RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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R.W. Muir
Registrar-General
of Land

Identifier	**1212156**
Land Registration District	**Hawkes Bay**
Date Issued	21 October 2025

Prior References
1074561

Estate	Fee Simple
Area	8367 square metres more or less
Legal Description	Lot 1 Deposited Plan 611116

Registered Owners
Benjamin Raymond Cross and Zoe Anne Tannahill Chisholm

Interests

Appurtenant hereto are water, electric power and pipeline rights created by Transfer 291414 - 13.12.1973 at 2:01 pm

Appurtenant hereto is a right to convey water specified in Easement Certificate 294438 - 8.3.1974 at 12:30 pm

Appurtenant to part (formerly Lot 2 DP 28618) is a right of way and a right to convey water, electric power and telephone communications specified in Easement Certificate 584845.2 - 2.2.1993 at 11:51 am

The easements specified in Easement Certificate 584845.2 are subject to Section 243(a) Resource Management Act 1991

Subject to a right to convey water over part marked E on DP 611116 specified in Easement Certificate 668836.3 - 24.3.1998 at 3:02 pm

Appurtenant to parts (formerly Lot 2 DP 26842) is a right of way and a right to convey water specified in Easement Certificate 668836.3 - 24.3.1998 at 3:02 pm

The easements specified in Easement Certificate 668836.3 are subject to Section 243(a) Resource Management Act 1991

Appurtenant to part (formerly Lot 2 DP 28618) is a right to convey water specified in Easement Certificate 720646.5 - 21.9.2001 at 9:00 am

8727346.6 Surrender of the easements created by Transfer 291414 over titles 97490, 97492, 97494, 97496, 97503, 97505 & 296748 appurtenant to the within land - 29.3.2011 at 7:00 am

11391734.2 Surrender of the easement specified in Easement Certificate 294438 over part marked C on DP 13558 and parts marked B & C on DP 28343 - 21.3.2019 at 9:39 am

Subject to a right of way and a right to convey water, electricity and telecommunications over parts marked C & D on DP 611116 created by Easement Instrument 11391734.3 - 21.3.2019 at 9:39 am

Some of the easements created by Easement Instrument 11391734.3 are subject to Section 243(a) Resource Management Act 1991 (see DP 527643)

Land Covenant in Covenant Instrument 11391734.4 - 21.3.2019 at 9:39 am

Appurtenant hereto is a right to drain water created by Easement Instrument 11391734.5 - 21.3.2019 at 9:39 am

12536051.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.11.2023 at 11:41 am

12536051.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.11.2023 at 11:41 am

Subject to a right (in gross) to convey electricity and telecommunications over parts marked C, D, E, X & Y on DP 611116 in favour of Unison Networks Limited created by Easement Instrument 12536051.8 - 7.11.2023 at 11:41 am

Subject to a right to drain water over part marked X on DP 611116 created by Easement Instrument 12536051.9 - 7.11.2023 at 11:41 am

Subject to a right of way and a right to convey water, electricity and telecommunications over parts marked C, D, E, X & Y on DP 611116 created by Easement Instrument 12536051.10 - 7.11.2023 at 11:41 am

The easements created by Easement Instrument 12536051.10 are subject to Section 243(a) Resource Management Act 1991

Subject to a right of way (pedestrian access) over parts marked C, D, E, X & Y on DP 6111162 created by Easement Instrument 12536051.11 - 7.11.2023 at 11:41 am

Appurtenant hereto are rights of way (pedestrian access) created by Easement Instrument 12536051.11 - 7.11.2023 at 11:41 am

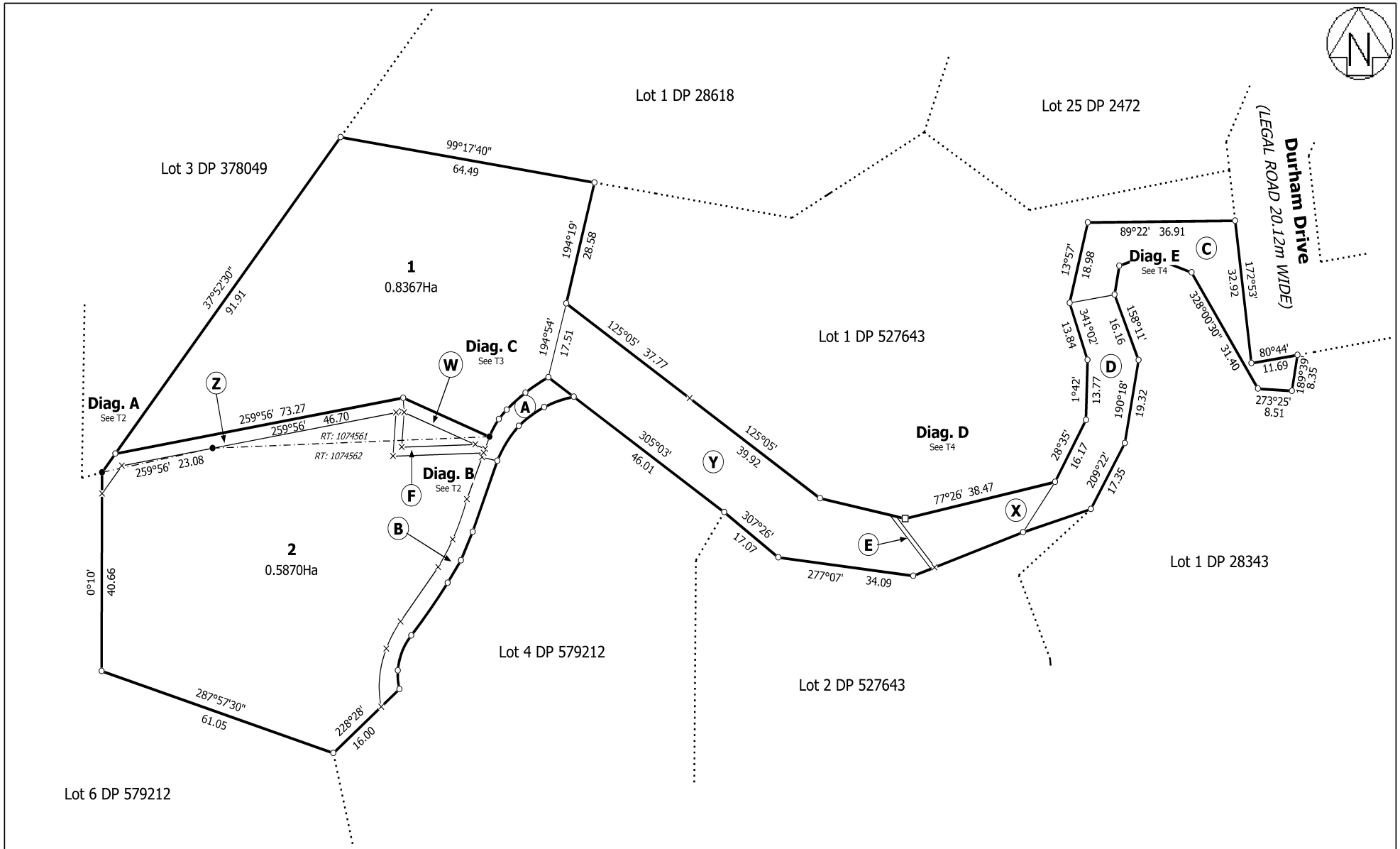
Land Covenant in Covenant Instrument 12536051.12 - 7.11.2023 at 11:41 am

13256705.2 Mortgage to Westpac New Zealand Limited - 29.4.2025 at 11:23 am

13212201.3 Surrender of the right of way (pedestrian access) marked TA on DP 579212 created by Easement Instrument 12536051.11 - 21.10.2025 at 1:33 pm

Appurtenant hereto is a right of way (pedestrian access) created by Easement Instrument 13212201.7 - 21.10.2025 at 1:33 pm

The easements created by Easement Instrument 13212201.7 are subject to Section 243 (a) Resource Management Act 1991



File Ref: H20240147 - 244 & 246 Durham Dr
Council: RMA20240326

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Land District: Hawkes Bay Digitally Generated Plan Generated on: 04/02/2025 3:28pm Page 4 of 8	LOTS 1 & 2 BEING A SUBDIVISION OF LOTS 2 & 3 DP 579212	Surveyor: Christopher Michael Bean Firm: Development Nous Limited	Title Plan LT 611116 Approved on: 4/02/2025