

move.

title

**45c princess street
waitara**

Statement of Passing Over:

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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **1166469**
Land Registration District **Taranaki**
Date Issued 12 June 2024

Prior References
TNC2/1048

Estate Fee Simple
Area 500 square metres more or less
Legal Description Lot 4 Deposited Plan 599866

Registered Owners

Barry Bryant Watkins as to a 1/2 share
Denise Judith Heaven as to a 1/2 share

Estate Fee Simple - 1/4 share
Area 257 square metres more or less
Legal Description Lot 5 Deposited Plan 599866

Registered Owners

Barry Bryant Watkins as to a 1/2 share
Denise Judith Heaven as to a 1/2 share

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 599866)

12931341.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.6.2024 at 8:53 am (Affects Lot 4 DP 599866)

Subject to a right of way, a right to drain sewage, a right to convey electricity, gas, telecommunications and water over part Lot 5 DP 599866 marked A, C, D on DP 599866 created by Easement Instrument 12931341.3 - 12.6.2024 at 8:53 am

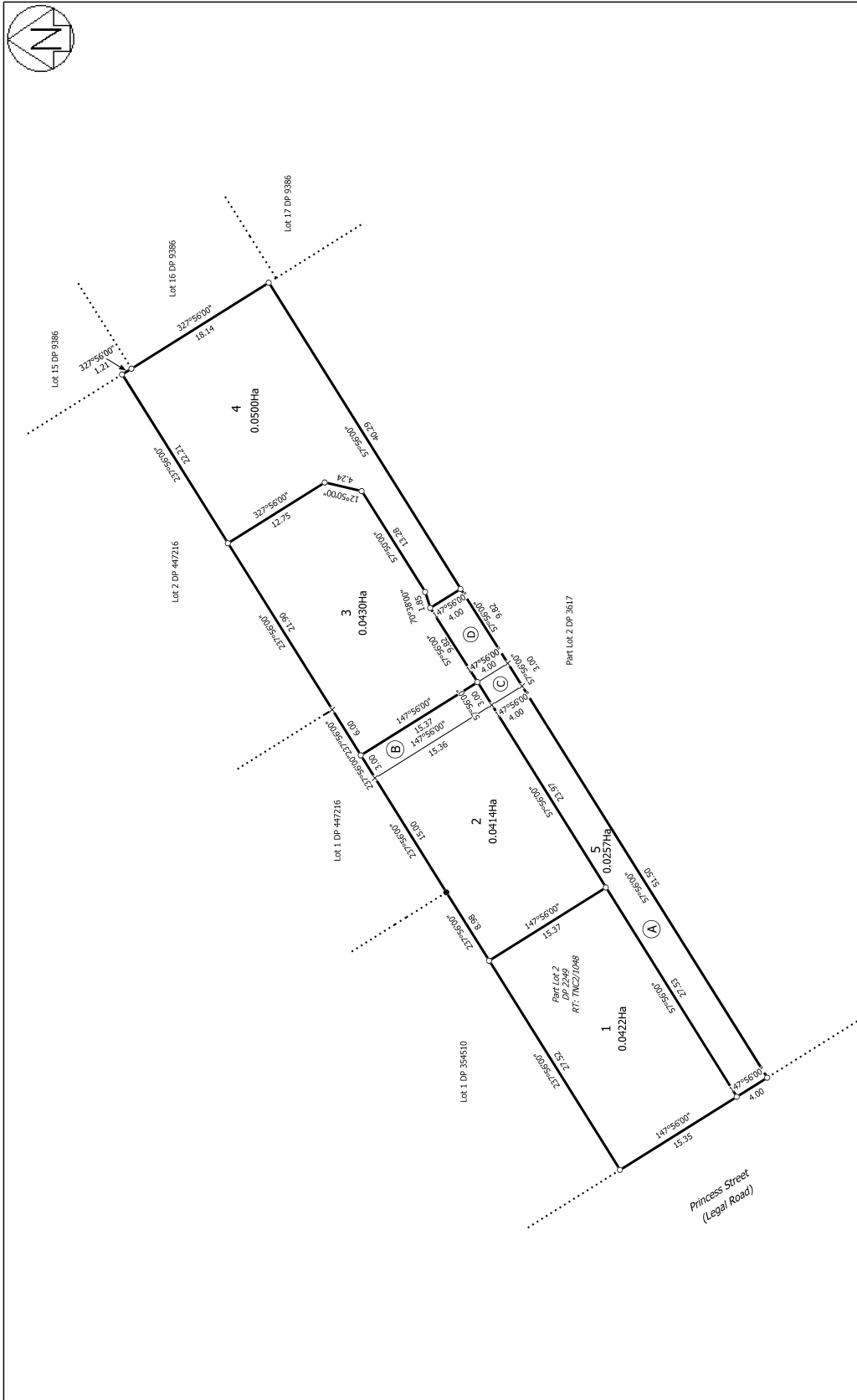
Appurtenant to Lot 4 DP 599866 is a right of way, a right to drain sewage, a right to convey electricity, gas, telecommunications and water created by Easement Instrument 12931341.3 - 12.6.2024 at 8:53 am

The easements created by Easement Instrument 12931341.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain sewage over part Lot 5 DP 599866 marked C on DP 599866 in favour of New Plymouth District Council created by Easement Instrument 12931341.4 - 12.6.2024 at 8:53 am

The easements created by Easement Instrument 12931341.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12931341.5 - 12.6.2024 at 8:53 am (Affects Lot 4 DP 599866)



Note: Lots 1 to 4 DP 559866 are to be subject to a Consent Notice.

T 1/1	Title Plan DP 599866	Surveyor: Stefan Imre Kiss Firm: Taylor Patrick Limited (New Plymouth)	Deposited on: 12/06/2024
Land District: Taranaki	Lots 1 to 5 being a subdivision of Part Lot 2 DP 2249		
Digitally Generated Plan Generated on: 06/09/2024 10:36am Page 3 of 3			

View Instrument Details



Instrument No 12931341.5
Status Registered
Date & Time Lodged 12 June 2024 08:53
Lodged By Van Dyk, Terri Maree
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
1166466	Taranaki
1166467	Taranaki
1166468	Taranaki
1166469	Taranaki

Annexure Schedule Contains 3 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor 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 Stephanie Kate Simone George as Covenantor Representative on 01/08/2024 10:46 AM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee 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 Stephanie Kate Simone George as Covenantee Representative on 01/08/2024 10:46 AM

*** End of Report ***

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

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

JV PROPERTIES TARANAKI LIMITED

Covenantee

JV PROPERTIES TARANAKI LIMITED

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A
required

Continue in additional Annexure Schedule, if

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant	DP 599866	Lot 1 DP 599866 (R/T 1166466) Lot 2 DP 599866 (R/T 1166467) Lot 3 DP 599866 (R/T 1166468)	Lot 1 DP 599866 (R/T 1166466) Lot 2 DP 599866 (R/T 1166467) Lot 3 DP 599866 (R/T 1166468) Lot 4 DP 599866 (R/T 1166469)

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

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

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

[Annexure Schedule 1].

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Form L

Annexure Schedule 1

Page 3 of 3 Pages

Insert instrument type.

Land Covenant

Continue in additional Annexure Schedule, if required

1. The registered owner of the burdened land will:

- a. Not erect or permit to be erected any dwelling house to a permitted value less than \$300,000.00 (GST inclusive), provided that the value of \$300,000.00 (GST inclusive) shall be adjusted in accordance with the CPI (All Groups Index) based upon rises in that index commencing from a base date which is the issue of Title;
- b. Not erect any building other than a new residential home and not permit or allow the relocation onto the property of any new pre-built or relocatable house or existing house which has previously been lived in.

In the event of any default on the part of the registered owner of the burdened land liquidated damages of \$200.00 per day during the duration of the default will be payable by the registered owner of the burdened land to the registered owner of the benefited land until the default is rectified and this liquidated damages amount shall be adjusted in accordance with the CPI (All Groups Index) commencing with a base date which is the issue of Title.

2. The Covenantee will not be liable to pay for or contribute towards the expense of erection or maintenance of any fence between the burdened and benefited land and any contiguous land of the Covenantee, but this proviso will not enure for the benefit of any subsequent purchaser of the burdened and benefited land.

POWERED BY

ownly

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darrell paterson

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