

27 February 2008

Please Quote: ~~63-06-038103~~
Your Ref: 190801-R-S-C010

Doc.No: OW-100341

MTEC Consultants Ltd
PO Box 878
ROTORUA

Attention: Chris Hopper

P33031
P33030
P18678
copy to: P22200
P32752 - P32780
P32784 - P32789
P32792 - P32797
FILE P32788

Dear Chris,

APPLICATION FOR SUBDIVISION CONSENT
PINNACLE HILLS SUBDIVISIONS LTD, HODGKINS STREET,
STAGES TWO AND THREE

You will have been advised electronically on the 27TH February 2008 that certification has been given for the above subdivision pursuant to Sections 223 and 224c of the Resource Management Act 1991.

A copy of the TA Approvals reports is enclosed for your records.

Also enclosed is the consent notice forwarded, duly signed.

Yours faithfully



Jane Thomsen
Planning Support Officer

Encl.



TA Approvals

Territorial Authority	Rotorua District Council TA Certification Division	TA Reference	63-06-038 - Pin Hills - 2 & 3
Survey Number	LT 401115	Survey Purpose	LT Subdivision
Surveyor Reference	190801 Pinnacle Hill Stage 2	Land District	South Auckland
Surveyor	Christopher Paul Hopper		
Surveyor Firm	MTEC Consultants Limited (Rotorua)		
Dataset Description	LOTS 18 - 46, 50 - 55, 58 - 66, 68 - 71 & 73 - 74 BEING A SUBDIVISION OF LOT 73 DP 399109		

TA Certificates

I hereby certify that plan DP 401115 was approved by the Rotorua District Council pursuant to section 223 of the Resource Management Act 1991 on the 26th day of February 2008. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the amalgamation conditions set out hereon ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan DP 401115 ☒

Signature

Signed by Tracey-Lee May, Authorised Officer, on 27/02/2008 07:05 AM

Receipt Information

Transaction Receipt Number	3252769
Signing Certificate (Distinguished Name)	May, Tracey-Lee
Signing Certificate (Serial Number)	1019542429
Signature Date	27/02/2008

*** End of Report ***

TA Approvals

Territorial Authority	Rotorua District Council TA Certification Division	TA Reference	63-06-038 - Pin Hills - 2 & 3
Survey Number	LT 401115	Survey Purpose	LT Subdivision
Surveyor Reference	190801 Pinnacle Hill Stage 2	Land District	South Auckland
Surveyor	Christopher Paul Hopper		
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Dataset Description	LOTS 18 - 46, 50 - 55, 58 - 66, 68 - 71 & 73 - 74 BEING A SUBDIVISION OF LOT 73 DP 399109		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Rotorua District Council and that a consent notice has been issued in respect of those conditions that have not been complied with. ☒

Dated this 26th day of February 2008.

Signature

Signed by Tracey-Lee May, Authorised Officer, on 27/02/2008 07:07 AM

Receipt Information

Transaction Receipt Number 3252770
Signing Certificate (Distinguished Name) May, Tracey-Lee
Signing Certificate (Serial Number) 1019542429
Signature Date 27/02/2008

*** End of Report ***

CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of Lots 18 – 46, 50 – 55 &
58 - 63 DP 401115

AND

IN THE MATTER of Subdivision Consent
6306038 pursuant to Sections 34(4), 104, 105,
108, 220 and 221 of the Resource Management
Act 1991.


Subdivider: Pinnacle Hills Subdivisions Ltd

Locality: Blomfield Street / Hodgkins Street

- (i) The owners and subsequent owners of Lots 18 – 46, 50 – 55 and 58 - 63 DP 401115 inclusive are advised that only one household unit and no subsidiary household units shall be constructed on each of the said lots.
- (ii) The owners and subsequent owners of Lot 25 DP 401115 are advised that Lot 25 DP 401115 has no legal access to Lot 68 DP 401115 (Access Lot). All access from Lot 25 DP 401115 shall be directly onto the public road (Lot 65 DP 401115) and not via Lot 68 DP 401115 (Access Lot).
- (iii) The owners and subsequent owners of Lot 29 DP 401115 are advised that Lot 29 DP 401115 has no legal access to Lot 68 DP 401115 (Access Lot). All access from Lot 29 DP 401115 shall be directly onto the public road (Lot 65 DP 401115) and not via Lot 68 DP 401115 (Access Lot).
- (iv) The owners and subsequent owners of Lot 38 DP 401115 are advised that Lot 38 DP 401115 has no legal access to Lot 69 DP 401115 (Access Lot). All access from Lot 38 DP 401115 shall be directly onto the public road (Lot 65 DP 401115) and not via Lot 69 DP 401115 (Access Lot).
- (v) The owners and subsequent owners of Lot 35 DP 401115 are advised that Lot 35 DP 401115 has no legal access to Lot 69 DP 401115 (Access Lot). All access from Lot 35 DP 401115 shall be directly onto the public road (Lot 65 DP 401115) and not via Lot 69 DP 401115 (Access Lot).
- (vi) The owners and subsequent owners of Lot 25 DP 401115 are advised that Lot 25 DP 401115 is within 15 metres of a corner and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.
- (vii) The owners and subsequent owners of Lot 29 DP 401115 are advised that Lot 29 DP 401115 is within 15 metres of a corner and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.

- (viii) The owners and subsequent owners of Lot 35 DP 401115 are advised that Lot 35 DP 401115 is within 15 metres of a corner and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.
- (ix) The owners and subsequent owners of Lot 39 DP 401115, Lots 53 - 55 DP 401115 and Lots 59 - 63 DP 401115 inclusive are advised that areas marked F, G, H, I, J, K, L, M, and N on DP 401115 are restrictive areas and are unsuitable for building. No earthworks, building or retaining shall be undertaken within the said area without the approval of the District Engineer.

Dated at Rotorua this 27th day of FEBRUARY 2008


.....
Chief Executive Officer



Digital Title Plan - LT 401115

Survey Number LT 401115
Surveyor Reference 190801 Pinnacle Hill Stage 2
Surveyor Christopher Paul Hopper
Survey Firm MTEC Consultants Limited (Rotorua)
Surveyor Declaration

Survey Details

Dataset Description LOTS 18 - 46, 50 - 55, 58 - 66, 68 - 71 & 73 - 74 BEING A SUBDIVISION OF LOT 73 DP 399109
Status Initiated
Land District South Auckland
Submitted Date
Survey Class Class I Cadastral Survey
Survey Approval Date
Deposit Date

Territorial Authorities

Rotorua District

Comprised In

CT 395675

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 18 Deposited Plan 401115	Fee Simple Title	0.0693 ha	402421
Lot 19 Deposited Plan 401115	Fee Simple Title	0.0689 ha	402422
Lot 20 Deposited Plan 401115	Fee Simple Title	0.0713 ha	402423
Lot 21 Deposited Plan 401115	Fee Simple Title	0.0694 ha	402424
Lot 22 Deposited Plan 401115	Fee Simple Title	0.0650 ha	402425
Lot 23 Deposited Plan 401115	Fee Simple Title	0.0682 ha	402426
Lot 24 Deposited Plan 401115	Fee Simple Title	0.0688 ha	402427
Lot 25 Deposited Plan 401115	Fee Simple Title	0.0820 ha	402428
Lot 26 Deposited Plan 401115	Fee Simple Title	0.0753 ha	402429
Lot 27 Deposited Plan 401115	Fee Simple Title	0.0756 ha	402430
Lot 28 Deposited Plan 401115	Fee Simple Title	0.0703 ha	402431
Lot 29 Deposited Plan 401115	Fee Simple Title	0.0605 ha	402432
Lot 30 Deposited Plan 401115	Fee Simple Title	0.0709 ha	402433
Lot 31 Deposited Plan 401115	Fee Simple Title	0.0734 ha	402434
Lot 32 Deposited Plan 401115	Fee Simple Title	0.0694 ha	402435
Lot 33 Deposited Plan 401115	Fee Simple Title	0.0990 ha	402436
Lot 34 Deposited Plan 401115	Fee Simple Title	0.0753 ha	402437
Lot 35 Deposited Plan 401115	Fee Simple Title	0.0738 ha	402438
Lot 36 Deposited Plan 401115	Fee Simple Title	0.0726 ha	402439
Lot 37 Deposited Plan 401115	Fee Simple Title	0.0701 ha	402440
Lot 38 Deposited Plan 401115	Fee Simple Title	0.0709 ha	402441
Lot 39 Deposited Plan 401115	Fee Simple Title	0.1326 ha	402442
Lot 40 Deposited Plan 401115	Fee Simple Title	0.1256 ha	402443
Lot 41 Deposited Plan 401115	Fee Simple Title	0.0751 ha	402444



Digital Title Plan - LT 401115

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 42 Deposited Plan 401115	Fee Simple Title	0.0772 ha	402445
Lot 43 Deposited Plan 401115	Fee Simple Title	0.0656 ha	402446
Lot 44 Deposited Plan 401115	Fee Simple Title	0.0665 ha	402447
Lot 45 Deposited Plan 401115	Fee Simple Title	0.0665 ha	402448
Lot 46 Deposited Plan 401115	Fee Simple Title	0.0695 ha	402449
Lot 50 Deposited Plan 401115	Fee Simple Title	0.0800 ha	402450
Lot 51 Deposited Plan 401115	Fee Simple Title	0.0800 ha	402451
Lot 52 Deposited Plan 401115	Fee Simple Title	0.0908 ha	402452
Lot 53 Deposited Plan 401115	Fee Simple Title	0.1046 ha	402453
Lot 54 Deposited Plan 401115	Fee Simple Title	0.0670 ha	402454
Lot 55 Deposited Plan 401115	Fee Simple Title	0.0793 ha	402455
Lot 58 Deposited Plan 401115	Fee Simple Title	0.0938 ha	402456
Lot 59 Deposited Plan 401115	Fee Simple Title	0.0895 ha	402457
Lot 60 Deposited Plan 401115	Fee Simple Title	0.0934 ha	402458
Lot 61 Deposited Plan 401115	Fee Simple Title	0.0947 ha	402459
Lot 62 Deposited Plan 401115	Fee Simple Title	0.1271 ha	402460
Lot 63 Deposited Plan 401115	Fee Simple Title	0.0980 ha	402461
Lot 64 Deposited Plan 401115	Vesting on Deposit for Road	0.1763 ha	
Lot 65 Deposited Plan 401115	Vesting on Deposit for Road	0.3694 ha	
Lot 66 Deposited Plan 401115	Fee Simple Title	0.0624 ha	
Lot 68 Deposited Plan 401115	Fee Simple Title	0.0243 ha	
Lot 69 Deposited Plan 401115	Fee Simple Title	0.0211 ha	
Lot 70 Deposited Plan 401115	Fee Simple Title	0.1163 ha	
Lot 73 Deposited Plan 401115	Vesting on Deposit for Local Purpose Reserve	0.2071 ha	
Lot 71 Deposited Plan 401115	Fee Simple Title	0.0071 ha	
Lot 74 Deposited Plan 401115	Vesting on Deposit for Local Purpose Reserve	0.0505 ha	
Marked A Deposited Plan 401115	Easement		
Marked B Deposited Plan 401115	Easement		
Marked C Deposited Plan 401115	Easement		
Marked D Deposited Plan 401115	Easement		
Marked E Deposited Plan 401115	Easement		
Marked F Deposited Plan 401115	Covenant Area		
Marked G Deposited Plan 401115	Covenant Area		
Marked H Deposited Plan 401115	Covenant Area		
Marked I Deposited Plan 401115	Covenant Area		
Marked J Deposited Plan 401115	Covenant Area		
Marked K Deposited Plan 401115	Covenant Area		
Marked L Deposited Plan 401115	Covenant Area		
Marked M Deposited Plan 401115	Covenant Area		



Digital Title Plan - LT 401115

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked N Deposited Plan 401115	Covenant Area		
Total Area		4.3313 ha	

Schedule / Memorandum

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 401115

Territorial Authority (the Council)

ROTORUA DISTRICT COUNCIL

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, RIGHT TO CONVEY WATER, GAS, ELECTRICITY, TELECOMMUNICATIONS AND COMPUTER MEDIA. RIGHT TO DRAIN STORMWATER. RIGHT TO DRAIN SEWAGE	A DP 401115	LOT 66 DP 401115	LOT 50 DP 401115 LOT 51 DP 401115 LOT 52 DP 401115 LOT 53 DP 401115 LOT 54 DP 401115 LOT 55 DP 401115
	B DP 401115	LOT 69 DP 401115	LOT 36 DP 401115 LOT 37 DP 401115 LOT 63 DP 401115
	C DP 401115	LOT 70 DP 401115	LOT 58 DP 401115 LOT 59 DP 401115 LOT 60 DP 401115 LOT 61 DP 401115 LOT 62 DP 401115
	D DP 401115	LOT 68 DP 401115	LOT 26 DP 401115 LOT 27 DP 401115 LOT 28 DP 401115
RIGHT TO DRAIN SEWERAGE	E DP 401115	LOT 20 DP 401115	LOT 9 DPS 42098

Schedule / Memorandum

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 401115

Territorial Authority (the Council)

ROTORUA DISTRICT COUNCIL

Memorandum of Easements in Gross (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Grantee
RIGHT TO DRAIN STORMWATER AND SEWAGE RIGHT TO CONVEY WATER	A DP 401115	LOT 66 DP 401115	ROTORUA DISTRICT COUNCIL
	B DP 401115	LOT 69 DP 401115	
	C DP 401115	LOT 70 DP 401115	
	D DP 401115	LOT 68 DP 401115	
RIGHT TO CONVEY ELECTRICITY	A DP 401115	LOT 66 DP 401115	UNISON NETWORKS LTD
	B DP 401115	LOT 69 DP 401115	
	C DP 401115	LOT 70 DP 401115	
	D DP 401115	LOT 68 DP 401115	
RIGHT TO CONVEY TELECOMMUNICATIONS AND COMPUTER MEDIA.	A DP 401115	LOT 66 DP 401115	TELECOM NZ LTD
	B DP 401115	LOT 69 DP 401115	
	C DP 401115	LOT 70 DP 401115	
	D DP 401115	LOT 68 DP 401115	
RIGHT TO CONVEY GAS	A DP 401115	LOT 66 DP 401115	VECTOR LTD
	B DP 401115	LOT 69 DP 401115	
	C DP 401115	LOT 70 DP 401115	
	D DP 401115	LOT 68 DP 401115	

Schedule / Memorandum

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 401115

Territorial Authority (the Council)

ROTORUA DISTRICT COUNCIL

Amalgamation Conditions

(Pursuant to s220 Resource Management Act 1991)

THAT LOT 66 DP 401115 (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 50, 51, 52, 53, 54 & 55 DP 401115 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 70 DP 401115 (LEGAL ACCESS) BE HELD AS TO FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 58, 59, 60, 61 & 62 DP 401115 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 68 DP 401115 (LEGAL ACCESS) BE HELD AS TO THREE UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 26, 27 & 28 DP 401115 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 69 DP 401115 (LEGAL ACCESS) BE HELD AS TO THIRD UNDIVIDED ONE-THIRDSHARES BY THE OWNERS OF LOTS 36, 37 & 63 DP 401115 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 71 DP 401115 BE TRANSFERRED TO THE OWNER OF LOT 15 DPS 58935 (CT SA48D/556) AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS.

SEE REQUEST 710747

LOT 73 DP 399109 IS SUBJECT TO PART IVA CONSERVATION ACT 1987.

F, G, H, I, J, K, L, M & N ARE CONSENT NOTICE AREAS.



T1/6

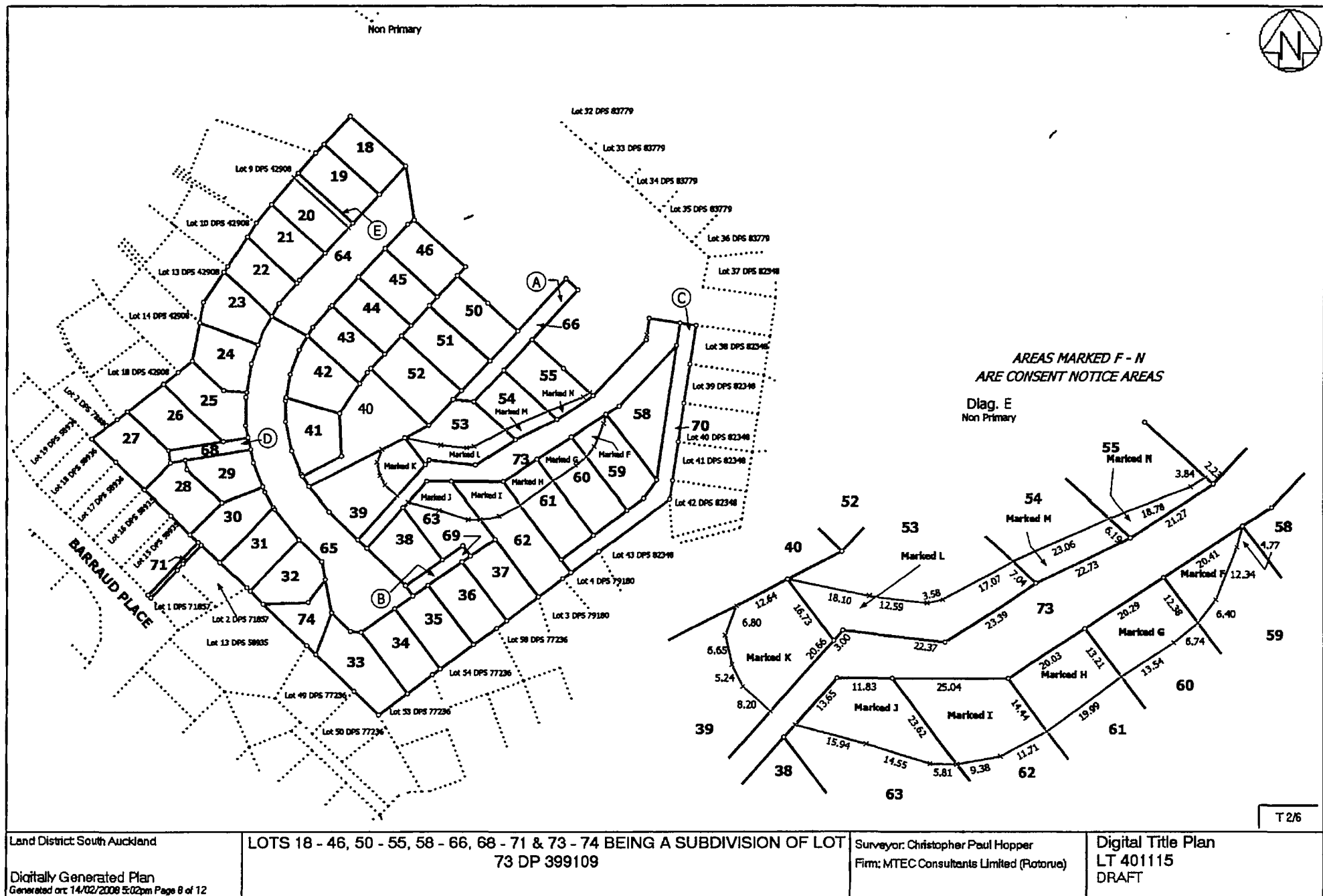
Land District South Auckland

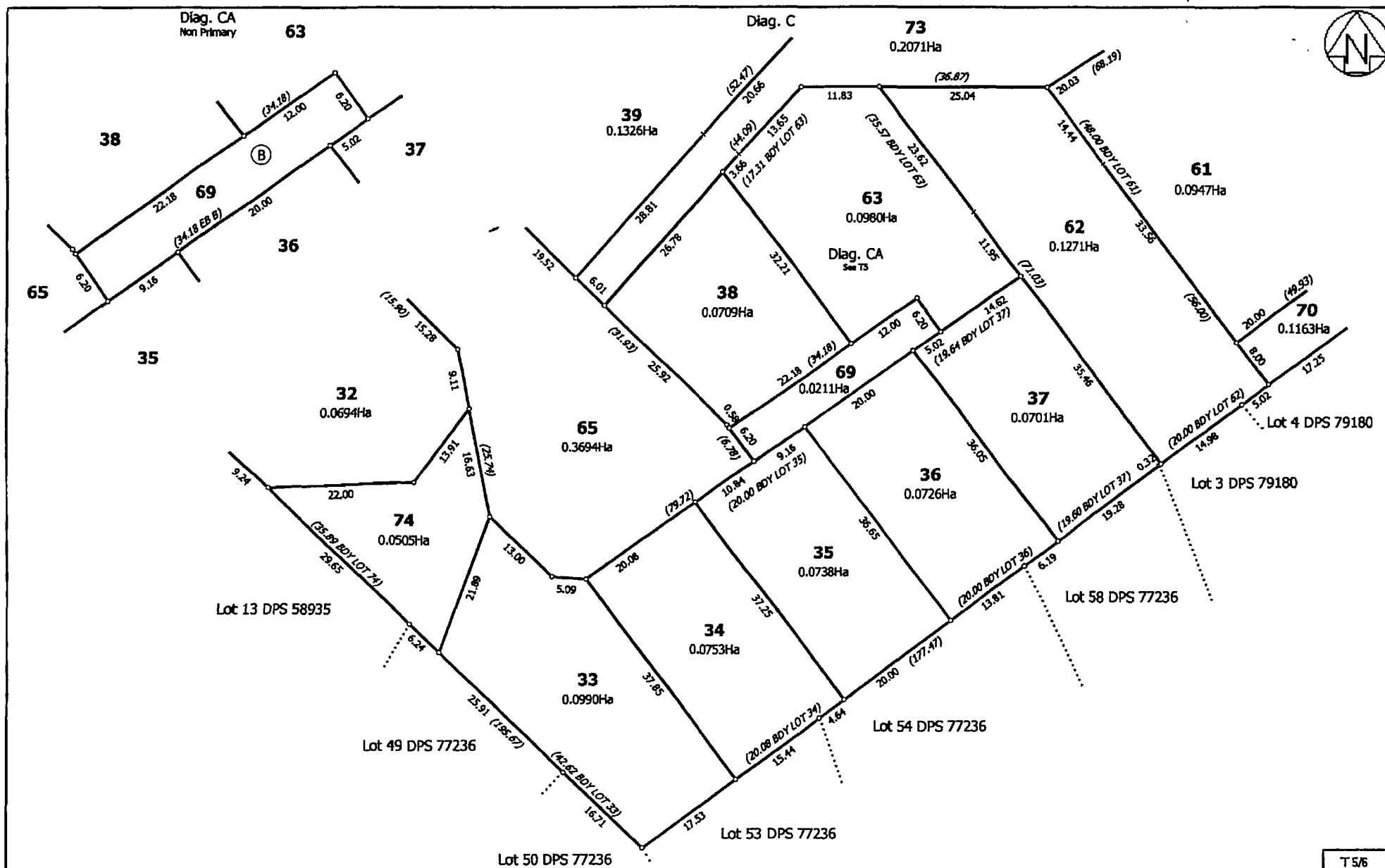
LOTS 18 - 46, 50 - 55, 58 - 66, 68 - 71 & 73 - 74 BEING A SUBDIVISION OF LOT 73 DP 399109

Surveyor: Christopher Paul Hopper
Firm: MTEC Consultants Limited (Rotorua)

Digital Title Plan
LT 401115
DRAFT

Digitally Generated Plan
Generated on: 14/02/2008 5:02pm Page 7 of 12





Land District South Auckland Digitally Generated Plan Generated on: 14/02/2008 3:02pm Page 11 of 12	LOTS 18 - 46, 50 - 55, 58 - 66, 68 - 71 & 73 - 74 BEING A SUBDIVISION OF LOT 73 DP 399109	Surveyor: Christopher Paul Hopper Firm: MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 401115 DRAFT
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