

Appendix 1

Records of Title

Records of Title Summary

Legal Description	Title Area	Owner	Interests
174 Brookvale Road			
Lot 2 DP 7771 and Lot 2 DP529421	4.1271 ha	Brookvale Land Limited	- Instrument 13151178.3 - Land Covenant - Easement Instrument 13151178.2 - Right of way and a right to convey water, electricity and telecommunications, and drain water and sewage. - Easement Instrument 11395322.4 - Right of way is subject to Section 243(a) RMA - Easement Instrument 9218697.6 - Land Covenant - Easement Instrument 9218697.5 - Land Covenant - Transfer 11395322.2 Fencing Covenant - Subject to Section 241(2) RMA
Lot 16 DP 3449 (Lot 1 of Approved Subdivision RMA20260076)	0.8723 ha	Brookvale Limited	Lot 1 to be amalgamated with Brookvale Limited title Lot 1 DP 16311 as part of subdivision consent RMA20260076 approved on 14 April 2026. Awaiting issue of title from LINZ.
176 Brookvale Road			
Lot 1 DP 16311	8.9161 ha	Brookvale Limited	- Instrument 13151178.3 - Land Covenant - Easement Instrument 13151178.2 - Right of way and a right to convey water, electricity and telecommunications, and drain water and sewage. - Covenant Instrument 12766001.1 - In favour of HDC
Lot 2 DP 16311	9.4833 ha	Brookvale Limited	
HDC Water Asset Access Corridor			
Lot 1 DP 529421	0.3389 ha	Hastings District Council	- Subject to Section 241(2) RMA - Easement Instrument 11395322.4 - Right of way is subject to Section 243(a) RMA
Lot 2 DP 28543	0.0546ha	Hastings District Council	- Subject to Section 241(2) RMA - Easement Instrument 11395322.4 - Right of way is subject to Section 243(a) RMA
Arataki Reserve Land			
Lot 3-4 DP 481968 (Local Purposes (Amenity) Reserve	0.3624 ha	Hastings District Council	- Subject to the Reserves Act 1977 – Local Purpose Amenity Reserve - Subject to Section 168A Coal Mines Act 1925 - Subject to Section 241(2) RMA (affects DP 481968) - Subject to Section 8 Mining Act 1971

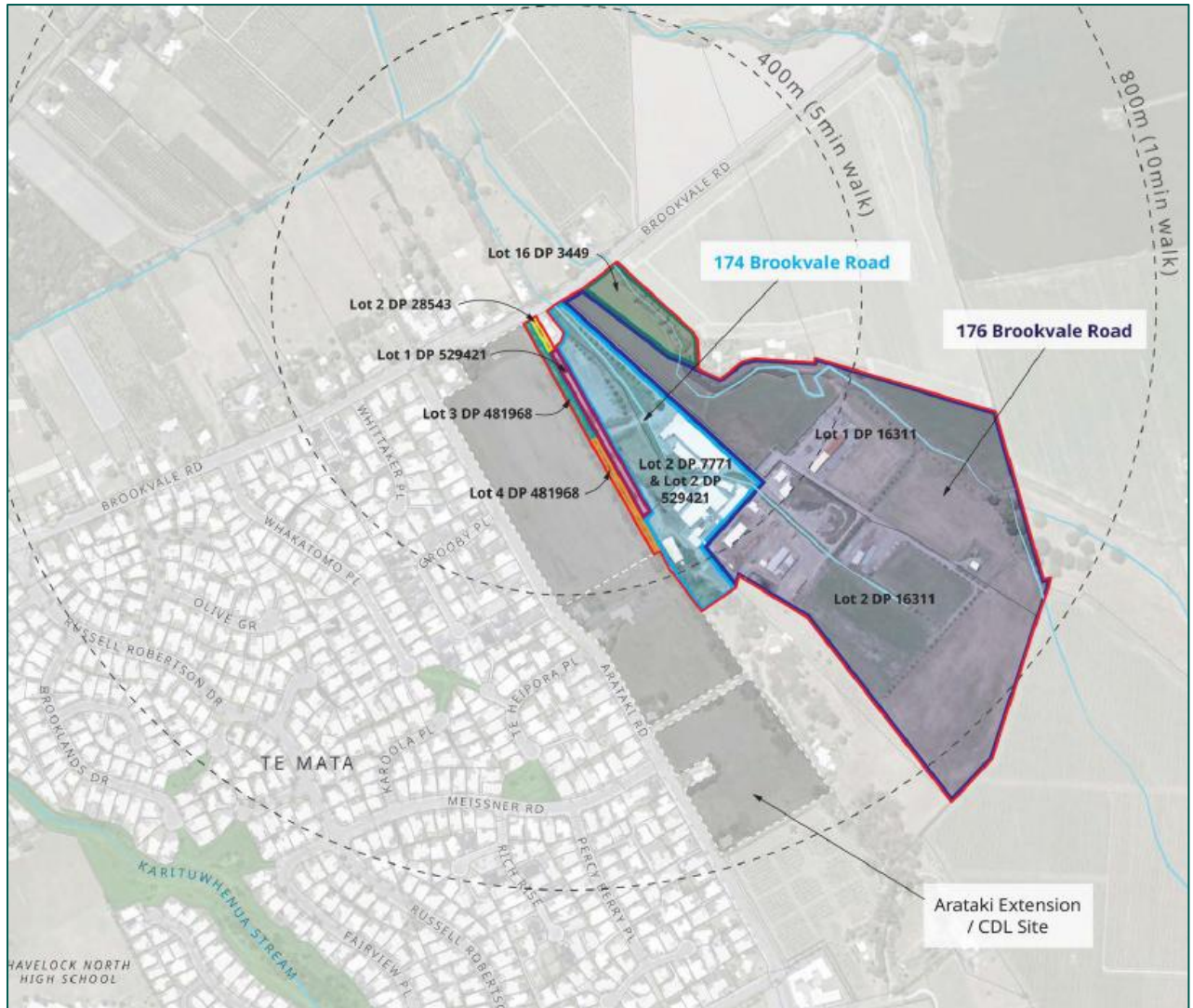


Figure 1: Map of Site Record of Titles



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




R.W. Muir
Registrar-General
of Land

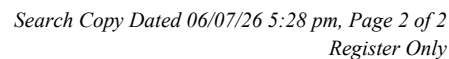
Identifier **HBJ1/57**
Land Registration District **Hawkes Bay**
Date Issued 11 June 1980

Prior References
HBH4/768

Estate Fee Simple
Area 9.4833 hectares more or less
Legal Description Lot 2 Deposited Plan 16311
Registered Owners
Brookvale Land Limited

Interests

Land Covenant in Easement Instrument 9218697.5 - 1.11.2012 at 5:00 pm
Land Covenant in Easement Instrument 9218697.6 - 1.11.2012 at 5:00 pm
11851499.4 Mortgage to Bank of New Zealand - 17.9.2020 at 2:49 pm
11851499.5 Mortgage to Due North Limited Partnership - 17.9.2020 at 2:49 pm
Subject to a right of way, a right to convey water, electricity and telecommunications and a right to drain water and sewage over part marked A, B, E & G and a right to convey electricity over part marked F all on DP 610169 created by Easement Instrument 13151178.2 - 8.11.2024 at 2:30 pm
Appurtenant hereto is a right of way, a right to convey water, electricity and telecommunications and a right to drain water and sewage created by Easement Instrument 13151178.2 - 8.11.2024 at 2:30 pm
Land Covenant in Covenant Instrument 13151178.3 - 8.11.2024 at 2:30 pm





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **858136**
Land Registration District **Hawkes Bay**
Date Issued 15 July 2019

Prior References

HB125/25 HBY2/561

Estate Fee Simple
Area 4.1271 hectares more or less
Legal Description Lot 2 Deposited Plan 7771 and Lot 2
 Deposited Plan 529421

Registered Owners

Brookvale Land Limited

Interests

Land Covenant in Easement Instrument 9218697.5 - 1.11.2012 at 5:00 pm (affects Lot 2 DP 7771)

Land Covenant in Easement Instrument 9218697.6 - 1.11.2012 at 5:00 pm (affects Lot 2 DP 7771)

Fencing Covenant in Transfer 11395322.2 - 15.7.2019 at 9:16 am (affects Lot 2 DP 529421)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 529421)

Appurtenant hereto is a right of way created by Easement Instrument 11395322.4 - 15.7.2019 at 9:16 am

The easement created by Easement Instrument 11395322.4 is subject to Section 243(a) Resource Management Act 1991

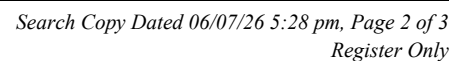
11851499.4 Mortgage to Bank of New Zealand - 17.9.2020 at 2:49 pm

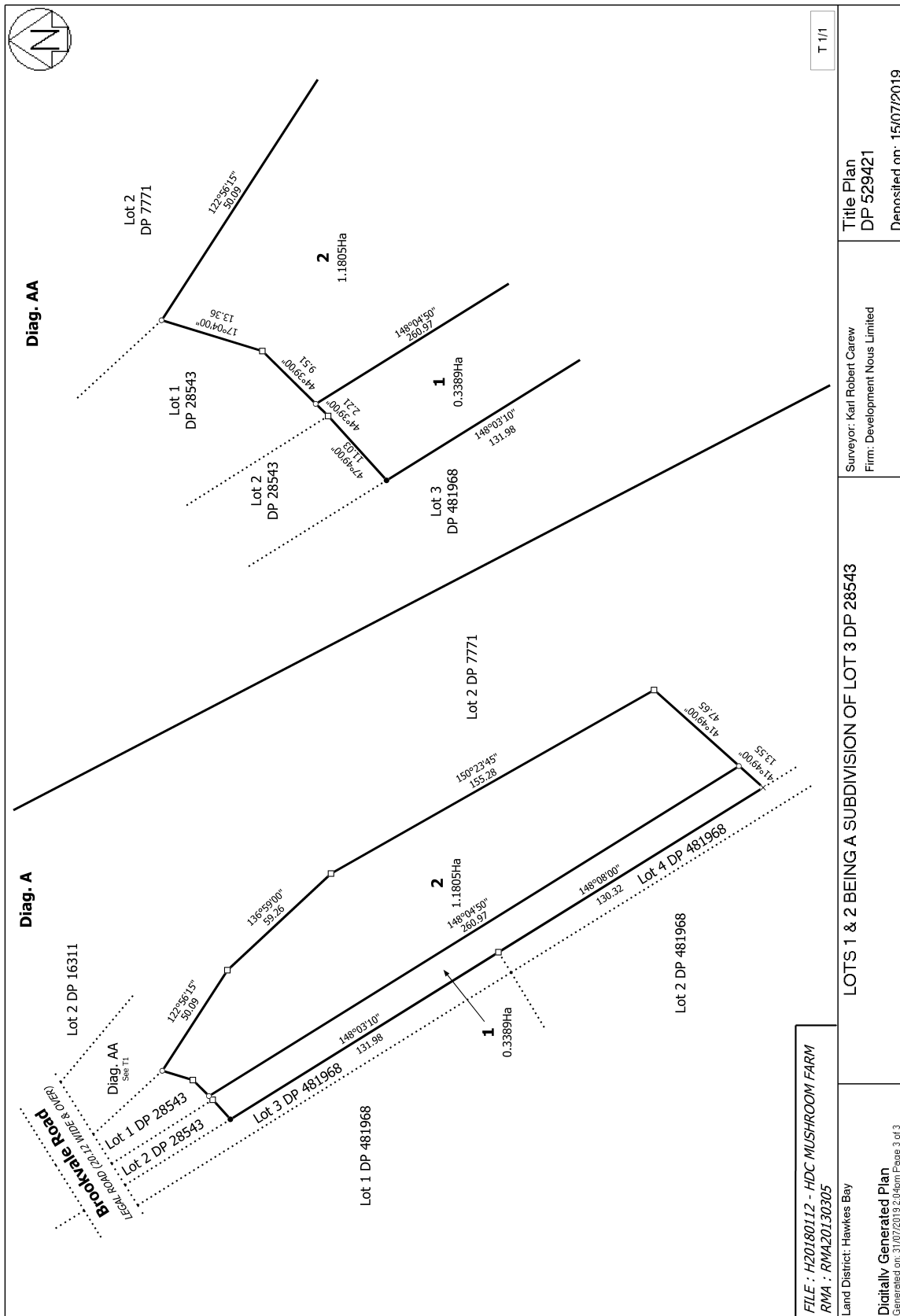
11851499.5 Mortgage to Due North Limited Partnership - 17.9.2020 at 2:49 pm

Subject to a right to convey electricity over part Lot 2 DP 7771 marked H on DP 610169 created by Easement Instrument 13151178.2 - 8.11.2024 at 2:30 pm

Appurtenant hereto is a right of way, a right to convey water, electricity and telecommunications and a right to drain water and sewage created by Easement Instrument 13151178.2 - 8.11.2024 at 2:30 pm

Land Covenant in Covenant Instrument 13151178.3 - 8.11.2024 at 2:30 pm







RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **858135**
Land Registration District **Hawkes Bay**
Date Issued 15 July 2019

Prior References
HBY2/561

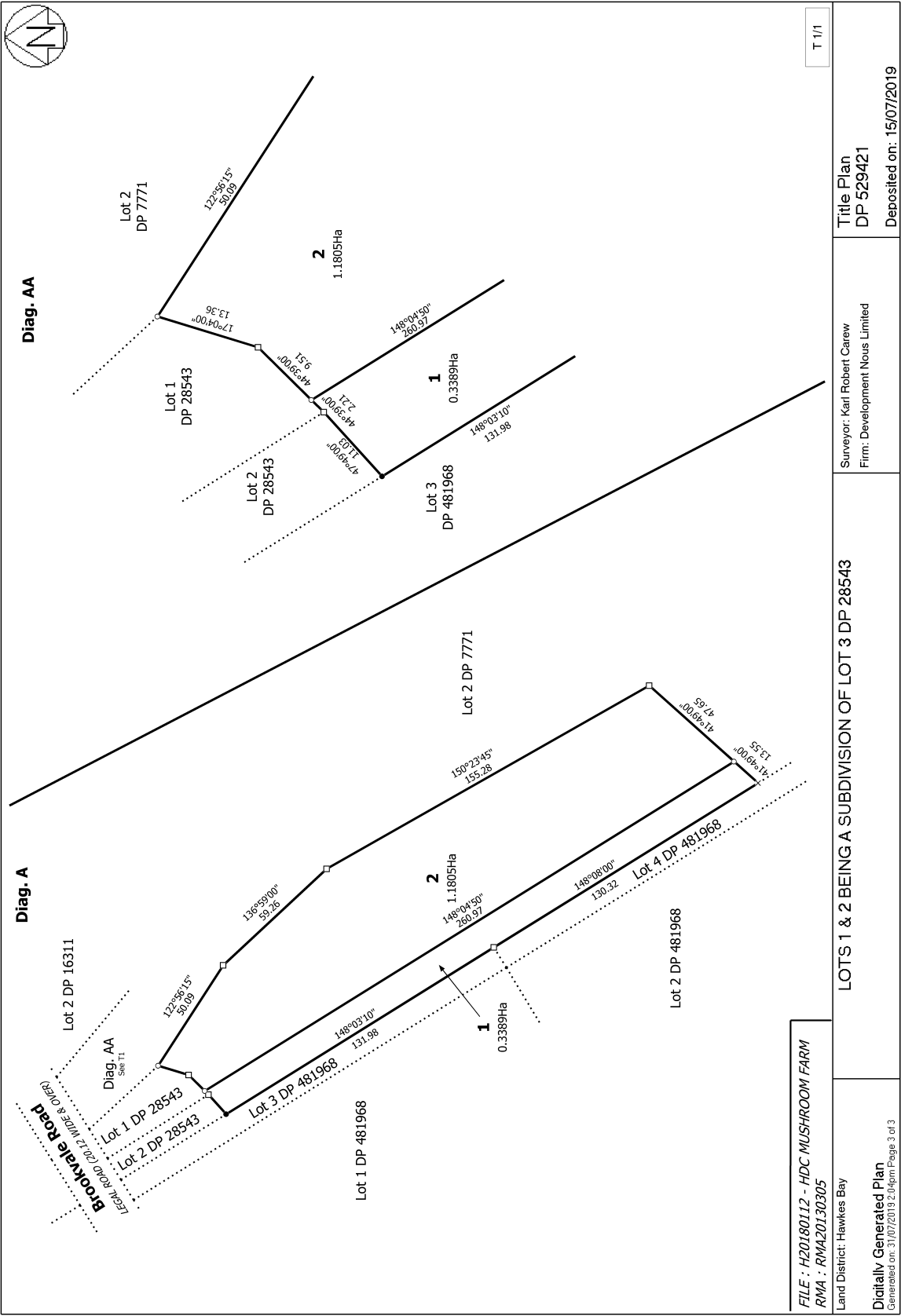
Estate Fee Simple
Area 3389 square metres more or less
Legal Description Lot 1 Deposited Plan 529421
Registered Owners
Hastings District Council

Estate Fee Simple - 1/2 share
Area 546 square metres more or less
Legal Description Lot 2 Deposited Plan 28543
Registered Owners
Hastings District Council

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 529421)
Subject to a right of way over Lot 1 DP 529421 created by Easement Instrument 11395322.4 - 15.7.2019 at 9:16 am
The easement created by Easement Instrument 11395322.4 is subject to Section 243(a) Resource Management Act 1991







RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **HBJ1/56**
Land Registration District **Hawkes Bay**
Date Issued 11 June 1980

Prior References
HBH4/768

Estate Fee Simple
Area 8.9161 hectares more or less
Legal Description Lot 1 Deposited Plan 16311
Registered Owners
Brookvale Limited

Interests

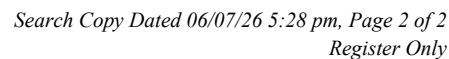
Land Covenant (in gross) in favour of Hastings District Council created by Covenant Instrument 12766001.1 - 7.7.2023 at 12:11 pm

Subject to a right of way, a right to convey water, electricity and telecommunications and a right to drain water and sewage over part marked C & D on DP 610169 created by Easement Instrument 13151178.2 - 8.11.2024 at 2:30 pm

Appurtenant hereto is a right of way, a right to convey water, electricity and telecommunications and a right to drain water and sewage created by Easement Instrument 13151178.2 - 8.11.2024 at 2:30 pm

Land Covenant in Covenant Instrument 13151178.3 - 8.11.2024 at 2:30 pm

13213564.1 Mortgage to ANZ Bank New Zealand Limited - 12.2.2025 at 11:03 am





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **677142**
Land Registration District **Hawkes Bay**
Date Issued 12 February 2015

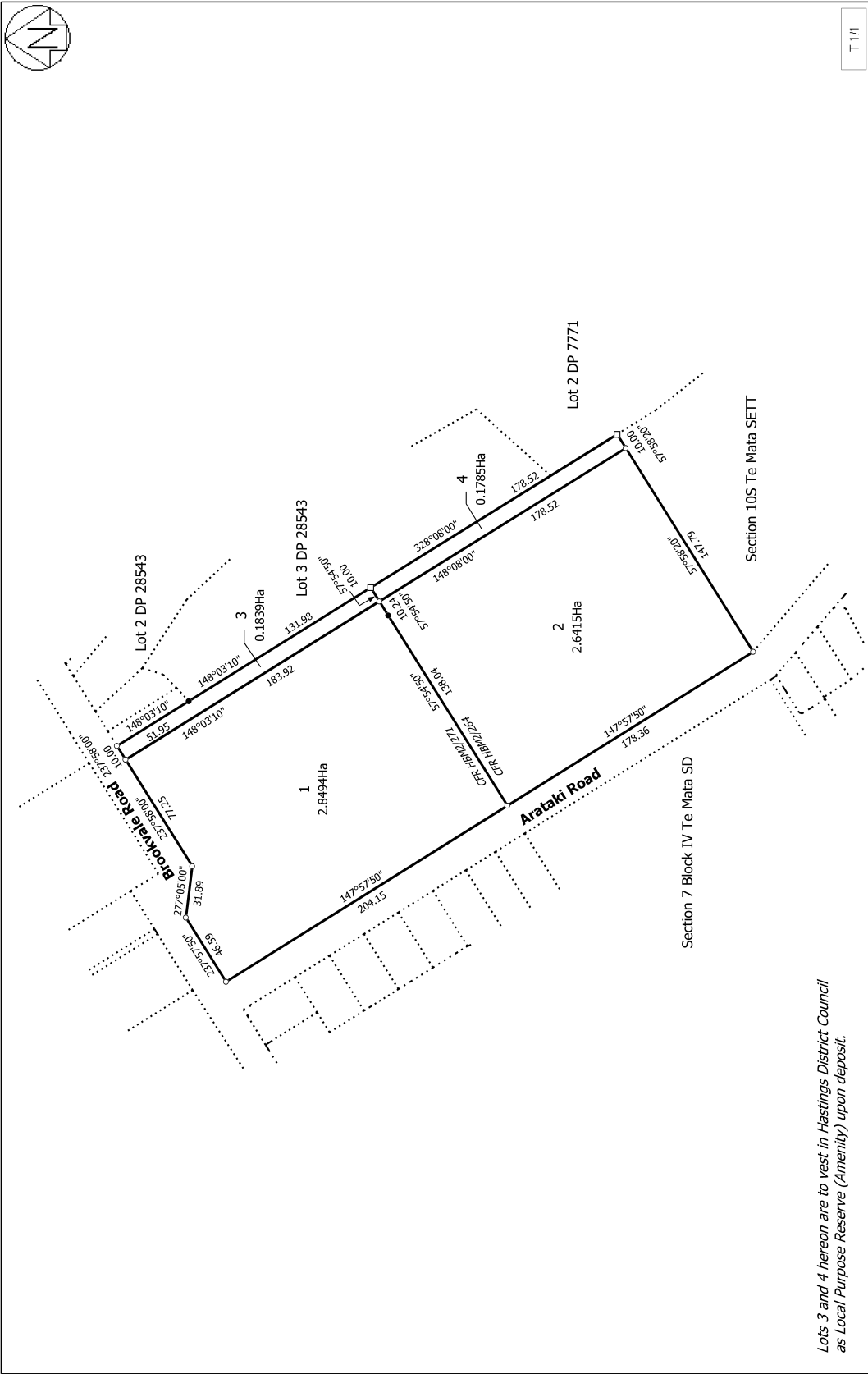
Prior References

HBM2/264 HBM2/271

Estate Fee Simple
Area 3624 square metres more or less
Legal Description Lot 3-4 Deposited Plan 481968
Purpose Local Purpose (Amenity) Reserve
Registered Owners
Hastings District Council

Interests

Subject to Section 8 Mining Act 1971
Subject to Section 168A Coal Mines Act 1925
Subject to Section 241(2) Resource Management Act 1991 (affects DP 481968)
Subject to the Reserves Act 1977



Lots 3 and 4 hereon are to vest in Hastings District Council as Local Purpose Reserve (Amenity) upon deposit.

Land District: Hawkes Bay	Lots 1 - 4 being a subdivision of Sections 8 & 28 Block IV Te Mata SD	Surveyor: Gregory Gerard McFlynn Firm: Cardno	Title Plan DP 481968
Digitally Generated Plan Generated on: 17/02/2015 11:37am Page 3 of 3			Deposited on: 12/02/2015



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



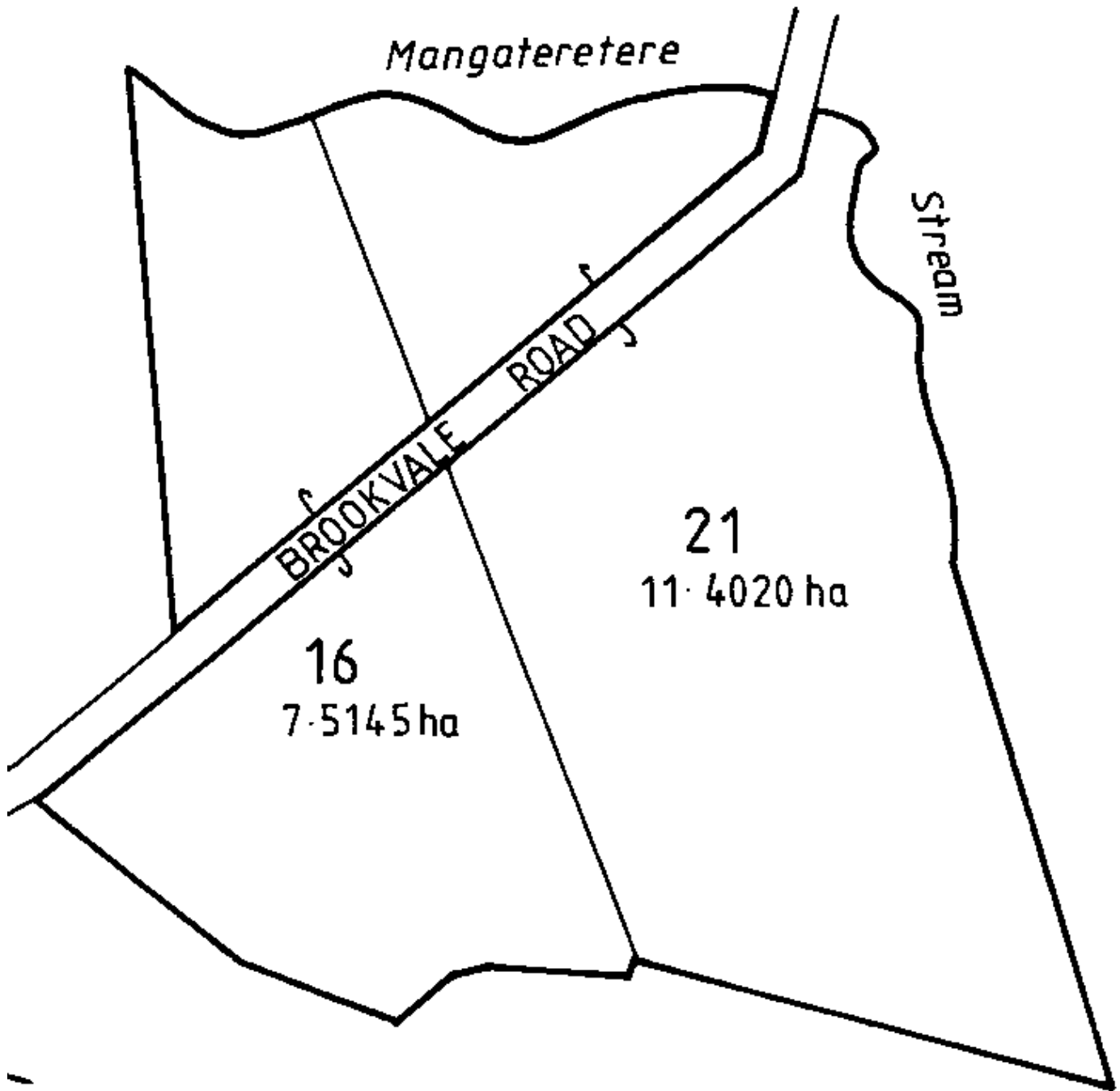

R.W. Muir
Registrar-General
of Land

Identifier **HBM1/10**
Land Registration District **Hawkes Bay**
Date Issued 14 May 1987

Prior References
HB61/72

Estate Fee Simple
Area 18.9165 hectares more or less
Legal Description Lot 16 and Lot 21 Deposited Plan 3449
Registered Owners
Janette Heather Haswell

Interests
11146807.1 Esplanade Strip Instrument pursuant to Section 235 Resource Management Act 1991 - 21.8.2018 at 10:01 am
(affects Lot 21 DP 3449)



TOTAL AREA 18.9265 ha



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

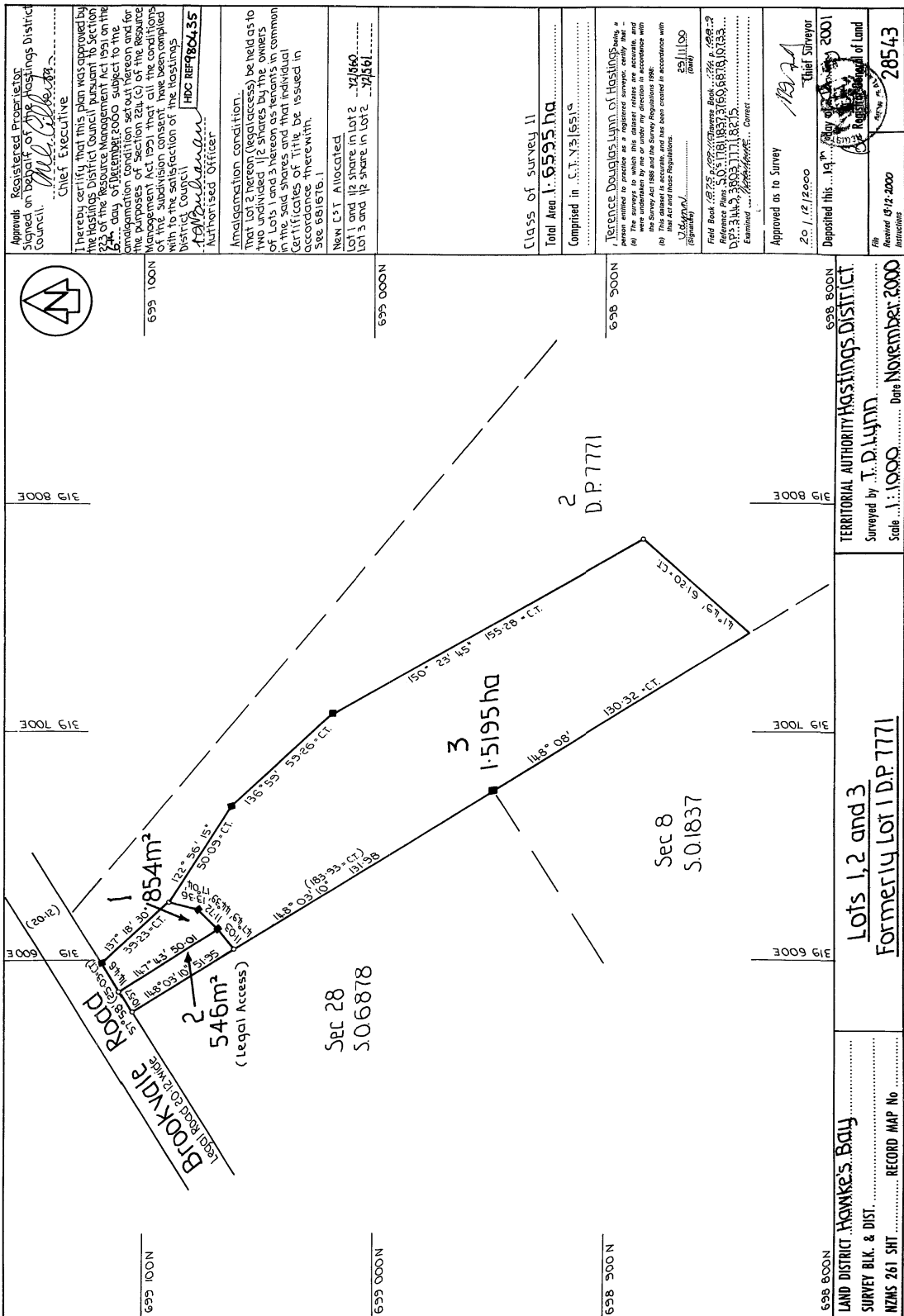
Identifier **HBV2/560**
Land Registration District **Hawkes Bay**
Date Issued 19 January 2001

Prior References
HBV3/651

Estate Fee Simple
Area 854 square metres more or less
Legal Description Lot 1 Deposited Plan 28543
Registered Owners
Hastings District Council

Estate Fee Simple - 1/2 share
Area 546 square metres more or less
Legal Description Lot 2 Deposited Plan 28543
Registered Owners
Hastings District Council

Interests
Subject to Section 241(2) Resource Management Act 1991 (affects DP 28543)



Thereby certifying that this plan was approved by the Hastings District Council pursuant to Section 224 of the Resource Management Act 1991 on the 22nd day of December 2000 subject to the amalgamation condition set out hereon and for the purposes of section 224(c) of the Resource Management Act 1991 that all the conditions of the subdivision consent have been complied with to the satisfaction of the Hastings District Council.

Authorised Officer: [Signature]

Amalgamation condition: That Lot 2 hereon (Legal Access) be held as to Lot 1 and 1/2 share in Lot 2 and 1/2 share in Lot 3 and 1/2 share in Lot 2.

New C.T. Allocated: Lot 1 and 1/2 share in Lot 2 - 321860, Lot 3 and 1/2 share in Lot 2 - 321861.

Class of survey 11

Total Area: 1.6535 ha

Comprised in: C.T. 43 (651)

Terence Douglas Lynn of Hastings

Approved as to Survey: 20/1/2000

Deposited this: 19/1/2000

Chief Surveyor: 28543

Scale: 1:1000

Date: November: 2000

Formerly Lot 1 D.P.7771

Lot 1, 2 and 3

LAND DISTRICT: Hawke's Bay

SURVEY BLK. & DIST.: NZMS 261 SH1

RECORD MAP No.:

Applicant:	Brookvale Limited
Address of Site:	184 Brookvale Road, HAVELOCK NORTH 4130
Legal Description:	Lot 16 and Lot 21 DP 3449 (RT: HBM1/10) Lot 1 DP 16311 (RT: HBJ1/56)
Zoning / Overlays:	Plains Production Zone – Operative Hastings District Plan (July 2024)
Decision:	Pursuant to: (a) Rule SLD1 of the Operative Hastings District Plan (July 2024); (b) Sections 104, 104A and 106 of the Resource Management Act 1991; Resource Consent as a Controlled Activity is GRANTED to Brookvale Limited for a boundary adjustment to transfer 0.8723ha of land to an adjoining site in the Plains Production Zone.
Recommended By:	Rebecca Ellis ENVIRONMENTAL PLANNER (CONSENTS)
Issued under Delegated Authority By:	 Michelle Hart ACTING ENVIRONMENTAL CONSENTS MANAGER PLANNING & REGULATORY SERVICES
Date:	14 April 2026
Conditions:	Subject to the following conditions imposed pursuant to Sections 108, 108AA and 220 of the Resource Management Act 1991:

General

- That the subdivision shall proceed in accordance with the attached approved subdivision plan included within application RMA20260076, unless otherwise altered by the consent conditions.
- That the Land Transfer Plan to give effect to this subdivision consent shall be consistent with the attached approved plan submitted with the application:
Prepared by: Development Nous
Dated: 13 January 2025
Surveyors Reference: N/A
HDC Reference: RMA20260076#0003
- No service or right of way required herein shall extend beyond the boundary of the site served unless an appropriate easement is shown within a memorandum of easements on the face of the Land Transfer Plan. All such easements shall be dimensioned to the satisfaction of the Environmental Consents Manager, Planning and Regulatory Services, cover the entire physical alignment of that service or right of way, and shall provide all the necessary legal entitlements for the on-going operation and maintenance of that service or right of way.
- Pursuant to Section 220(1)(b) of the Resource Management Act 1991, Lots 2 and 3 Hereon and

Lot 21 DP 3449 (Residue RT: HBM1/10) shall be held in the same Record of Title (LINZ Reference Number: 1979961).

5. Pursuant to Section 220(1)(b) of the Resource Management Act 1991, Lot 1 hereon shall be transferred to the owner of Lot 1 DP 16311 (RT: HBJ1/56) and that one Record of Title be issued to include both parcels. (LINZ Reference Number : 1979961)

With the Reasons for this Decision being:

1. As assessed in the Section 95A and Section 95B notification reports for this application, there are no special circumstances that would warrant limited or public notification and there are no affected persons in terms of Section 95E of the Resource Management Act 1991.
2. The proposed subdivision will have less than minor adverse effects on the environment in that:
 - No external land use infringements occur as a result of the proposal.
 - Safe and efficient legal and physical access can continue to be provided to the sites.
 - No earthworks are proposed as part of the subdivision.
 - The proposal will not result in or worsen any natural hazards.
 - The proposal does not affect any known Waahi tapu, archaeological sites or any other areas of historic or cultural significance.
 - The proposal complies with all the remaining standards and terms for plains subdivision.
 - The proposed subdivision does not result in any additional titles being created.
 - The proposed subdivision will not result in the land being able to be used for productive purposes.
 - There is no loss of highly productive land as a result of the subdivision/boundary adjustment.
 - Lot 1 DP 16311 is identified as being within an IRP area, and the balance area adjoins an IRP as shown on the planning maps. However, given the proposal is a boundary adjustment with no associated development, any potential effects in relation to the IRP are considered less than minor.
3. The proposed subdivision is consistent with the Objectives, Policies and other provisions of the Hastings District Plan in that in that the amenity of the rural environment will be maintained.
4. No circumstances exist in Section 106 of the Resource Management Act 1991 (access and natural hazards) that would require council to refuse the application, in that:
 - The proposal will not accelerate, worsen or result in material damage to land from any natural hazards; and
 - Appropriate legal and physical access can be provided to all sites.
5. The application meets the requirements of Part II of the Resource Management Act 1991.

Advice Notes

Fees & Charges

1. At the time of applying for Certification under sections 223 and 224(c) of the Resource Management Act 1991, fees shall be payable under Council's Schedule of Resource Management Fees and Charges: <http://www.hastingsdc.govt.nz/resource-management-fees>. In respect of any charges under the Resource Management Act 1991, charges shown above shall be applicable to any additional charge payable in terms of section 36(3) of the Act, where the actual and reasonable costs incurred exceed the standard charge paid.

Subdivision

2. If it is intended to make any changes to the easements, staging or scheme plan approved by the Council as part of this resource consent, a new approval may be required. If you have any doubts as to whether or not a new application will be required, please contact one of Council's Environmental Consent Planners.
3. In exceptional circumstances, Council will consider bonds for residential vehicle crossings only. Any other bonds or 'letters of undertaking' will not be accepted by Council. Those persons project managing a development will need to ensure all conditions (including any required re-grassing and sediment control plans) are met before section 224(c) applications are submitted to Council. Incomplete section 224(c) applications will be returned to agents and/or landowners.

Lapsing of this Consent

4. Under section 125 of the Resource Management Act 1991 a resource consent will lapse if not given effect to within 5 years of the date the consent was granted. An application may be made under section 125 of the Resource Management Act 1991 to extend the duration of the resource consent, and this must be submitted and approved prior to the consent lapsing. To avoid doubt, all stages of a subdivision must have section 223 certification prior to the lapse date.

Lapsing of Section 223 Certification (Approved as to Survey)

5. The section 223 certification will lapse 3 years after the date of issue if that certified plan has not been deposited in accordance with section 224 of the Resource Management Act 1991. The section 223 certificate can only be re-certified if the subdivision consent has not lapsed.

Building Consent

6. Please note that this consent only relates to District Plan requirements. Building Consent must be obtained before any building or drainage work commences. This work can include the construction of stormwater, sewer and/or water services. Please contact the duty Building Officer on (06) 871 5000 who will be able to assist you in this regard.

Engineering

7. All engineering plans must be submitted to developmentengineer@hdc.govt.nz, with a cover letter clearly stating the resource consent number, address and which condition/s the plans relates to.
8. The Engineering Code of Practice drawings can be viewed online at: <https://www.hastingsdc.govt.nz/assets/Uploads/Engineering-Code-of-Practice-ECOP-Final-2020.pdf>

9. All works on existing public wastewater, stormwater and water mains shall be carried out by approved contractors at the consent holder's expense. For new service connection application guidance refer to: <https://www.hastingsdc.govt.nz/services/water/water-service-connections/>
10. Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Transportation Department prior to installation. For vehicle crossing guidance refer to: <https://www.hastingsdc.govt.nz/services/roads-and-streets/vehicle-crossings/>
11. Satisfactory public vehicle and pedestrian access shall be maintained at all times when undertaking works within the road reserve, unless alternative arrangements are made to the satisfaction of the Council.
12. All necessary precautions shall be taken to protect the public from open trenches and all other hazards associated with the construction works.

Impact on Council Assets

13. Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated to the satisfaction of the Development Engineer and at the expense of the consent holder.

Compliance with other Acts/Regulations

14. To avoid doubt, except as otherwise allowed by this resource consent, all land uses must comply with all remaining standards and terms of the relevant Hastings District Plan. The proposal must also comply with the Building Act 2004, Engineering Code of Practice 2020 and Hawke's Bay Regional Council requirements. All necessary consents and permits shall be obtained prior to development.
15. This approval does not override any existing private easements, land covenants or other interests on the Record of Title. The consent holder should seek independent legal advice on such matters and how they might impact on the development.

Development Contributions

16. Please note that a development contribution may be required under the provisions of the HDC Development Contributions Policy applicable at the time of application. The Council requires Development Contributions to be paid prior to the issue of the Code Compliance Certificate for a building consent, the issue of a section 224 certificate for a subdivision consent, or authorisation of a service connection. Development contribution requirements are as defined in Council's Development Contributions Policy established under the Local Government Act 2002. Full details of the policy are available from the Council website. The relevant assessment for Development Contributions for this development will follow in due course.

Natural Hazards

17. This site is subject to a natural hazard. The property owner should discuss any future development on the site with Council's Building Team. Any application for building consent may require further assessment of natural hazards affecting the site, including specific geotechnical and hydrological investigations that will inform building design such as location, foundations, the provision of services and access. This may also affect the ability to obtain insurance for the site.

[illegible]