

Record of Title Summary

Record of Title Instrument	Description
RT 858136 – Lot 2 DP 7771 and Lot 2 DP 529421	
Land Covenant in Covenant Instrument 13151178.3	Land covenant applies to Lot 1 DP 16311 to the benefit of Lot 2 DP 7771 and Lot 2 DP 529421. Covenant enforces a no complaints covenant – no effect to the proposal.
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	Lot 2 DP 16311 provides right of way over areas A, E, C and G in favour of Lot 2 DP 7771 and Lot 2 DP 529421. This easement may no longer be required at time of development – can be resolved via survey/scheme plan.
Subject to a right to convey electricity over part Lot 2 DP 7771 marked H on DP 610169 created by Easement Instrument 13151178.2	Lot 2 DP 16311 provides right to convey electricity over area H favour of Lot 2 DP 7771 and Lot 2 DP 529421. This easement may no longer be required at time of development – can be resolved via survey/scheme plan.
Appurtenant hereto is a right of way created by Easement Instrument 11395322.4 The easement created by Easement Instrument 11395322.4 is subject to Section 243(a) Resource Management Act 1991	Lot 1 DP 529421 provides right of way over areas H favour of Lot 2 DP 7771 and Lot 2 DP 529421. Approval will be required to give effect to the proposed development; alternatively proposed Road 3 will need to be realigned prior to substantive application.
Land Covenant in Easement Instrument 9218697.6 (affects Lot 2 DP 7771)	Land covenant applies to Title HBM2/271 (Lot 2 DP540945) to the benefit of Lot 2 DP771 and Lot 2 DP 529421. Covenant enforces a no complaints covenant – no effect to the proposal.
Land Covenant in Easement Instrument 9218697.5 (affects Lot 2 DP 7771)	Land covenant applies to Title HBM2/264 (Lot 2 DP540945) to be benefit of Lot 2 DP771 and Lot 2 DP 529421. Covenant enforces a no complaints covenant – no effect to the proposal.
Fencing Covenant in Transfer 11395322.2 - Subject to Section 241(2) Resource Management Act 1991 (affects DP 529421)	Fencing covenant has no effect to approvals.
RT HBJ1/56 Lot 1 DP16311	
Land Covenant in Covenant Instrument 13151178.3	Land covenant applies to Lot 1 DP 16311 to the benefit of Lot 2 DP771 and Lot 2 DP 529421. Covenant enforces a no complaints covenant – no effect to the proposal.
Appurtenant hereto is a right of way, a right to convey water, electricity and	Lot 2 DP 16311 provides right of way over area B and in favour of Lot 1 DP 16311.

<p>telecommunications and a right to drain water and sewage created by Easement Instrument 13151178.2</p>	<p>This easement may no longer be required at time of development – can be resolved via survey/scheme plan.</p> <p>Lot 2 DP 16311 provides right to convey electricity over area F favour of Lot 1 DP 16311.</p> <p>This easement may no longer be required at time of development – can be resolved via survey/scheme plan.</p>
<p>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</p>	<p>Lot 1 DP 16311 provides right of way over C in favour of to the benefit of Lot 2 DP771 and Lot 2 DP 529421.</p> <p>This easement may no longer be required at time of development – can be resolved via survey/scheme plan.</p> <p>Lot 1 DP 16311 provides right of way over D in favour of to the benefit of Lot 2 16311.</p> <p>This easement may no longer be required at time of development – can be resolved via survey/scheme plan.</p>
<p>Land Covenant (in gross) in favour of Hastings District Council created by Covenant Instrument 12766001.1</p>	<p>Lot 1 DP 16311 provides in gross (Hastings District Council) – This land covenant enforces on-going hazardous substances, stormwater management and waste water management – conditions of RMA20210509.</p> <p>RMA20210509 conditions may need to be considered as part of servicing and consent surrendered. Consent notice to be varied.</p>