RPNZ Document Order

Attention: **Nic**

Thank you for using RPNZ's legal document ordering service.

Your requested Document, Interest, Instrument has been processed. Please find your order attached to this email.

Order Details

Property:	244 Durham Drive, Havelock North, Hastings District
Legal Description:	Lot 1 Deposited Plan 611116
Search Reference:	13212201.7
Document Type:	Document, Interest, Instrument
Order Date:	17 August 2026
CoreLogic Reference:	3301866/2
Order Number:	165621 (For any enquiries, please quote this number)

If you have any questions regarding this order please contact our Customer Support Team on 0800 355 355 or by emailing clientcare@cotality.com.

RPNZ Customer Support Team

Level 14, 10 Brandon Street, Wellington
PO Box 4072
Wellington 6140, New Zealand

Important notice: This is an e-mail from CoreLogic NZ Limited. We do not accept responsibility for any changes to this email or its attachments after we have transmitted it. Unauthorised use: This e-mail (including any attachments) contains confidential information. If you have received this email in error, you may not read, use, copy or disclose this email or any of its attachments. Please advise us by return e-mail or telephone if you have received this email in error and then delete this e-mail together with all attachments. Viruses: CoreLogic NZ Limited does not represent or warrant that this e-mail or any files attached to this e-mail are free from computer viruses or other defects. Any attached files are provided, and may only be used, on the basis that the user assumes all responsibility for any loss, damage or consequence resulting directly or indirectly from their use. The liability of CoreLogic NZ Limited is limited in any event to either the resupply of the attached files or the cost of having the attached files resupplied.

View Instrument Details

Instrument No	13212201.7
Status	Registered
Lodged By	Crawford, Nicola Diane
Date & Time Lodged	21 Oct 2025 13:33
Instrument Type	Easement Instrument

Affected Records of Title	Land District
1212157	Hawkes Bay
1074563	Hawkes Bay
1074564	Hawkes Bay
1074560	Hawkes Bay
1212156	Hawkes Bay

Annexure Schedule	Contains 3 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 ☑

I certify that the Mortgagee under Mortgage 12891394.2 has consented to this transaction and I hold that consent ☑

I certify that the Mortgagee under Mortgage 13233669.2 has consented to this transaction and I hold that consent ☑

I certify that the Mortgagee under Mortgage 13256705.2 has consented to this transaction and I hold that consent ☑

Signature

Signed by Nicola Diane Crawford as Grantor Representative on 31/10/2025 12:02 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 Nicola Diane Crawford as Grantee Representative on 31/10/2025 12:02 PM

***** End of Report *****

© Copyright: Land Information New Zealand

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

Jacob John Gray LAIRD and Nina Rose WOODHAM

Grantee

(1) William George TAWHAI and Kate Louise TAWHAI in respect of Lot 1 on DP 579212 (Record of Title 1074560)

(2) CASPER 2016 LIMITED in respect of Lot 4 on DP 579212 (Record of Title 1074563)

(3) Benjamin Raymond CROSS & Zoe Anne Tannahill CHISHOLM in respect of Lot 1 on DP 611116 (Record of Title 1212156)

(4) Christopher Peter Burnett SHAW and Lalitha MAYURANATHAN in respect of Lot 5 on DP 579212 (Record of Title 1074564)

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 *Continue in additional Annexure Schedule, if required*

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way, Right to Convey Water, Electricity & Telecommunications	"A" and "B" on DP 611116	Lot 2 DP 611116 (R/T 1212157)	Lot 4 DP 579212 (R/T 1074563)
Right of Way (Pedestrian Access)	"W" and "Z" on DP 611116	Lot 2 DP 611116 (R/T 1212157)	Lot 1 DP 611116 (R/T 1212156) Lot 4 DP 579212 (R/T 1074563) Lot 5 DP 579212 (R/T 1074564)
	"A" on DP 611116	Lot 2 DP 611116 (R/T 1212157)	Lot 5 DP 579212 (R/T 1074564)

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

Right to Convey Water	"A", "F", "W" & "Z" on DP 611116	Lot 2 DP 611116 (R/T 1212157)	Lot 1 DP 579212 (R/T 1074560)

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

The implied rights and powers are hereby **[varied] [negatived] [added to]** ~~or [substituted]~~ by:

~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule]

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

Annexure Schedule

2015/5049
APPROVED
Registrar-General of Land

Insert Instrument Type

Easement

SCHEDULE B

Easement rights and powers (including terms, covenants and conditions)

1. Interpretation

1.1 In this instrument:

(a) Easement facility means, for a pedestrian right of way, the surface of the easement area, including any steps, landings, ramps, paths or driveways necessary or desirable for the purposes of access;

(b) Implied terms means the rights and powers set out in Schedule 5 of the Land Transfer Regulations 2018 or as may be set out in any regulations adopted in replacement thereof under the Land Transfer Act 2017.

2. Provisions applying to easement facility

2.1 Clause 1 and clauses 10 to 14 of the implied terms apply to the easements created by this instrument:

(a) as if set out in full in this instrument;

(b) with any necessary modifications; and

(c) to the extent that they are not inconsistent with the express terms of this instrument.

3. Pedestrian right of way

3.1 A pedestrian right of way is the right for the Grantee, in common with the grantor and other persons to whom the Grantor may grant similar rights, at all times, to go over and along the easement facility:

(a) on foot;

(b) with the use of a wheelchair, mobility scooter or similar mobility device;

(c) with the use of a disability dog or other service animal; or

(d) with the use of a bicycle (electronic or push).

3.2 In addition to the Grantee's rights under the implied terms, the Grantee may:

(a) temporarily remain on the easement facility for the duration of any works necessary to maintain safe passage along the easement facility;

(b) alter the surface of the easement facility to the extent necessary at its cost; and

(c) trim or remove any vegetation from the easement area that impedes the right to pass over the easement facility; and

(d) shall be responsible for the establishment, upkeep and maintenance of the easement facility.

3.3 In addition to the obligations of the implied terms, the Grantee must, when undertaking any works on or to the easement facility:

(a) comply with the relevant laws; and

(b) hold adequate insurance for all potential risks resulting from the works.

3.4 A pedestrian right of way includes the right to have the easement facility kept clear at all times of obstructions (whether caused by parked vehicles, deposit of materials or unreasonable impediment) to the use and enjoyment of the easement facility.

3.5 The right to go over and along the easement facility, and to have the easement facility kept clear of obstructions, is limited to the extent required by any period of necessary repair or maintenance of the easement facility.

RPNZ Document Order

Attention: **Nic**

Thank you for using RPNZ's legal document ordering service.

Your requested Document, Interest, Instrument has been processed. Please find your order attached to this email.

Order Details

Property:	244 Durham Drive, Havelock North, Hastings District
Legal Description:	Lot 1 Deposited Plan 611116
Search Reference:	12536051.11
Document Type:	Document, Interest, Instrument
Order Date:	17 August 2026
CoreLogic Reference:	3301877/1
Order Number:	165630 (For any enquiries, please quote this number)

If you have any questions regarding this order please contact our Customer Support Team on 0800 355 355 or by emailing clientcare@cotality.com.

RPNZ Customer Support Team

Level 14, 10 Brandon Street, Wellington
PO Box 4072
Wellington 6140, New Zealand

Important notice: This is an e-mail from CoreLogic NZ Limited. We do not accept responsibility for any changes to this email or its attachments after we have transmitted it. Unauthorised use: This e-mail (including any attachments) contains confidential information. If you have received this email in error, you may not read, use, copy or disclose this email or any of its attachments. Please advise us by return e-mail or telephone if you have received this email in error and then delete this e-mail together with all attachments. Viruses: CoreLogic NZ Limited does not represent or warrant that this e-mail or any files attached to this e-mail are free from computer viruses or other defects. Any attached files are provided, and may only be used, on the basis that the user assumes all responsibility for any loss, damage or consequence resulting directly or indirectly from their use. The liability of CoreLogic NZ Limited is limited in any event to either the resupply of the attached files or the cost of having the attached files resupplied.

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

	TB (Tertiary Parcel) on Deposited Plan 579212	Lot 6 Deposited Plan 579212 (Record of Title 1074565)	Lot 2 Deposited Plan 579212 (Record of Title 1074561) Lot 3 Deposited Plan 579212 (Record of Title 1074562) Lot 4 Deposited Plan 579212 (Record of Title 1074563) Lot 5 Deposited Plan 579212 (Record of Title 1074564)
	TC (Tertiary Parcel) on Deposited Plan 579212	Lot 1 Deposited Plan 579212 (Record of Title 1074560)	Lot 2 Deposited Plan 579212 (Record of Title 1074561) Lot 3 Deposited Plan 579212 (Record of Title 1074562) Lot 4 Deposited Plan 579212 (Record of Title 1074563) Lot 5 Deposited Plan 579212 (Record of Title 1074564) Lot 6 Deposited Plan 579212 (Record of Title 1074565)
	Shown as C, D, X, E & Y on Deposited Plan 579212	Lot 2 Deposited Plan 579212 (Record of Title 1074561)	Lot 5 Deposited Plan 579212 (Record of Title 1074564)

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

The implied rights and powers are hereby ~~**[varied] [negatived]**~~ **[added to]** or ~~**[substituted]**~~ by:

~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017]~~

the provisions set out in Annexure Schedule B

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

Annexure Schedule Page 4 of 4 Pages

2015/5049
APPROVED
Registrar-General of Land

Easement

Continue in additional Annexure Schedule, if required

SCHEDULE B

Easement rights and powers (including terms, covenants and conditions)

1. Interpretation

1.1 In this instrument:
(a) Easement facility means, for a pedestrian right of way, the surface of the easement area, including any steps, landings, ramps, paths or driveways necessary or desirable for the purposes of access;
(b) Implied terms means the rights and powers set out in Schedule 5 of the Land Transfer Regulations 2018 or as may be set out in any regulations adopted in replacement thereof under the Land Transfer Act 2017.

2. Provisions applying to easement facility

2.1 Clause 1 and clauses 10 to 14 of the implied terms apply to the easements created by this instrument:
(a) as if set out in full in this instrument;
(b) with any necessary modifications; and
(c) to the extent that they are not inconsistent with the express terms of this instrument.

3. Pedestrian right of way

3.1 A pedestrian right of way is the right for the Grantee, in common with the grantor and other persons to whom the Grantor may grant similar rights, at all times, to go over and along the easement facility:
(a) on foot;
(b) with the use of a wheelchair, mobility scooter or similar mobility device;
(c) with the use of a disability dog or other service animal; or
(d) with the use of a bicycle (electronic or push).

3.2 In addition to the Grantee's rights under the implied terms, the Grantee may:
(a) temporarily remain on the easement facility for the duration of any works necessary to maintain safe passage along the easement facility;
(b) alter the surface of the easement facility to the extent necessary at its cost; and
(c) trim or remove any vegetation from the easement area that impedes the right to pass over the easement facility; and
(d) shall be responsible for the establishment, upkeep and maintenance of the easement facility.

3.3 In addition to the obligations of the implied terms, the Grantee must, when undertaking any works on or to the easement facility:
(a) comply with the relevant laws; and
(b) hold adequate insurance for all potential risks resulting from the works.

3.4 A pedestrian right of way includes the right to have the easement facility kept clear at all times of obstructions (whether caused by parked vehicles, deposit of materials or unreasonable impediment) to the use and enjoyment of the easement facility.

3.5 The right to go over and along the easement facility, and to have the easement facility kept clear of obstructions, is limited to the extent required by any period of necessary repair or maintenance of the easement facility.

RPNZ Document Order

Attention: **Nic**

Thank you for using RPNZ's legal document ordering service.

Your requested Document, Interest, Instrument has been processed. Please find your order attached to this email.

Order Details

Property:	244 Durham Drive, Havelock North, Hastings District
Legal Description:	Lot 1 Deposited Plan 611116
Search Reference:	12536051.10
Document Type:	Document, Interest, Instrument
Order Date:	17 August 2026
CoreLogic Reference:	3301866/1
Order Number:	165621 (For any enquiries, please quote this number)

If you have any questions regarding this order please contact our Customer Support Team on 0800 355 355 or by emailing clientcare@cotality.com.

RPNZ Customer Support Team

Level 14, 10 Brandon Street, Wellington
PO Box 4072
Wellington 6140, New Zealand

Important notice: This is an e-mail from CoreLogic NZ Limited. We do not accept responsibility for any changes to this email or its attachments after we have transmitted it. Unauthorised use: This e-mail (including any attachments) contains confidential information. If you have received this email in error, you may not read, use, copy or disclose this email or any of its attachments. Please advise us by return e-mail or telephone if you have received this email in error and then delete this e-mail together with all attachments. Viruses: CoreLogic NZ Limited does not represent or warrant that this e-mail or any files attached to this e-mail are free from computer viruses or other defects. Any attached files are provided, and may only be used, on the basis that the user assumes all responsibility for any loss, damage or consequence resulting directly or indirectly from their use. The liability of CoreLogic NZ Limited is limited in any event to either the resupply of the attached files or the cost of having the attached files resupplied.

View Instrument Details

Instrument No	12536051.10
Status	Registered
Date & Time Lodged	07 November 2023 11:41
Lodged By	Sayer, Elizabeth Clare
Instrument Type	Easement Instrument

Toitū Te Whenua
Land Information
New Zealand

Affected Records of Title	Land District
1074560	Hawkes Bay
1074561	Hawkes Bay
1074562	Hawkes Bay
1074563	Hawkes Bay
1074564	Hawkes Bay
1074565	Hawkes Bay

Annexure Schedule Contains 4 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 ☑

I certify that the Mortgagee under Mortgage 12170830.2 has consented to this transaction and I hold that consent ☑

Signature

Signed by Emma Elizabeth Dawson as Grantor Representative on 25/10/2023 10:46 AM

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 Emma Elizabeth Dawson as Grantee Representative on 25/10/2023 10:46 AM

***** End of Report *****

© Copyright: Land Information New Zealand

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

Casper 2016 Limited

Grantee

Casper 2016 Limited

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 *Continue in additional Annexure Schedule, if required*

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way, Right to Convey Water, Electricity & Telecommunications	Shown as C, D, E, X & Y on Deposited Plan 579212	Lot 2 Deposited Plan 579212 (Record of Title 1074561)	Lot 3 Deposited Plan 579212 (Record of Title 1074562) Lot 4 Deposited Plan 579212 (Record of Title 1074563)
	Shown as U on Deposited Plan 579212	Lot 3 Deposited Plan 579212 (Record of Title 1074562)	Lot 4 Deposited Plan 579212 (Record of Title 1074563)

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

Right of Way	Shown as A on Deposited Plan 579212	Lot 6 Deposited Plan 579212 (Record of Title 1074565)	Lot 5 Deposited Plan 579212 (Record of Title 1074564)
Right to Convey Water	Shown as C, D, E, X & Y on Deposited Plan 579212	Lot 2 Deposited Plan 579212 (Record of Title 1074561)	Lot 1 Deposited Plan 579212 (Record of Title 1074560)
	TA (Tertiary Parcel) on Deposited Plan 579212	Lot 3 Deposited Plan 579212 (Record of Title 1074562)	
	TB (Tertiary Parcel) on Deposited Plan 579212	Lot 6 Deposited Plan 579212 (Record of Title 1074565)	

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

The implied rights and powers are hereby **~~[varied]~~** **~~[negatived]~~** **[added to]** or **~~[substituted]~~** by:

~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017]~~

the provisions set out in Annexure Schedule B

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

Annexure Schedule

2015/5049
APPROVED
Registrar-General of Land

Easement

Continue in additional Annexure Schedule, if required

SCHEDULE B

Where there is a conflict between the provisions of the Schedule 5 to the Land Transfer Regulations 2018 and Schedule 5 to the Property Law Act 2007, the provisions of Schedule 5 to the Land Transfer Regulations 2018 must prevail.