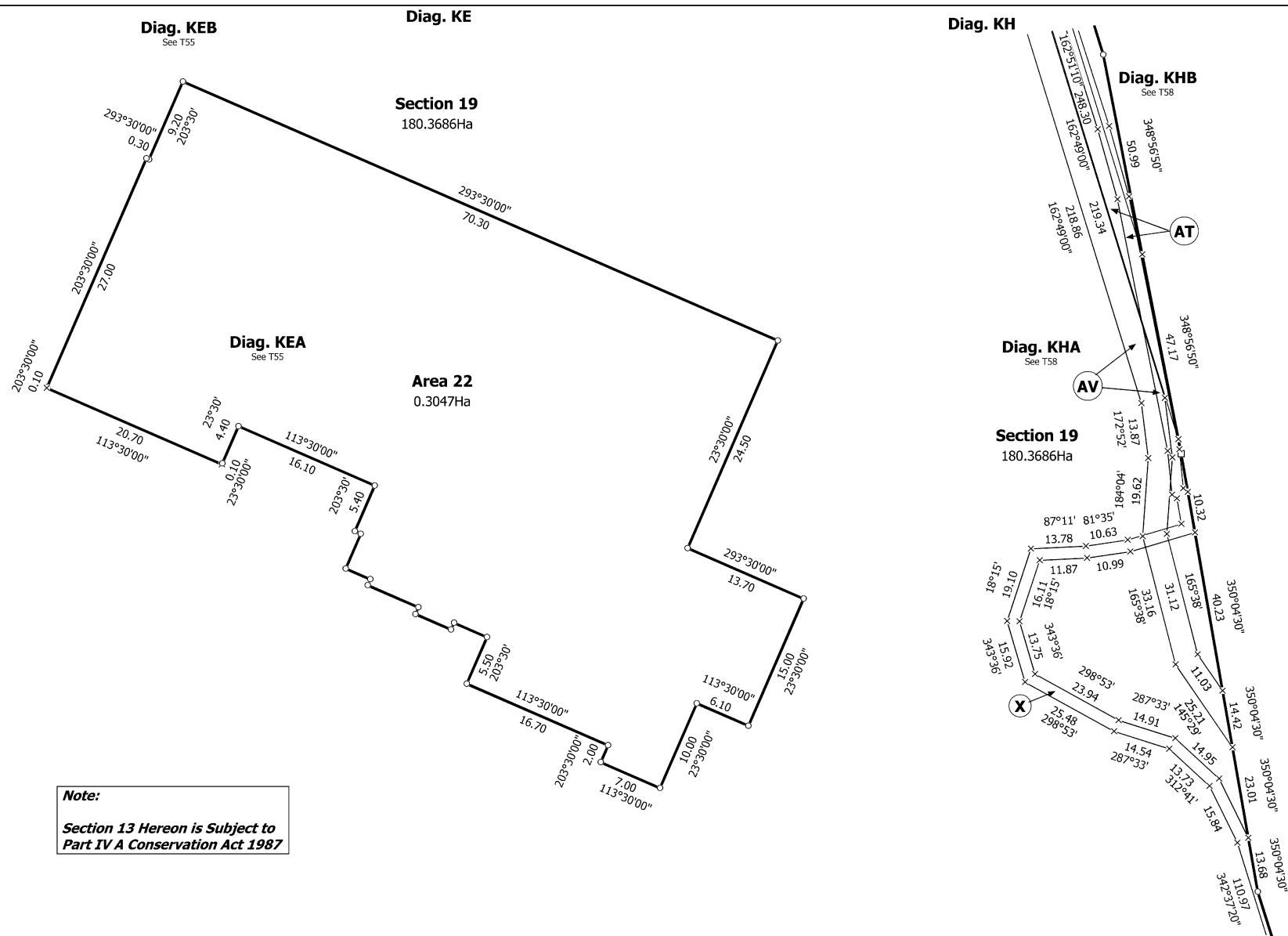
T 52/71

Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
Digitally Generated Plan Generated on: 22/03/2021 2:37pm Page 60 of 79			



T 53/71

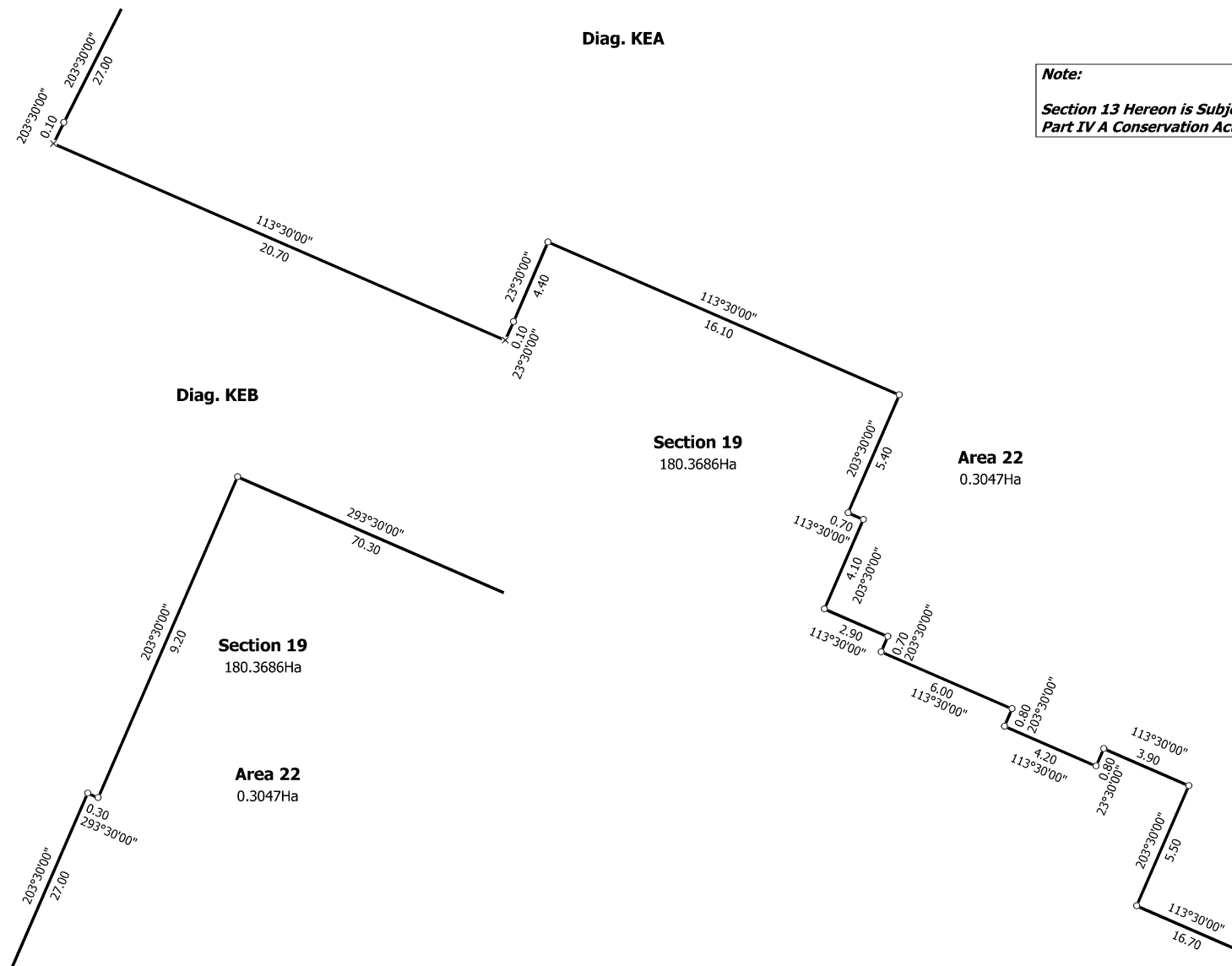
Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
Digitally Generated Plan Generated on: 22/03/2021 2:37pm Page 61 of 79			



Title Plan
SO 541581
Approved on: 22/03/2021

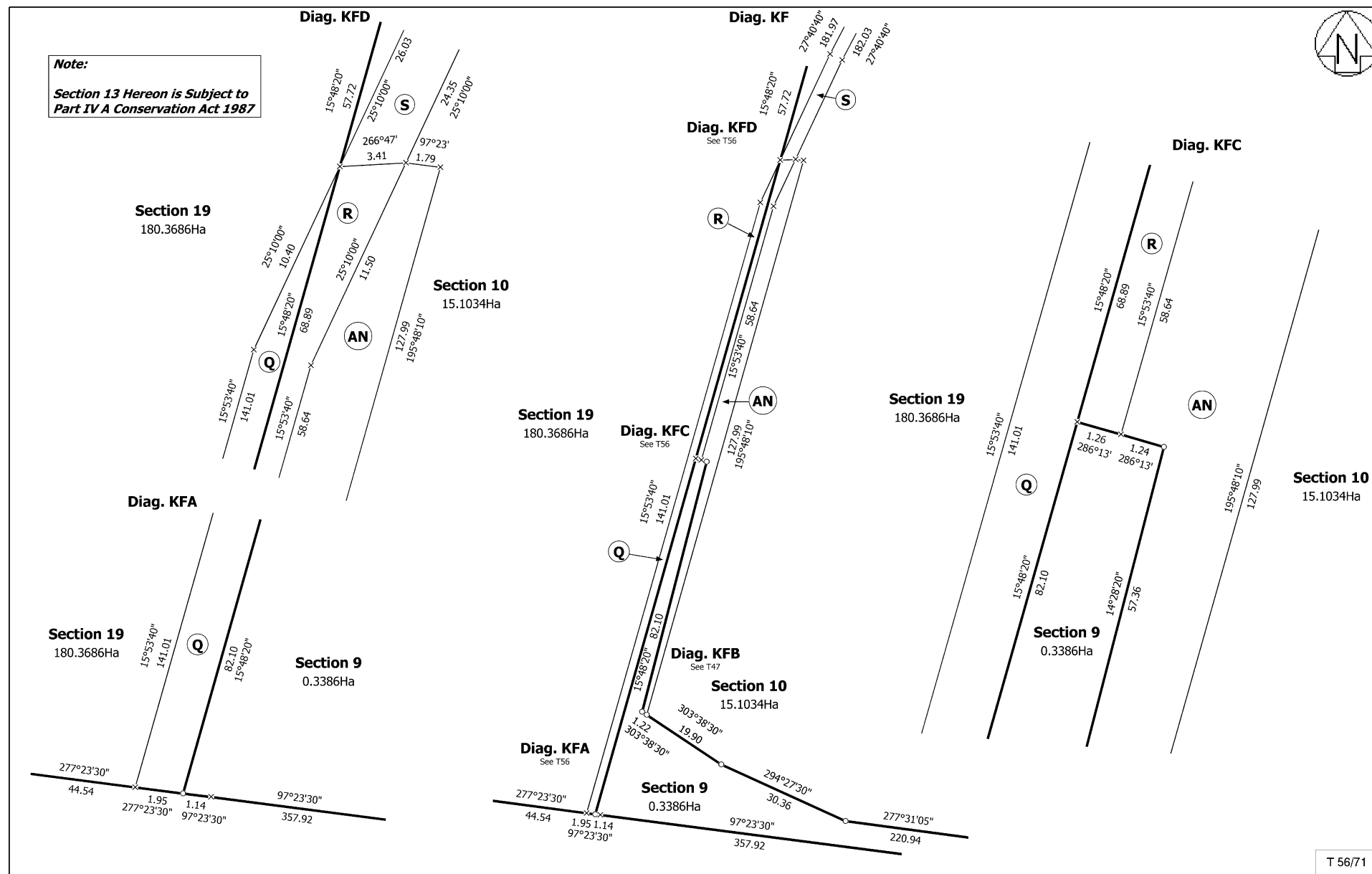


Note:
*Section 13 Hereon is Subject to
Part IV A Conservation Act 1987*

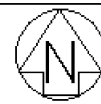


T 55/71

Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
Digitally Generated Plan Generated on: 22/03/2021 2:37pm Page 63 of 79			



Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
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Section 19
180.3686Ha

Diag. KGA

Diag. KGB

Section 19
180.3686Ha

Section 10
15.1034Ha

Section 10
15.1034Ha

Note:

**Section 13 Hereon is Subject to
Part IV A Conservation Act 1987**

T 57/71

Land District: Hawkes Bay

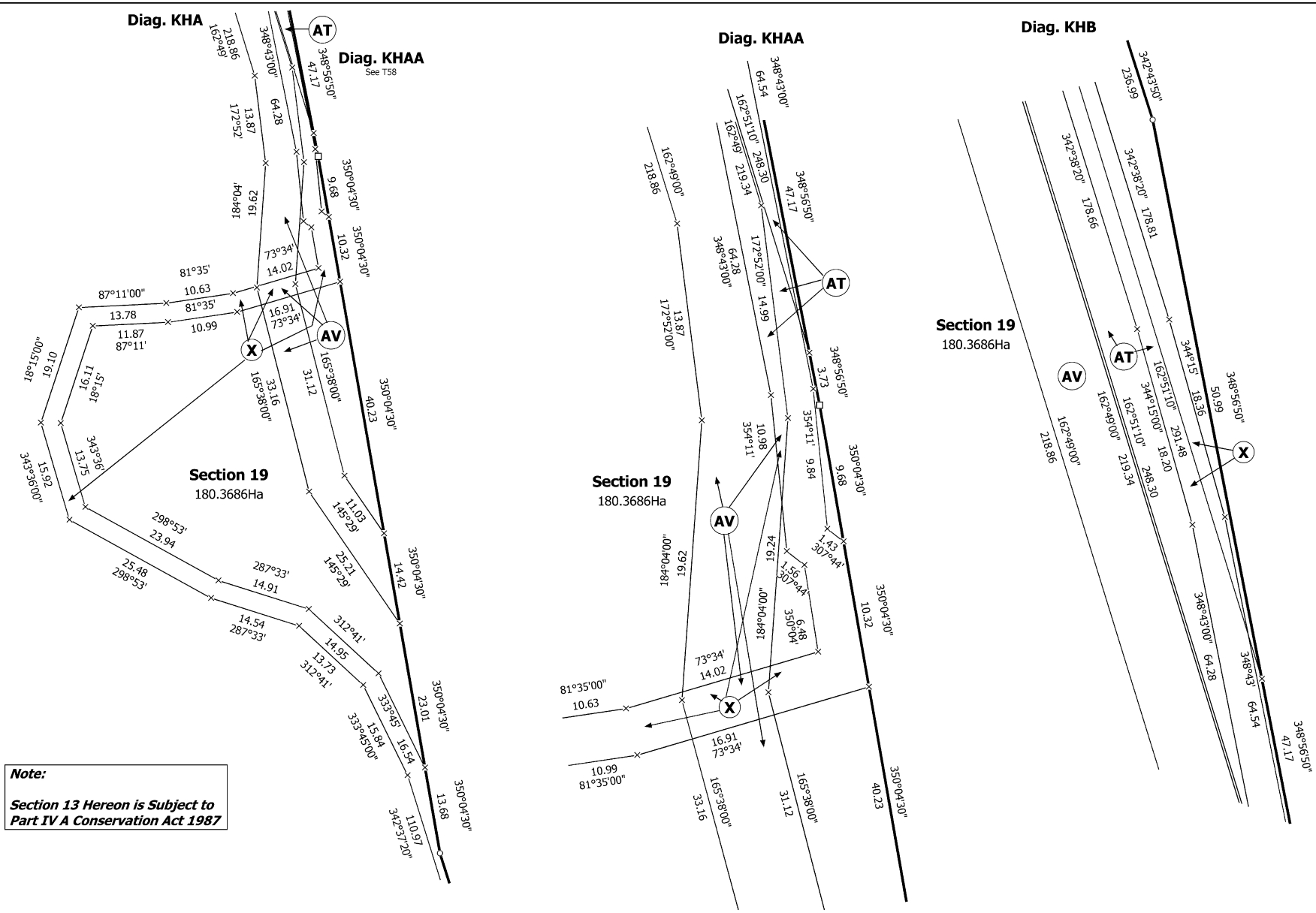
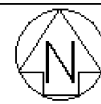
SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

Title Plan
SO 541581
Approved on: 22/03/2021

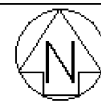
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Generated on: 22/03/2021 2:37pm Page 65 of 79

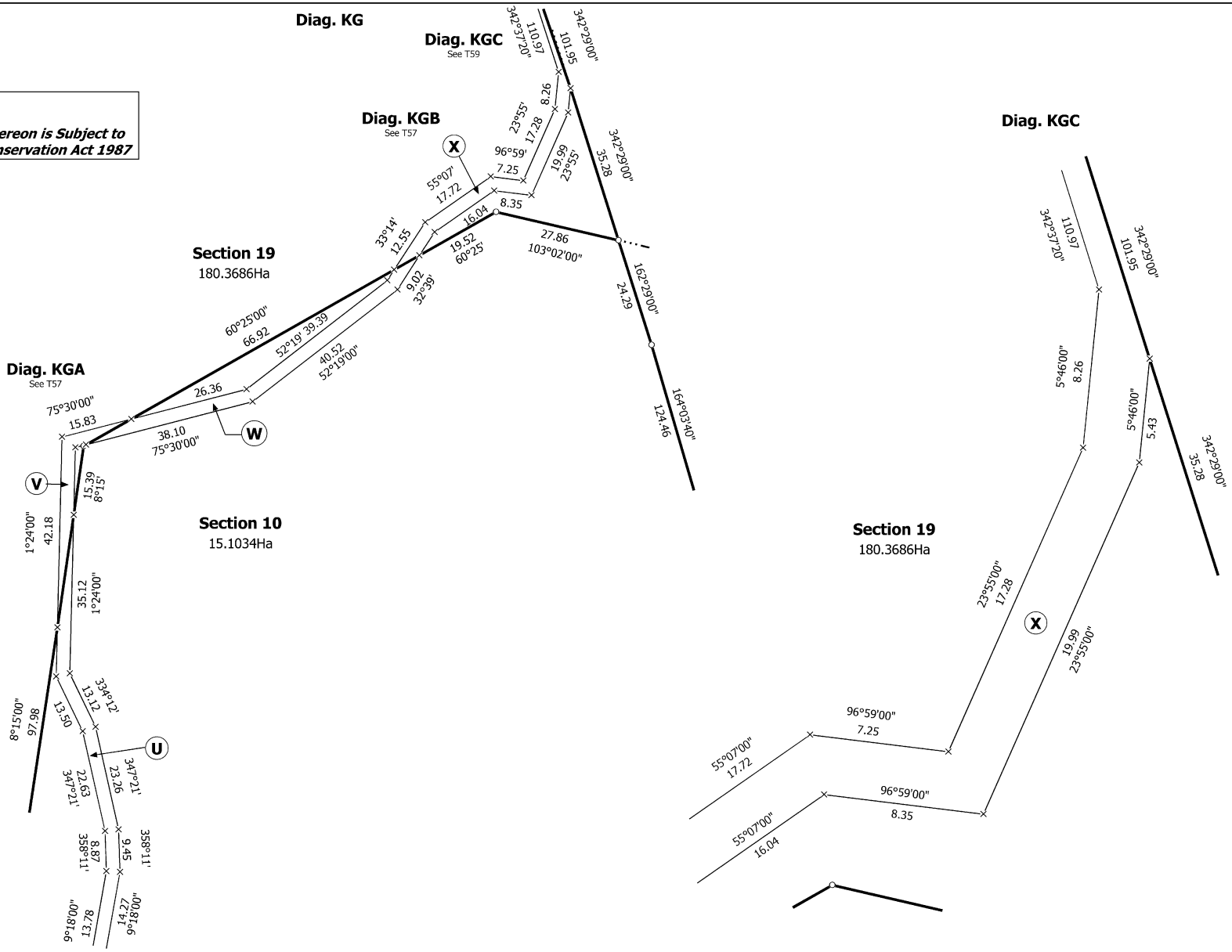


T 58/71

Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
Digitally Generated Plan Generated on: 22/03/2021 2:37pm Page 66 of 79			

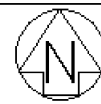


Note:
Section 13 Hereon is Subject to
Part IV A Conservation Act 1987

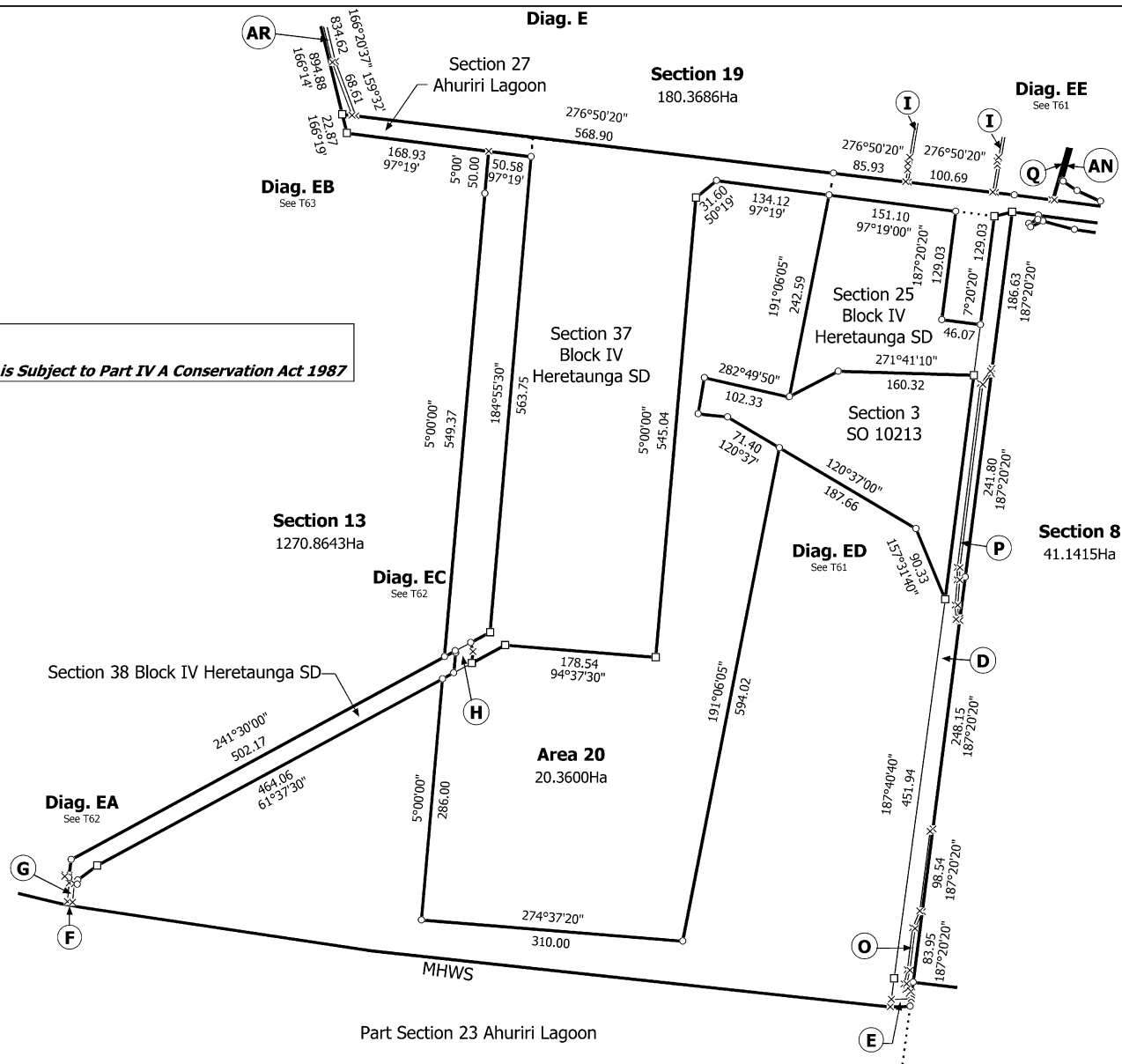


T 59/71

Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
Digitally Generated Plan Generated on: 22/03/2021 2:37pm Page 67 of 79			

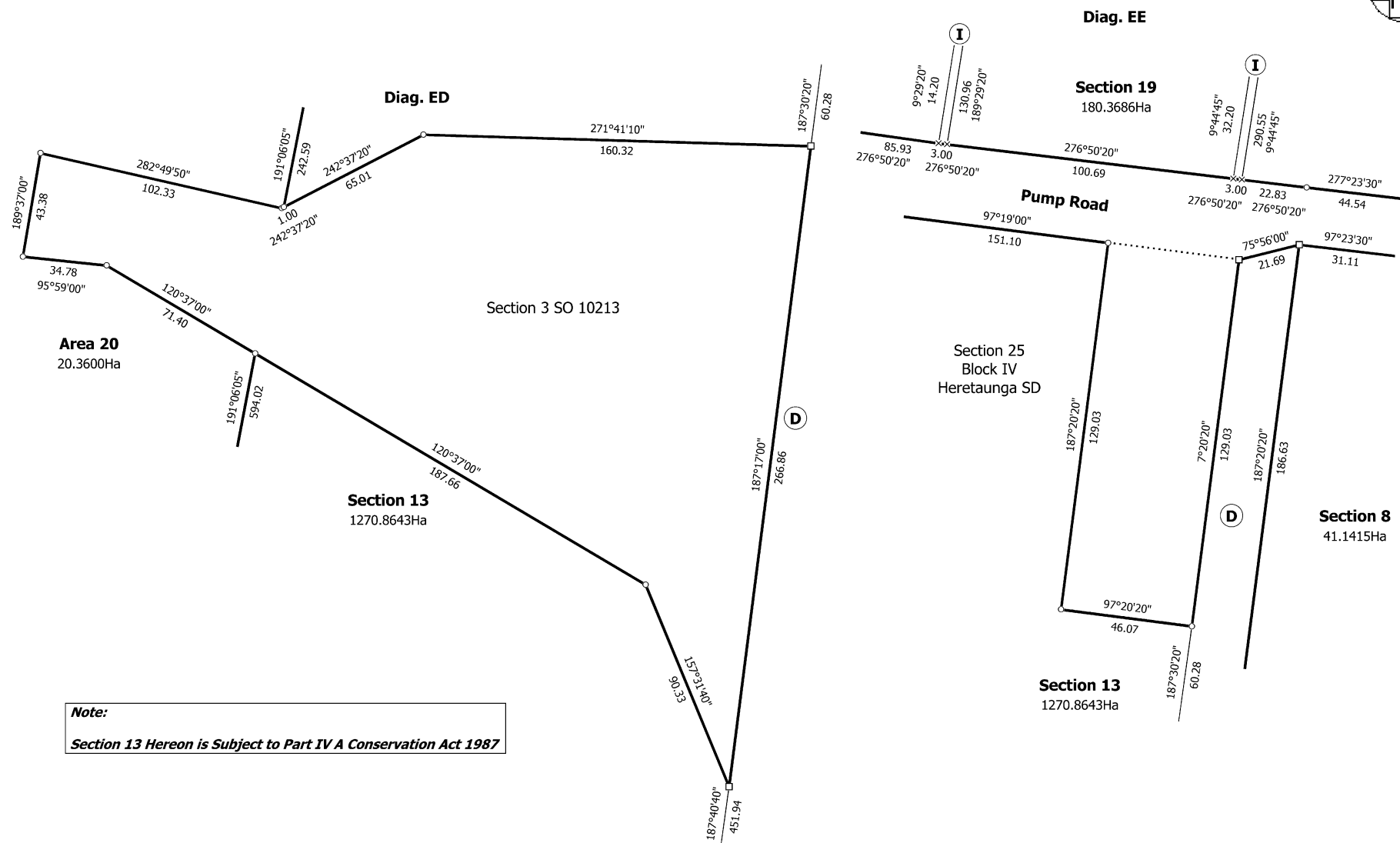
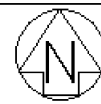


Note:
Section 13 Hereon is Subject to Part IV A Conservation Act 1987



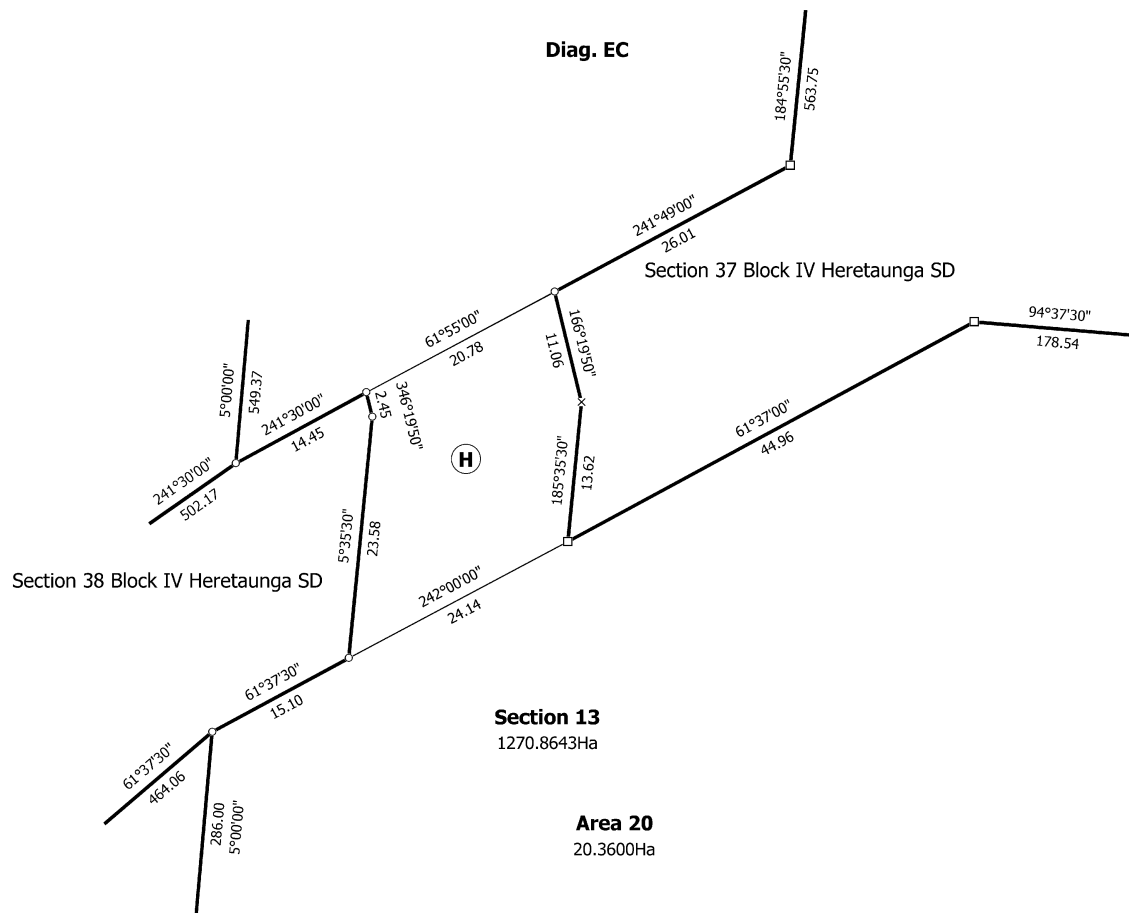
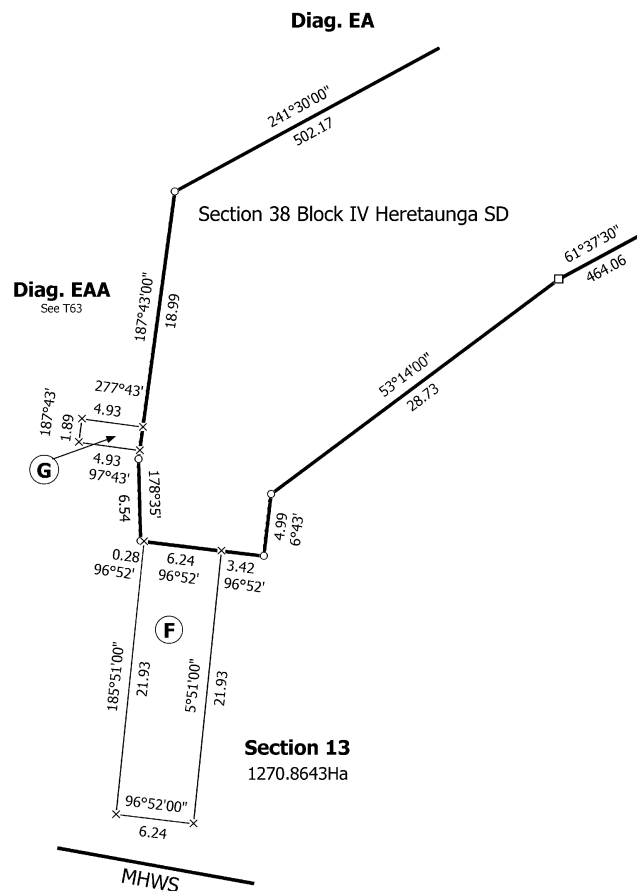
T 60/71

Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
Digitally Generated Plan Generated on: 22/03/2021 2:37pm Page 68 of 79			



T 61/71

Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
Digitally Generated Plan Generated on: 22/03/2021 2:37pm Page 69 of 79			



T 62/71

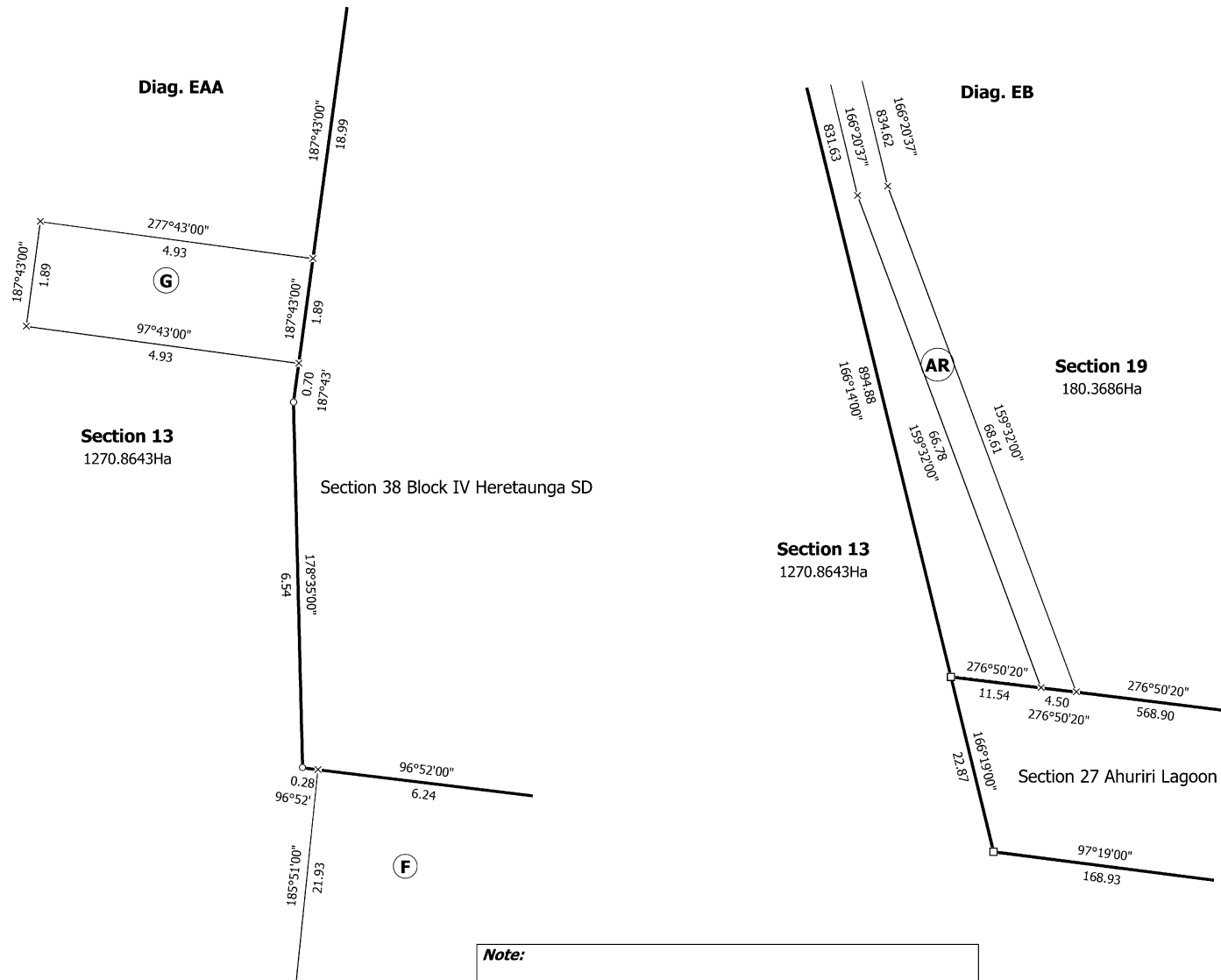
Land District: Hawkes Bay

SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

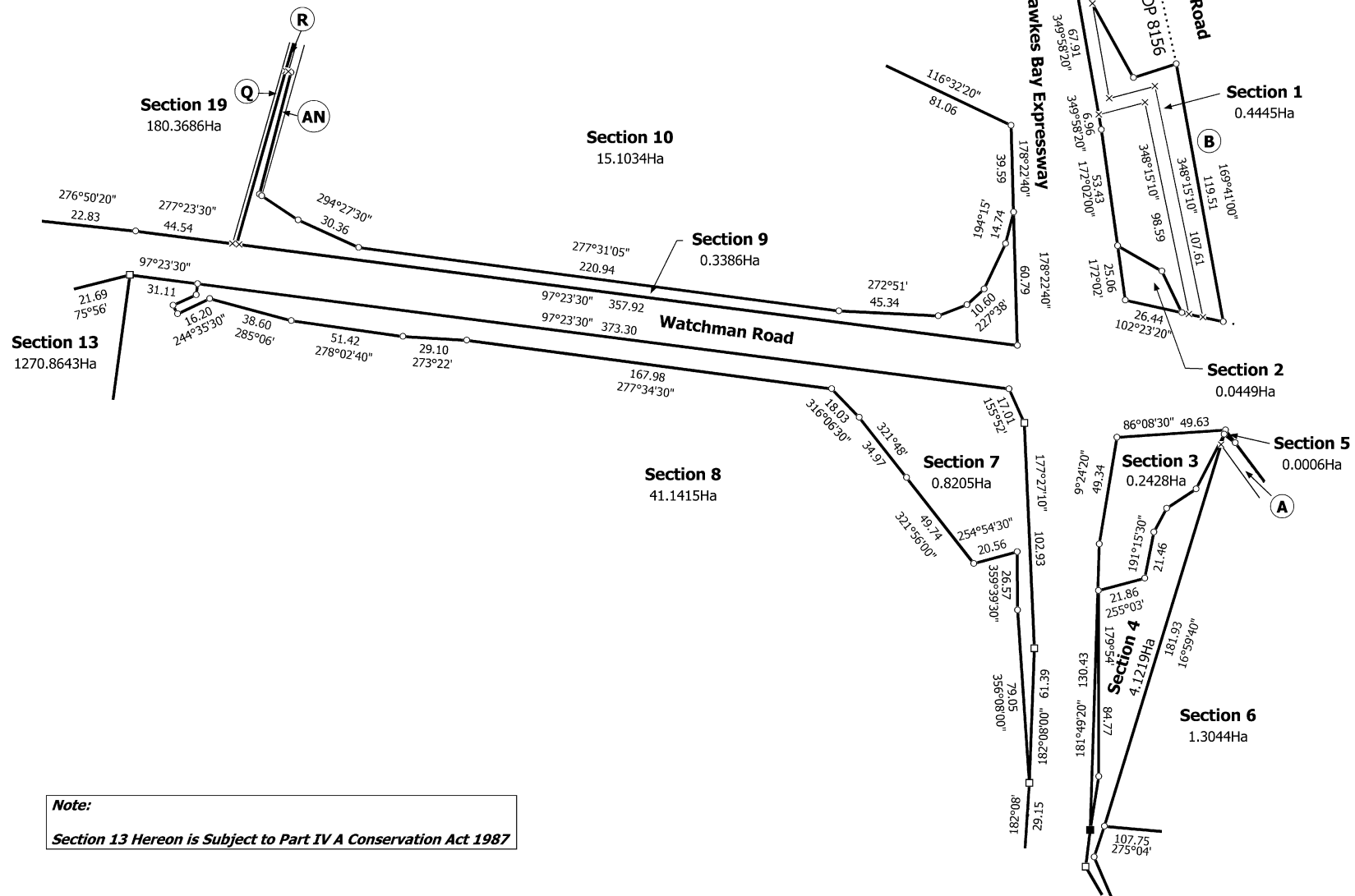
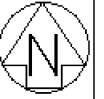
Title Plan
SO 541581
Approved on: 22/03/2021

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Generated on: 22/03/2021 2:37pm Page 70 of 79



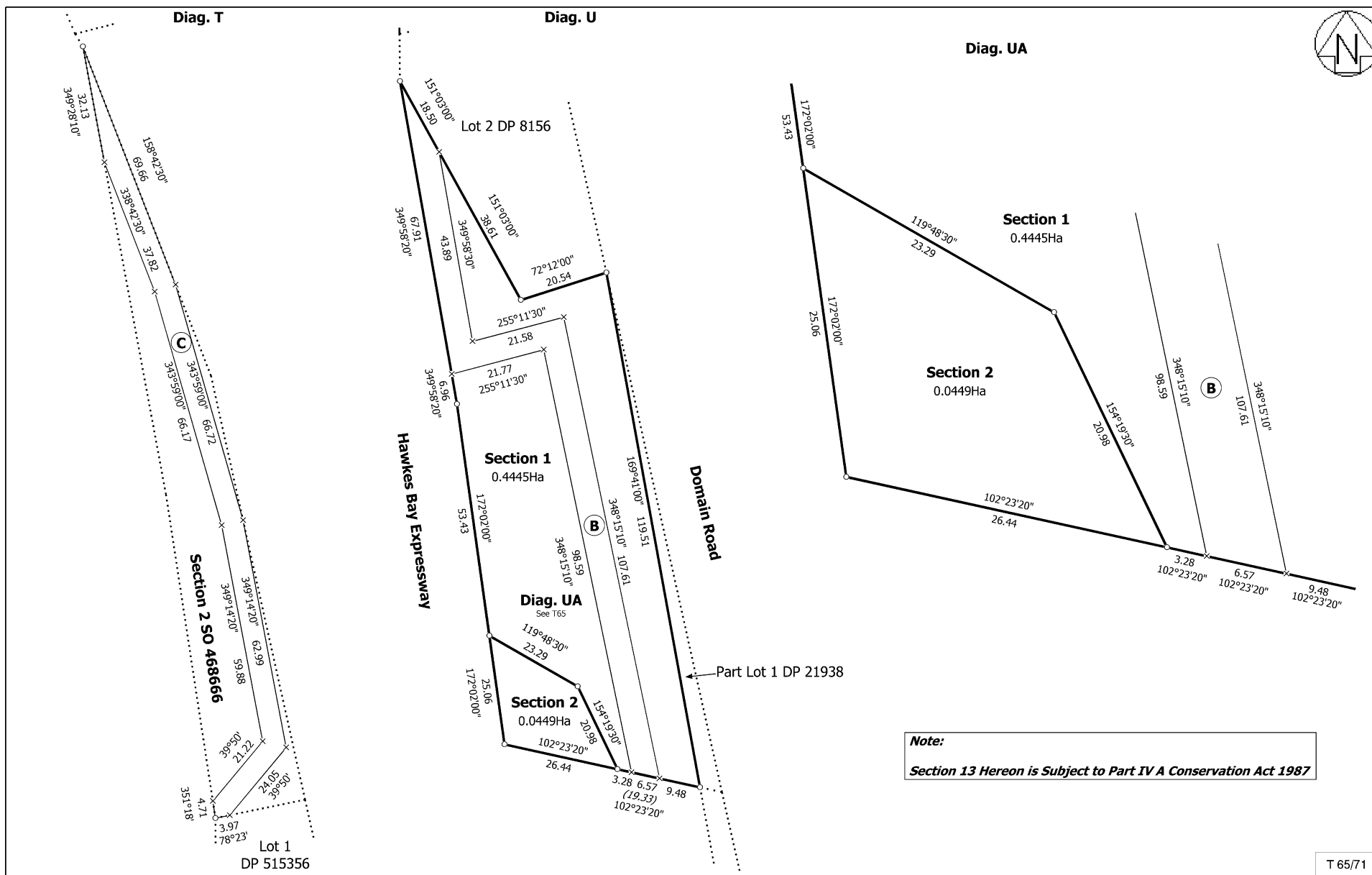
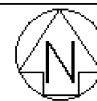
T 63/71

Diag. L



T 64/71

Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
Digitally Generated Plan Generated on: 22/03/2021 2:37pm Page 72 of 79			



T 65/71

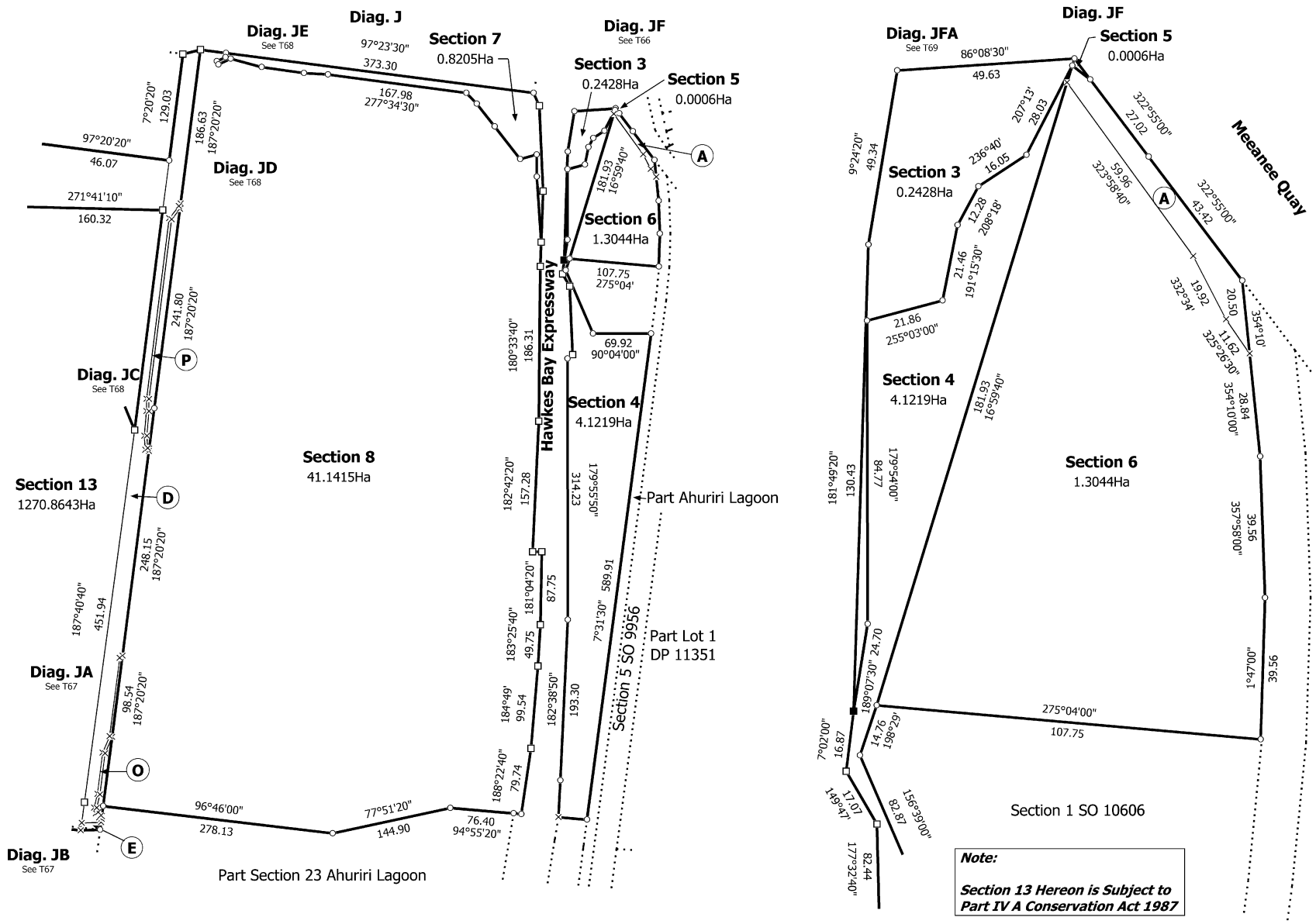
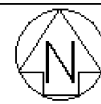
Land District: Hawkes Bay

SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

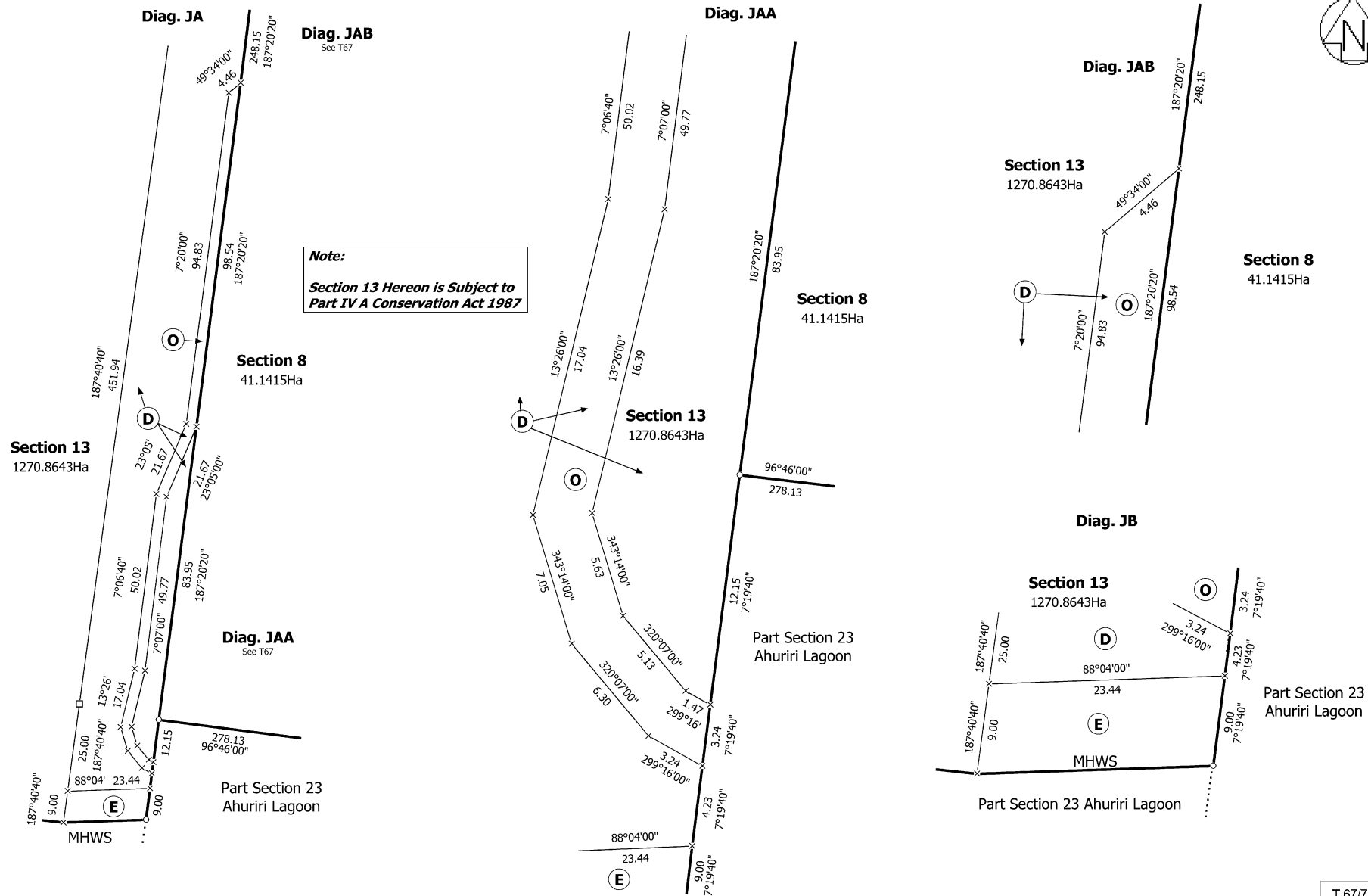
Title Plan SO 541581 Approved on: 22/03/2021
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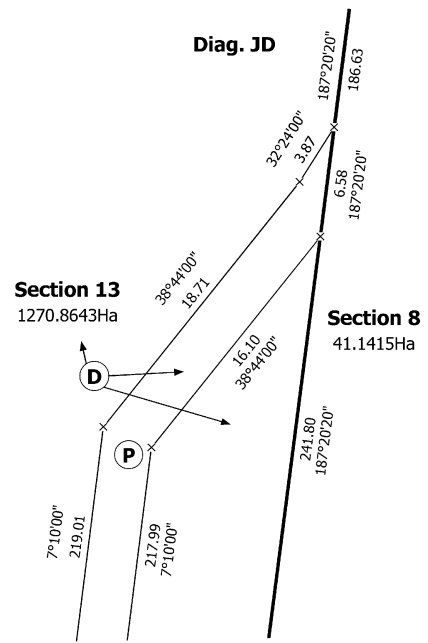
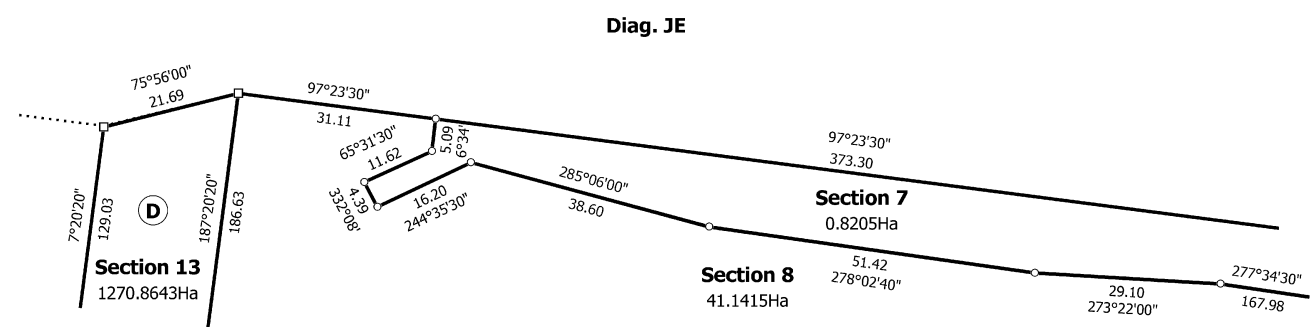
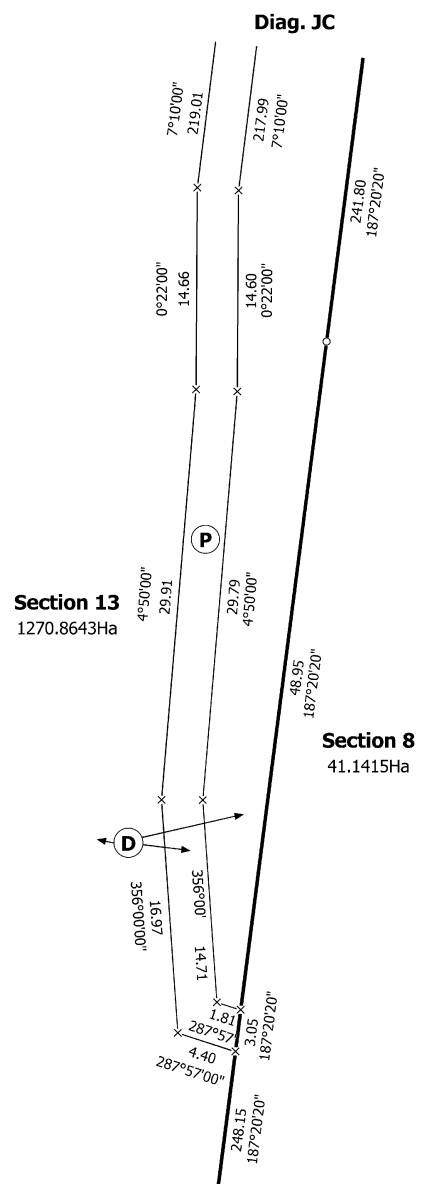
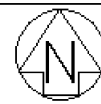
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Generated on: 22/03/2021 2:37pm Page 73 of 79



T 66/71

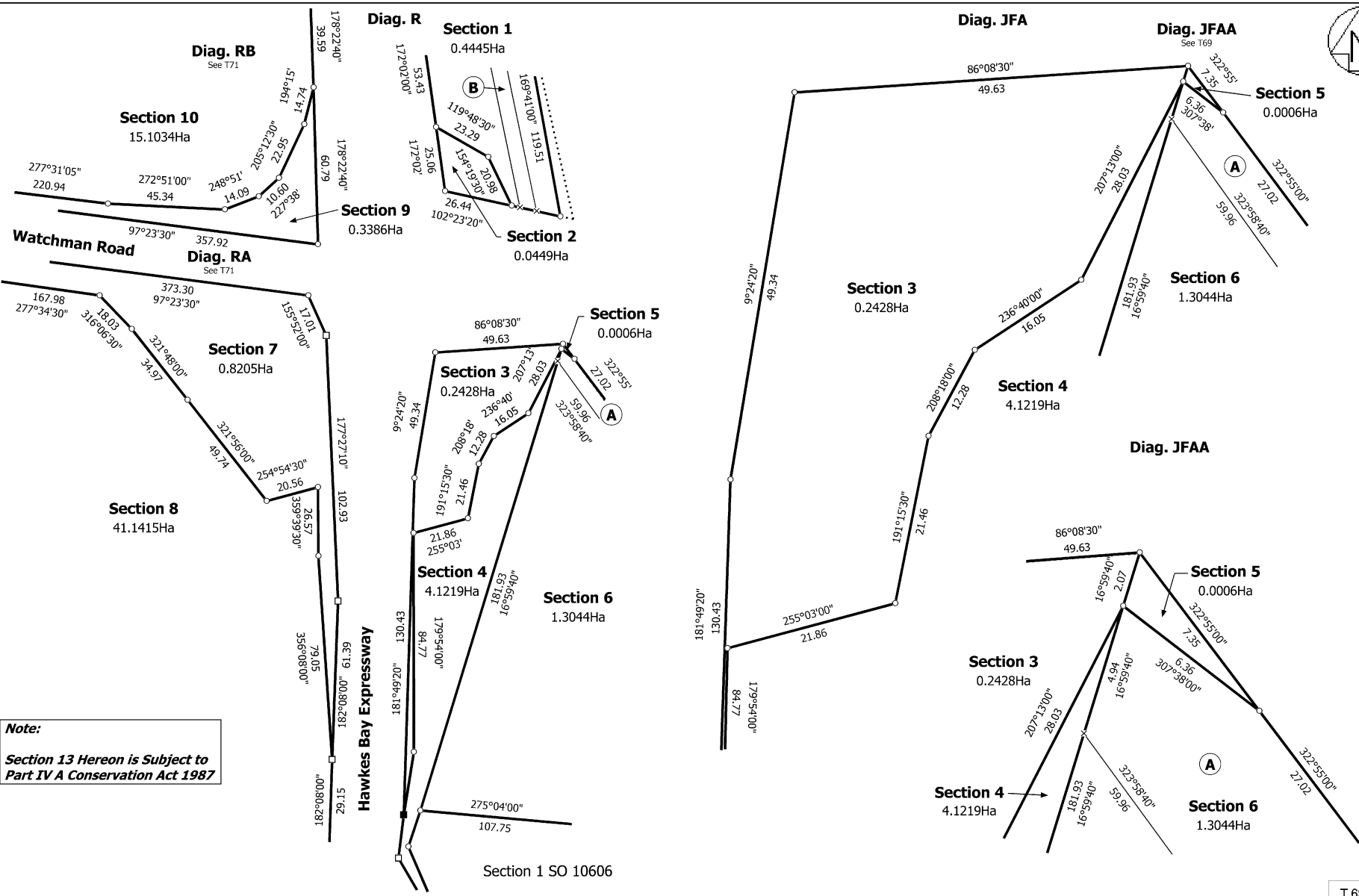
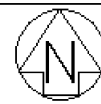
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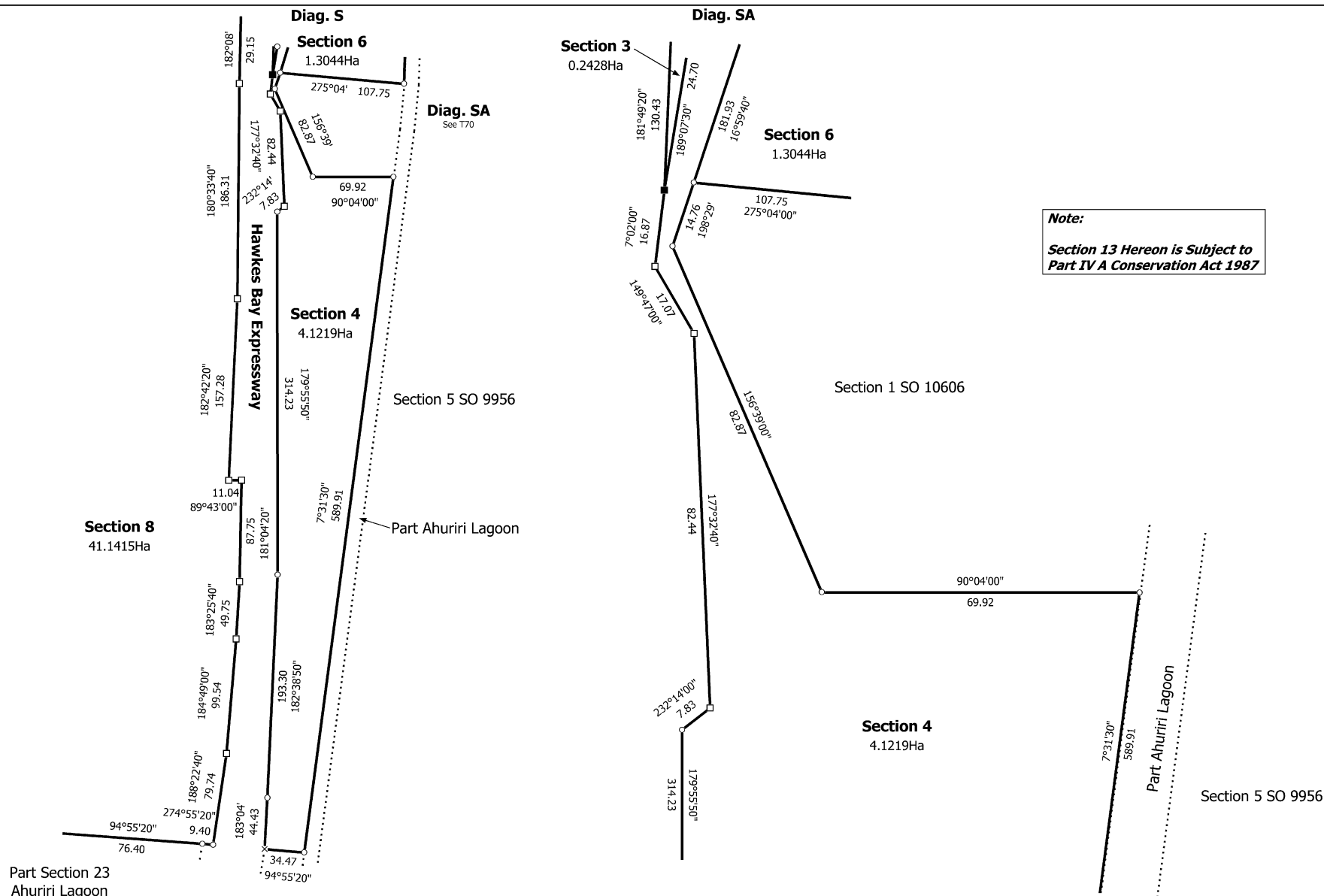
Note:
*Section 13 Hereon is Subject to
Part IV A Conservation Act 1987*

T 68/71



T 69/71

Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
Digitally Generated Plan Generated on: 22/03/2021 2:37pm Page 77 of 79			



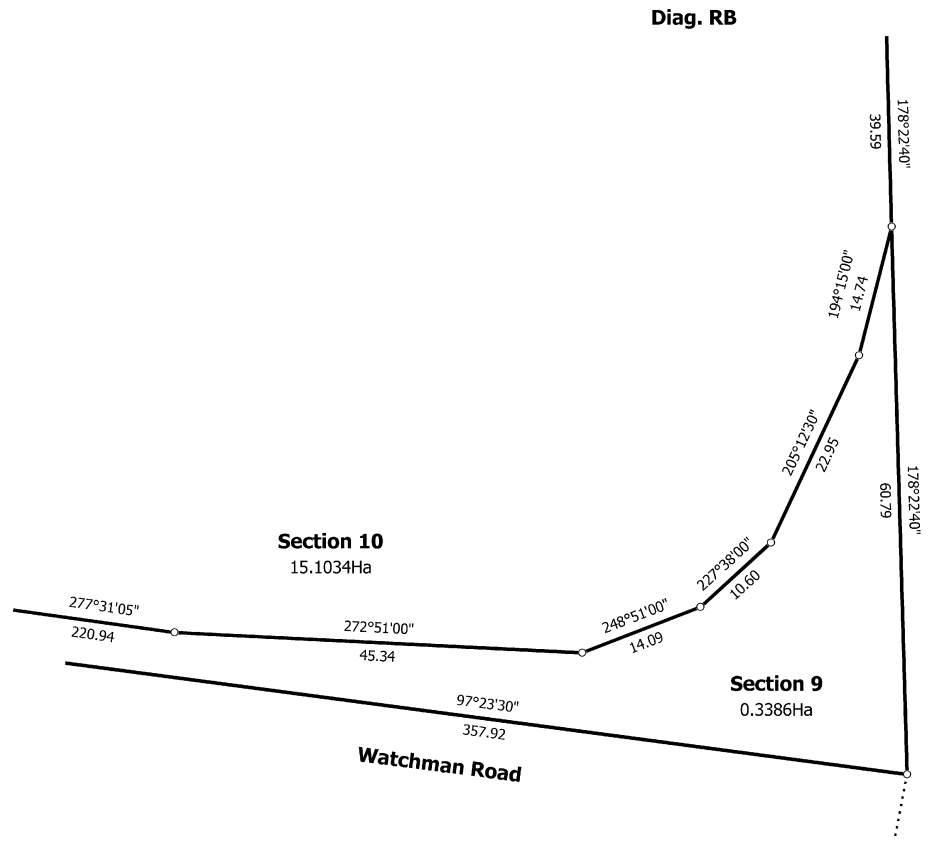
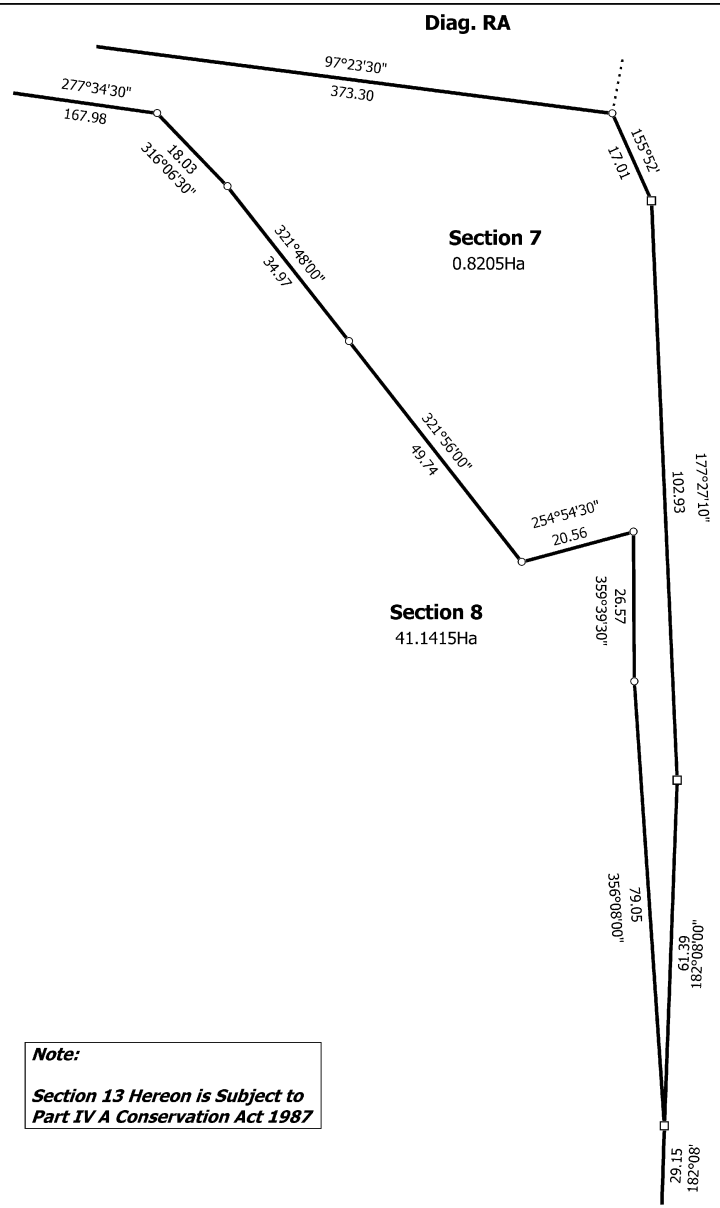
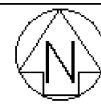
Land District: Hawkes Bay

Digitally Generated Plan
Generated on: 22/03/2021 2:37pm Page 78 of 79

SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666

Surveyor: Alan Martin-Smith
Firm: Cheal Consultants

Title Plan
SO 541581
Approved on: 22/03/2021



T 71/71

Land District: Hawkes Bay	SECTIONS 1 - 19 & EASEMENT OVER SECTION 2 SO 468666	Surveyor: Alan Martin-Smith Firm: Cheal Consultants	Title Plan SO 541581 Approved on: 22/03/2021
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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy



R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **HBP2/646** **Cancelled**

Land Registration District **Hawkes Bay**

Date Issued 23 July 1992

Prior References

GN 377475.1	HB104/55	HB57/64
HB57/65	HB95/105	HB95/62
K272623	PROC 111891	PROC 2075

Estate Fee Simple

Area 1321.1445 hectares more or less

Legal Description Section 1 and Section 4-5 Survey Office
Plan 10213

Original Registered Owners

Landcorp Farming Limited

Interests

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

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

Subject to a right to drain and discharge stormwater over part (affects Section 1 Survey Office Plan 10213) - see HBC4/782 260916 Gazette Notice declaring State Highway No. 2 fronting the within land to be a limited access road - 30.11.1971 at 12.20 pm

Appurtenant hereto is a right of way and water pipeline rights created by Transfer 285619 (affects part formerly Sections 22 and part 23 Ahuriri Lagoon)

Appurtenant hereto are rights of way and rights to convey water specified in Easement Certificate 574399.3 - produced 16.6.1992 at 2.13 pm and entered 23.7.1992 (affects Section 1 Survey Office Plan 10213)

Subject to a right of way and a right of foot access over part specified in Easement Certificate 574399.3 - produced 16.6.1992 at 2.13 pm and entered 23.7.1992 (affects part Section 1 Survey Office Plan 10213)

Subject to a right of a walkway (in gross) over part in favour of Her Majesty the Queen created by Transfer 584519.1 - 27.1.1993 at 10.06 am

625131.1 Gazette Notice declaring a walkway has been established over part within land and the said walkway to be known as Whakamaharatanga Walkway - 9.6.1995 at 11.39 am

Subject to rights to drain, discharge or convey sewage or other waste material and fluid (in gross) over part marked C on DP 316902 in favour of Napier City Council created by Transfer 5602640.1 - 28.5.2003 at 9:00 am
6566370.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 9.9.2005 at 9:00 am
7562945.1 Transfer to Landcorp Holdings Limited - 3.10.2007 at 9:06 am

8545565.1 Lease of Area 1 and Area 2 on DP 431425 Term 35 years commencing 1.5.2010 (renewal clause) CT 525807 issued - 16.7.2010 at 10:53 am

8767116.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Hawke's Bay Regional Council - 17.5.2011 at 4:16 pm

9746058.1 Discharge of Compensation Certificate 8767116.1 - 5.6.2014 at 7:00 am

Subject to a right of way (pedestrian and cycle path) in gross over part Section 1 SO 10213 marked A, B, D, F, H, HA, J, L, M, O, S and T on SO 457871 in favour of Hawkes Bay Regional Council created by Gazette Notice 9746058.3 - 5.6.2014 at 7:00 am

10636325.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 24.11.2016 at 3:15 pm

12442154.4 Discharge of Compensation Certificate 6566370.1 - 31.5.2022 at 3:25 pm

12442154.5 Discharge of Compensation Certificate 10636325.1 - 31.5.2022 at 3:25 pm

12442154.8 Gazette Notice 2022-In1603 declares part of the within land now Section 16 SO 541581 (0.0357 ha) to be road which pursuant to Section 88 of the Government Roding Powers Act 1989 becomes road, limited access road and State Highway and vests in Her Majesty the Queen. Balance of land now Section 13 SO 541581. RT 1081950 issued for Sections 4-5 SO 10213 and Section 13 SO 541581 - 31.5.2022 at 3:25 pm

CANCELLED

References

Prior C/T 57/64,95/62,57/65,95/105,104/55,
Proc.2075,GN.377475.1,Proc.111891,K.272623
Transfer No.
N/C. Order No.
Application No.574399.3

Land and Deeds 69



REGISTER

No.

P2 / 646

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

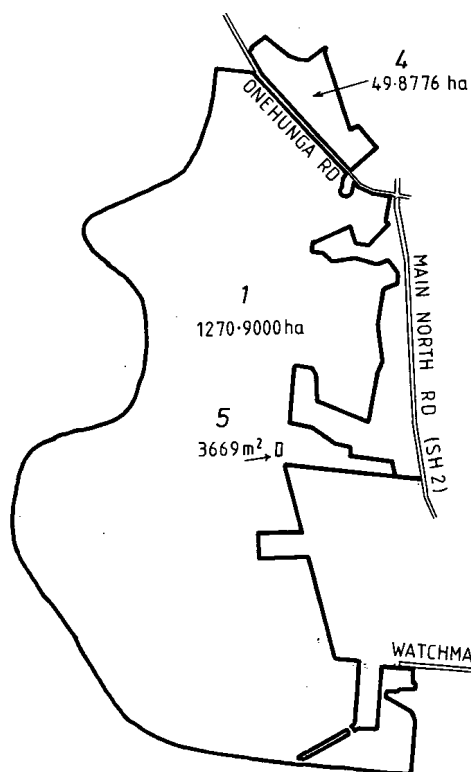
This Certificate dated the 23rd. day of July one thousand nine hundred and ninety-two
under the seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY

WITNESSETH that LANDCORP FARMING LIMITED at Wellington

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1321.1445 hectares more or less situate in Blocks XV and XVI Puketapu Survey District and Blocks III and IV Heretaunga Survey District being Sections 1,4 and 5 S.O.10213



Interests as at Date of Issue:



1. Subject to Section 27B of the State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land to be heard in relation to the making of any such recommendation.
2. Subject to (a) Section 8 of the Atomic Energy Act 1945 (b) Section 3 of the Geothermal Energy Act 1953 (c) Part IVA of the Conservation Act 1987 (d) Section II of the Crown Minerals Act 1991.
3. 260916 Gazette Notice declaring State Highway No.2 fronting the within land to be a Limited Access Road - 30.11.1971 at 12.20p.m.
4. Subject to a Right to Drain and Discharge Stormwater pursuant to Section 60 Land Act 1948 over part Section 1 S.O.10213 appurtenant to Sections 37 and 38 Block IV Heretaunga S.D. (pt.C.T.C4/204) - See C4/782.
5. Appurtenant to part formerly Sections 22 and part 23 Ahuriri Lagoon are Right of Way and Water Pipeline Rights over part now part Lot 1 D.P.14906 pt.C.T.J3/130 granted by Transfer 285619.

(OVER)

Measurements are Metric
TOTAL AREA : 1321.1445 ha
PT

P2 / 646

No.

CERTIFICATE OF TITLE No. P2/ 646

6. Appurtenant to part herein are the following easements created by Certificate 574399.3

NATURE	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way. <i>Right to Conway Water</i>	part Sec.23 Ahuriri Lagoon (pt.C.T.95/62)	Sec.1 S.O. 10213 (pt.herein).
Right of Way. <i>Right to Conway Water</i>	part Sec.2 S.O.10213 (pt.PC.1834, pt.H.B.Deed 2 & PC.160378,PN.1729).	Sec.1 S.O. 10213 (pt.herein).

produced 16.6.1992 at 2.13p.m. and entered 23.7.1992.

7. Subject to the following Easements in Gross created in Certificate 574399.3

NATURE	SERVIENT TENEMENT	GRANTEE
Right of Foot Access.	part Sec.1 S.O.10213 (pt.herein).	Her Majesty the Queen
Right of Way.	part Sec.1 S.O.10213 (pt.herein).	Her Majesty the Queen

produced 16.6.1992 at 2.13p.m. and entered 23.7.1992

[Signature]
A.L.R.

584519.1 Transfer Grant of Right of a Walkway Easement in Gross over part in favour of Her Majesty the Queen - 27.1.1993 at 10.06a.m.

[Signature]
A.L.R.

~~625131.1 Gazette Notice declaring part of the within land to be walkway and the said walkway to be known as Whakamaharatanga Walkway 9.6.1995 at 11.39a.m. Entered in Error~~

[Signature]
A.L.R.

625131.1 Gazette Notice declaring a walkway has been established over part within land and the said walkway to be known as Whakamaharatanga Walkway - 9.6.1995 at 11.39a.m.

[Signature]
A.L.R.