

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 519655

Territorial Authority (the Council)

WESTERN BAY OF PLENTY DISTRICT

Certifications under the Resource Management Act 1991

Pursuant to the Resource Management Act 1991 I hereby certify that:

- The above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991
- The approval of the Council under section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan DP 519655.
- The approval of the Council under section 223 of the Resource Management Act 1991 is subject to the amalgamation conditions set out hereon (see Consultation Number 1527068)

Dated this 20th day of July 2013

- Pursuant to Section 224 (c) some of the conditions of the subdivision consent have been complied with to the satisfaction of the Council and that a consent notice has been issued in respect of those conditions that have not been complied with.

Dated this 6th day of August 2018



Principal Administration Officer/Authorised Officer



**Western Bay of Plenty
District Council**

Consent Notice Pursuant to Section 221 Resource Management Act 1991

File Ref: S/B/11984

IN THE MATTER OF: Deposited Plan 519655

A N D

IN THE MATTER OF: Subdivision Consent pursuant to Sections 108, 220 and 221 of the Resource Management Act 1991.

I, CHRIS WATT, Authorised Officer of the Western Bay of Plenty District Council, hereby certify that by way of resolution passed under delegated authority on 23rd January 2017, the following condition was imposed on the subdivision consent for Lot 1 DPS 4524, Part Lot 1 and Part Lot 2 DPS 65560, Sec 1 SO 348720 and Part Allotment 247 SO 24060:

THAT pursuant to section 221 of the Resource Management Act 1991 consent notices are registered against the titles of Lots 1-3, 32-44, 59, 63, 71-79, 85-88 such that:

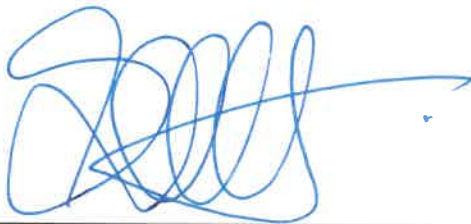
- a) Any future building development be in accordance with the recommendations of the geotechnical completion report prepared by CMW Geosciences dated 19 December 2017 reference: TGA2016-0258AN or subsequent geotechnical reports prepared by a Chartered Professional Engineer or Engineering Geologist, suitably experienced to the satisfaction of the Principal Administrative officer.
- b) Lots 39, 40, 42, 59, 72 and 74 to 78 are subject to building restriction lines as per figure 123 of the aforementioned geotechnical completion report. In addition there is to be no earth filling greater than 100mm in height between the building restriction lines and the tops of the retaining walls.
- c) Lots 59 and 72 are to have additional retaining walls installed (and certified under separate cover) along the road frontages at the time of building consent.

3. THAT consent notices pursuant to section 221 of the Resource Management Act 1991, shall be registered against the titles of lots 1-3, 32-44, 59, 63, 71-79, 85-88 stating that:

The development of each residential lot shall be undertaken in accordance with the following:

- (a) the criteria set out in clause 5 of the Housing Accords and Special Housing areas (Western Bay of Plenty District) Order 2015, including any subsequent amendments to those criteria;
 - (b) the land use development standards set out in Attachment 1 to this consent.
53. THAT a consent notice pursuant to section 221 of the Resource Management Act 1991 shall be issued against the titles of Lots 32 -36, 73 – 75 and 78 – 79 such that all fencing along the common boundaries of the aforementioned lots, Lot 254 and any other Council owned Land shall be erected at the expense of the respective landowners and/or occupiers of the aforementioned lots.
54. THAT a consent notice pursuant to section 221 of the Resource Management Act 1991 shall be issued against the titles of Lots 1 to 3 to record that access to Lot 501 (road to vest) is not permitted.

Dated at Tauranga this 6th day of August 2018



Authorised Officer



Title Plan - LT 519655

Survey Number LT 519655
Surveyor Reference 163252 SHA Stage 1
Surveyor Conrad John Donaldson
Survey Firm Lysaght Consultants Ltd
Surveyor Declaration

Survey Details

Dataset Description Lots 1-3, 32-44, 59, 63, 71-79, 85-88, 245, 260 and 501-506 being a subdivision of Lot 2 DP 509067 and easements over Lot 1 DP 509067 and Part Lot 2 DPS 65560

Status Initiated

Land District South Auckland

Survey Class Class A

Submitted Date

Survey Approval Date

Deposit Date

Territorial Authorities

Western Bay of Plenty District

Comprised In

CT 776068

CT 776069

CT SA52D/196

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 519655	Fee Simple Title	0.0308 Ha	817898
Lot 2 Deposited Plan 519655	Fee Simple Title	0.0298 Ha	817899
Lot 3 Deposited Plan 519655	Fee Simple Title	0.0350 Ha	817900
Lot 32 Deposited Plan 519655	Fee Simple Title	0.0407 Ha	830521
Lot 33 Deposited Plan 519655	Fee Simple Title	0.0419 Ha	830522
Lot 34 Deposited Plan 519655	Fee Simple Title	0.0485 Ha	830523
Lot 35 Deposited Plan 519655	Fee Simple Title	0.0463 Ha	830524
Lot 36 Deposited Plan 519655	Fee Simple Title	0.0403 Ha	830525
Lot 39 Deposited Plan 519655	Fee Simple Title	0.0328 Ha	817903
Lot 40 Deposited Plan 519655	Fee Simple Title	0.0328 Ha	817904
Lot 41 Deposited Plan 519655	Fee Simple Title	0.0313 Ha	817905
Lot 42 Deposited Plan 519655	Fee Simple Title	0.0313 Ha	817906
Lot 43 Deposited Plan 519655	Fee Simple Title	0.0313 Ha	817907
Lot 44 Deposited Plan 519655	Fee Simple Title	0.0334 Ha	817908
Lot 59 Deposited Plan 519655	Fee Simple Title	0.0383 Ha	817923
Lot 63 Deposited Plan 519655	Fee Simple Title	0.0301 Ha	817922
Lot 71 Deposited Plan 519655	Fee Simple Title	0.0292 Ha	817909
Lot 72 Deposited Plan 519655	Fee Simple Title	0.0424 Ha	817910
Lot 73 Deposited Plan 519655	Fee Simple Title	0.0383 Ha	817911
Lot 74 Deposited Plan 519655	Fee Simple Title	0.0391 Ha	817912
Lot 75 Deposited Plan 519655	Fee Simple Title	0.0422 Ha	817913



Title Plan - LT 519655

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 76 Deposited Plan 519655	Fee Simple Title	0.0394 Ha	817914
Lot 77 Deposited Plan 519655	Fee Simple Title	0.0430 Ha	817915
Lot 78 Deposited Plan 519655	Fee Simple Title	0.0379 Ha	817916
Lot 79 Deposited Plan 519655	Fee Simple Title	0.0494 Ha	817917
Lot 85 Deposited Plan 519655	Fee Simple Title	0.0288 Ha	817918
Lot 86 Deposited Plan 519655	Fee Simple Title	0.0270 Ha	817919
Lot 87 Deposited Plan 519655	Fee Simple Title	0.0270 Ha	817920
Lot 88 Deposited Plan 519655	Fee Simple Title	0.0270 Ha	817921
Lot 245 Deposited Plan 519655	Fee Simple Title	0.0144 Ha	
Lot 501 Deposited Plan 519655	Vesting on Deposit for Road	0.1253 Ha	
Lot 502 Deposited Plan 519655	Vesting on Deposit for Road	0.2021 Ha	
Lot 503 Deposited Plan 519655	Vesting on Deposit for Road	0.1133 Ha	
Area A Deposited Plan 519655	Easement		
Area B Deposited Plan 519655	Easement		
Area C Deposited Plan 519655	Easement		
Area E Deposited Plan 519655	Easement		
Lot 504 Deposited Plan 519655	Vesting on Deposit for Road	0.0574 Ha	
Lot 37 Deposited Plan 519655	Fee Simple Title	0.0269 Ha	817901
Lot 38 Deposited Plan 519655	Fee Simple Title	0.0254 Ha	817902
Lot 260 Deposited Plan 519655	Fee Simple Title	0.0158 Ha	
Area D Deposited Plan 519655	Easement		
Lot 505 Deposited Plan 519655	Vesting on Deposit for Road	0.0103 Ha	
Lot 506 Deposited Plan 519655	Vesting on Deposit for Local Purpose Reserve	0.0142 Ha	
Total Area		1.6504 Ha	



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of way, right to convey water, telecommunications, computer media and electricity. Right to drain water and sewage.	D	Lot 260 DP 519655	Lots 73-75 DP 519655
	E	Lot 245 DP 519655	Lots 1-3 DP 519655
Right to convey water, telecommunications, computer media and electricity. Right to drain water and sewage.	D	Lot 260 DP 519655	Lots 37-39 DP 519655

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right to drain sewage	A	Lot 1 DP 509067	Western Bay of Plenty District Council
	B	Part Lot 2 DPS 65560	
	C		
	D	Lot 260 DP 519655	
Right to convey electricity	A	Lot 1 DP 509067	PowerCo Ltd.
	B	Part Lot 2 DPS 65560	
	C		
	D	Lot 260 DP 519655	
Right to convey telecommunications and computer media.	D	Lot 260 DP 519655	Ultrafast Fibre Limited
Right to convey water	A	Lot 1 DP 509067	Western Bay of Plenty District Council
	D	Lot 260 DP 519655	
	B	Part Lot 2 DPS 65560	
	C		
Right to drain water	D	Lot 260 DP 519655	Western Bay of Plenty District Council

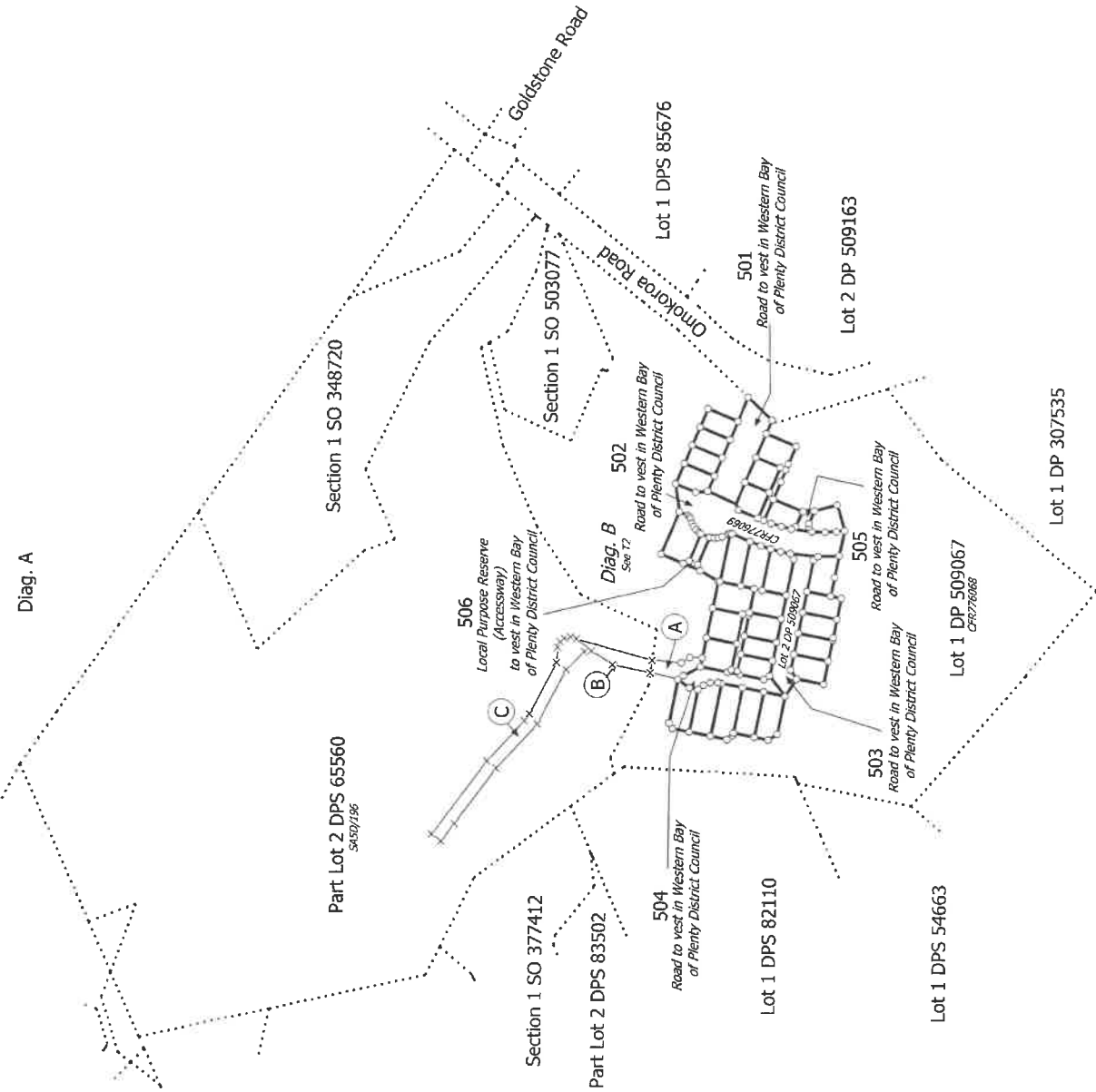
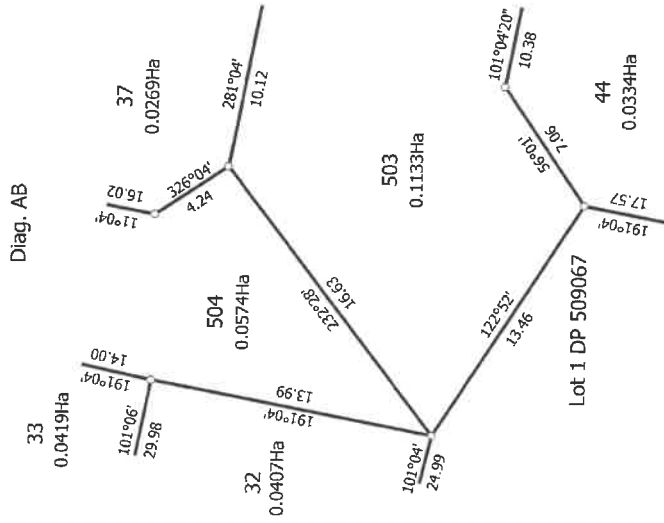
AMALGAMATION CONDITIONS

That Lot 260 DP 519655 (legal access) be held as to three undivided one third shares by the owners of Lots 73-75 DP 519655 as tenants in common in the said shares and that individual computer registers be issued therewith.
See LINZ ref: 1527068

That Lot 245 DP 519655 (legal access) be held as to three undivided one third shares by the owners of Lots 1-3, DP 519655 as tenants in common in the said shares and that individual computer registers be issued therewith.
See LINZ ref: 1527068



Diag. A



Surveyor: Conrad John Donaldson
Firm: Lysaght Consultants Ltd

Title Plan
LT 519655
DRAFT

Lots 1-3, 32-44, 59, 63, 71-79, 85-88, 245, 260 and 501-506 being a subdivision of Lot 2 DP 509067 and easements over Lot 1 DP 509067 and Part Lot 2 DPS 65560



Diag. B

Part Lot 2
DPS 65560



Lot 1 DP 509067

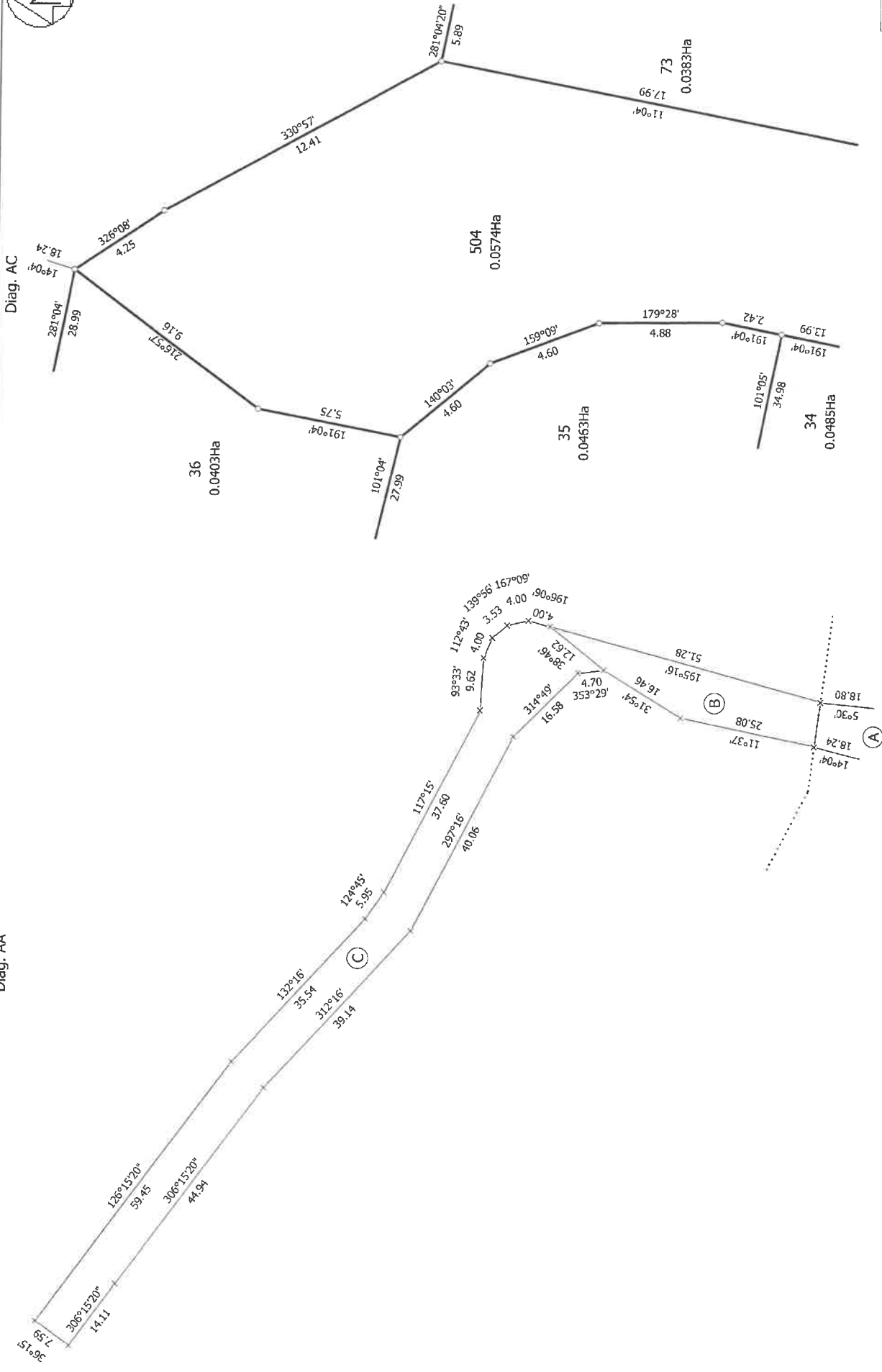
Lots 1-3, 32-44, 59, 63, 71-79, 85-88, 245, 260 and 501-506 being a subdivision
of Lot 2 DP 509067 and easements over Lot 1 DP 509067 and Part Lot 2 DPS
65560

Surveyor: Conrad John Donaldson
Firm: Lysaght Consultants Ltd

Title Plan
LT 519655
DRAFT



Diag. AA



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Land District: South Auckland
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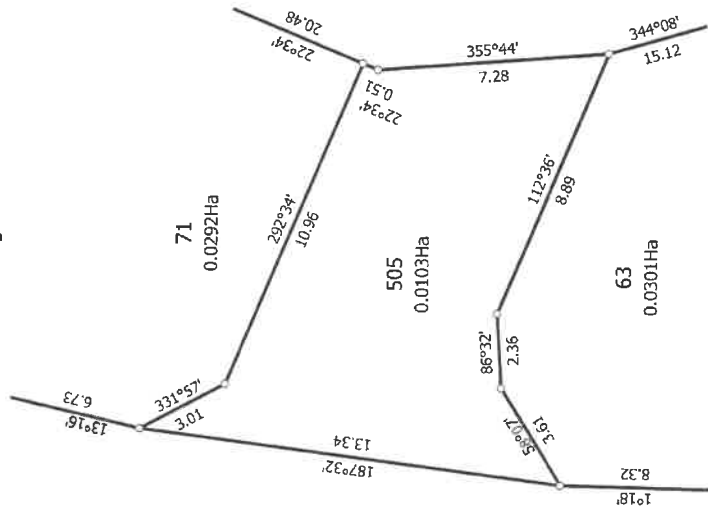
Lots 1-3, 32-44, 59, 63, 71-79, 85-88, 245, 260 and 501-506 being a subdivision of Lot 2 DP 509067 and easements over Lot 1 DP 509067 and Part Lot 2 DPS 6:5:560

Surveyor: Conrad John Donaldson
 Firm: Lysaght Consultants Ltd

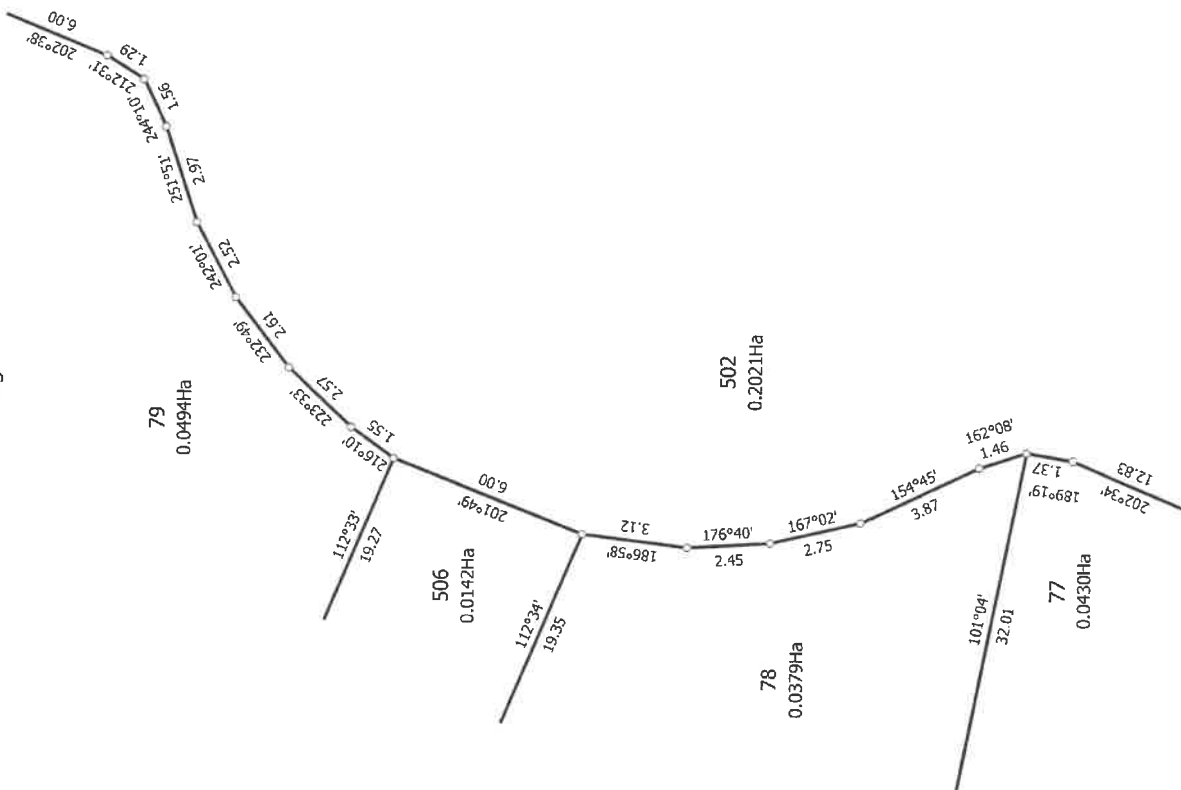
Title Plan
 LT 519655
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Diag. AF

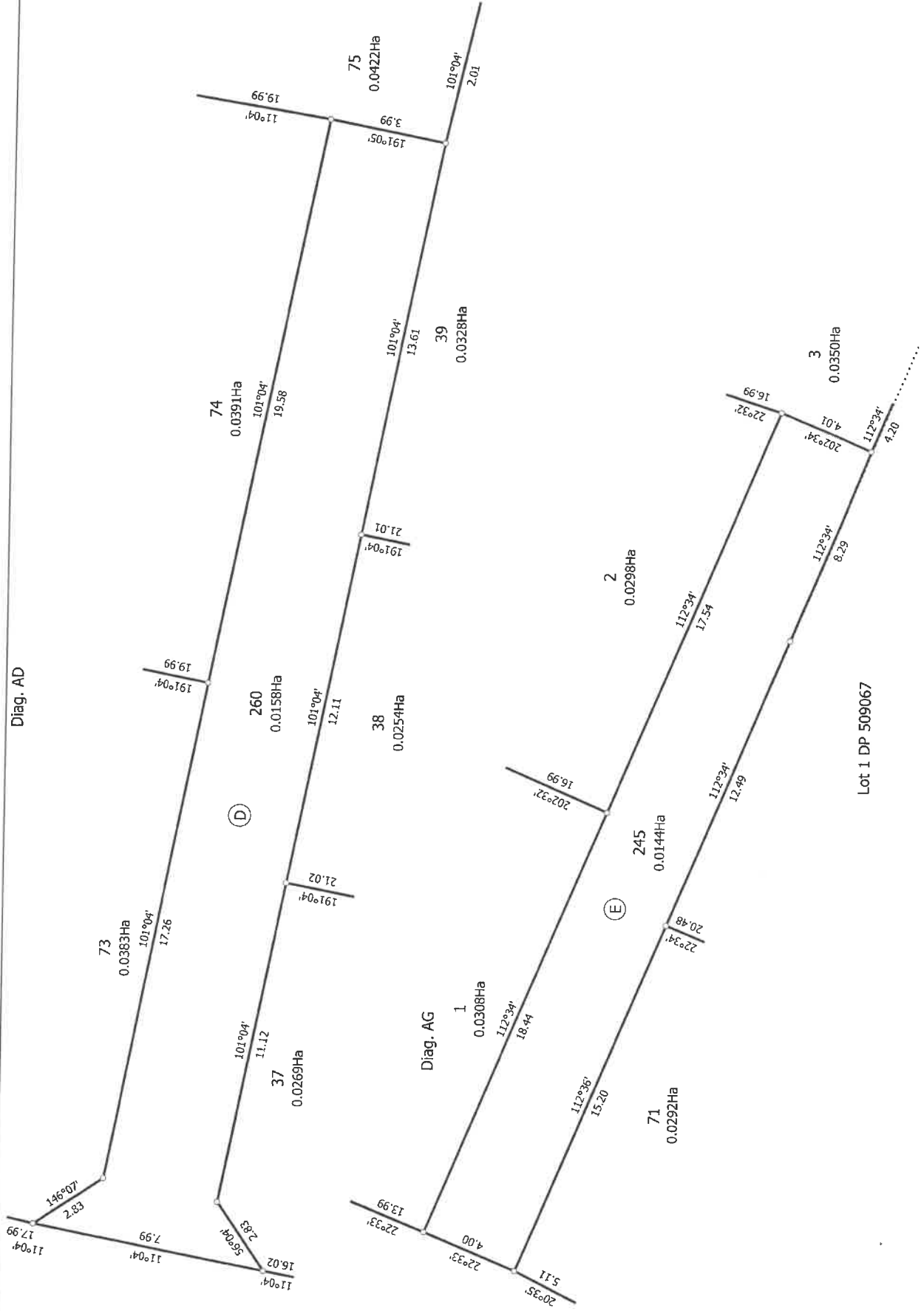


Diag. AE





Diag. AD



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