

25 January 2008



RC

SUB

Please Quote: ~~63-06-038\03~~
Your Ref: 190801-R-S-C004

Doc.No: OW-98442

MTEC Consultants Ltd
PO Box 878
ROTORUA

Attention: Chris Hopper

Dear Chris,

copy to: P22200
P32735 - P32751
P32781 - P32783
P32790
P32791
P32744

APPLICATION FOR SUBDIVISION CONSENT
PINNACLE HILLS SUBDIVISIONS LTD, BLOMFIELD
STREET/HODGKINS STREET, PUKEHANGI - STAGE ONE

The land transfer plan relating to Stage One of this subdivision has been approved.

Therefore, as the conditions of consent have been satisfied and the District Land Registrar has consented to the condition of amalgamation under Document No.710747, the copy of the e-survey plan is returned herewith with the certificate of compliance in terms of Section 224(c) of the Resource Management Act 1991, duly signed.

Yours faithfully

Jane Thomsen
Planning Support Officer

Encl.

Applicant**Pinnacle Hills Subdivisions Ltd****Address****Blomfield Street/Hodgkins Street****Land Registration District****South Auckland****Plan Number****DP 399109****Territorial Authority (the Council)****Rotorua District Council****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 on the 25th day of January 2008. ⁱ
- ☐ 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 ⁱⁱ
- ☐ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule ⁱⁱⁱ
- ☐ 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 710747) ^{iv}

Dated this 25th day of January 2008.


Principal Administrative Officer/Authorised Officer**Amalgamation Conditions**
(Pursuant to s220 Resource Management Act 1991)

1. That Lot 67 DP 399109 (Legal Access) be held as to eight undivided one eighth shares by the owners of Lots 8, 9, 10, 11, 12, 14, 15 & 16 DP 399109 as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

See Request 710747

Part Section 20 Blk IV Hororhoro SD is subject to part IVA Conservation Act 1987**J is a Consent Notice area**

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

IN THE MATTER of Lots 1 – 17, 47 – 49 & 56
- 57 DP 399109

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 1 – 17, 47 – 49 and 56 – 57 DP 399109 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 7 DP 399109 are advised that Lot 7 DP 399109 has no legal access to Lot 67 DP 399109 (Access Lot). All access from Lot 7 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 67 DP 399109 (Access Lot).
- (iii) The owners and subsequent owners of Lot 17 DP 399109 are advised that Lot 17 DP 399109 has no legal access to Lot 67 DP 399109 (Access Lot). All access from Lot 17 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 67 DP 399109 (Access Lot).
- (iv) The owners and subsequent owners of Lot 49 DP 399109 are advised that Lot 49 DP 399109 has no legal access to Lot 73 DP 399109. All access from Lot 49 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 73 DP 399109.
- (v) The owners and subsequent owners of Lot 56 DP 399109 are advised that Lot 56 DP 399109 has no legal access to Lot 73 DP 399109. All access from Lot 56 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 73 DP 399109.
- (vi) The owners and subsequent owners of Lot 7 DP 399109 are advised that Lot 7 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure 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 17 DP 399109 are advised that Lot 17 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure 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 47 DP 399109 are advised that Lot 47 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure 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 57 DP 399109 shall be advised that the land to the east of Lot 57 DP 399109 is proposed Local Purpose Reserve (Drainage). This consent notice clause shall be deemed to be a fencing agreement to the effect that Council will be exempt from liability to contribute to the cost of the erection of a fence on the boundary of Lot 57 DP 399109 and any adjoining reserve for the purposes of the Fencing Act 1978.
- (x) The owners and subsequent owners of Lot 57 DP 399109 are advised that area J is a restrictive area and is 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 25TH day of JANUARY 2008


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Principal Administrative Officer



Digital Title Plan - LT 399109

Survey Number LT 399109
Surveyor Reference 190801 Pinnacle Hills Subdivisions Ltd
Surveyor Christopher Paul Hopper
Survey Firm MTEC Consultants Limited (Rotorua)
Surveyor Declaration

Survey Details

Dataset Description LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART SECTION 20 BLK IV HOROHORO S.D
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 SA38D/72

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 399109	Fee Simple Title	0.0720 ha	395490
Lot 2 Deposited Plan 399109	Fee Simple Title	0.0684 ha	395491
Lot 3 Deposited Plan 399109	Fee Simple Title	0.0700 ha	395492
Lot 4 Deposited Plan 399109	Fee Simple Title	0.0700 ha	395493
Lot 5 Deposited Plan 399109	Fee Simple Title	0.0700 ha	395494
Lot 6 Deposited Plan 399109	Fee Simple Title	0.0700 ha	395495
Lot 7 Deposited Plan 399109	Fee Simple Title	0.0700 ha	395496
Lot 8 Deposited Plan 399109	Fee Simple Title	0.0650 ha	395497
Lot 9 Deposited Plan 399109	Fee Simple Title	0.0842 ha	395498
Lot 10 Deposited Plan 399109	Fee Simple Title	0.0740 ha	395499
Lot 11 Deposited Plan 399109	Fee Simple Title	0.0645 ha	395500
Lot 12 Deposited Plan 399109	Fee Simple Title	0.0856 ha	395501
Lot 13 Deposited Plan 399109	Fee Simple Title	0.0711 ha	395502
Lot 14 Deposited Plan 399109	Fee Simple Title	0.0846 ha	395503
Lot 15 Deposited Plan 399109	Fee Simple Title	0.0713 ha	395504
Lot 16 Deposited Plan 399109	Fee Simple Title	0.0663 ha	395505
Lot 17 Deposited Plan 399109	Fee Simple Title	0.0722 ha	395506
Lot 47 Deposited Plan 399109	Fee Simple Title	0.0740 ha	395507
Lot 48 Deposited Plan 399109	Fee Simple Title	0.0700 ha	395508
Lot 49 Deposited Plan 399109	Fee Simple Title	0.0700 ha	395509
Lot 56 Deposited Plan 399109	Fee Simple Title	0.0708 ha	395510
Lot 57 Deposited Plan 399109	Fee Simple Title	0.0840 ha	395511
Lot 67 Deposited Plan 399109	Fee Simple Title	0.0831 ha	



Digital Title Plan - LT 399109

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 72 Deposited Plan 399109	Vesting on Deposit for Road	0.4554 ha	
Lot 73 Deposited Plan 399109	Fee Simple Title	4.3332 ha	395675
Marked A Deposited Plan 399109	Easement		
Marked B Deposited Plan 399109	Easement		
Marked C Deposited Plan 399109	Easement		
Marked D Deposited Plan 399109	Easement		
Marked E Deposited Plan 399109	Easement		
Marked F Deposited Plan 399109	Easement		
Marked G Deposited Plan 399109	Easement		
Marked H Deposited Plan 399109	Easement		
Marked I Deposited Plan 399109	Easement		
Marked J Deposited Plan 399109	Covenant Area		
Total Area		<hr/> 6.4697 ha	

Schedule / Memorandum

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 399109

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 399109	LOT 67 DP 399109	LOT 8 DP 399109 LOT 9 DP 399109 LOT 10 DP 399109 LOT 11 DP 399109 LOT 12 DP 399109 LOT 14 DP 399109 LOT 15 DP 399109 LOT 16 DP 399109

Memorandum of Easements in Gross (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Grantee
RIGHT TO DRAIN STORMWATER	A DP 399109	LOT 67 DP 399109	ROTORUA DISTRICT COUNCIL
RIGHT TO DRAIN SEWAGE	A DP 399109	LOT 67 DP 399109	
	G DP 399109 C DP 399109 H DP 399109 E DP 399109 I DP 399109	LOT 13 DP 399109	
RIGHT TO CONVEY ELECTRICITY	A DP 399109	LOT 67 DP 399109	UNISON NETWORKS LTD
	B DP 399109 C DP 399109 D DP 399109 E DP 399109 F DP 399109	LOT 13 DP 399109	
RIGHT TO CONVEY TELECOMMUNICATIONS AND COMPUTER MEDIA.	A DP 399109	LOT 67 DP 399109	TELECOM NZ LTD
RIGHT TO CONVEY GAS	A DP 399109	LOT 67 DP 399109	VECTOR LTD

Schedule / Memorandum

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 399109

Territorial Authority (the Council)

ROTORUA DISTRICT COUNCIL

Amalgamation Conditions

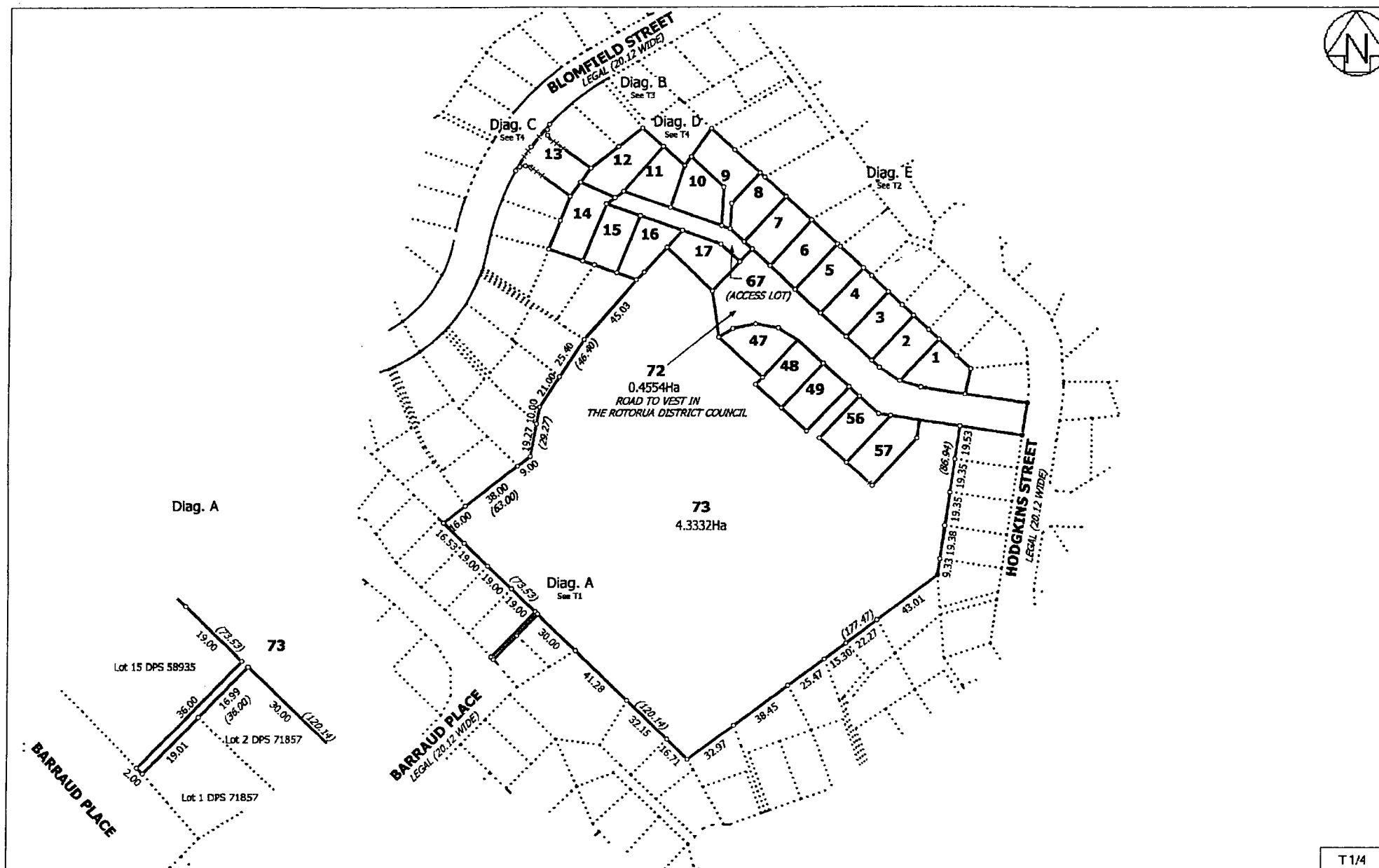
(Pursuant to s220 Resource Management Act 1991)

THAT LOT 67 DP 399109 (LEGAL ACCESS) BE HELD AS TO EIGHT UNDIVIDED ONE-EIGHTH SHARES BY THE OWNERS OF LOTS 8, 9, 10, 11, 12, 14, 15, & 16 DP 399109 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

See Request No 710747

PART SECTION 20 Bk IV HOROHORO S.D IS SUBJECT TO PART IVA
CONSERVATION ACT 1987

J IS A CONSENT NOTICE AREA



T 1/4

Land District South Auckland

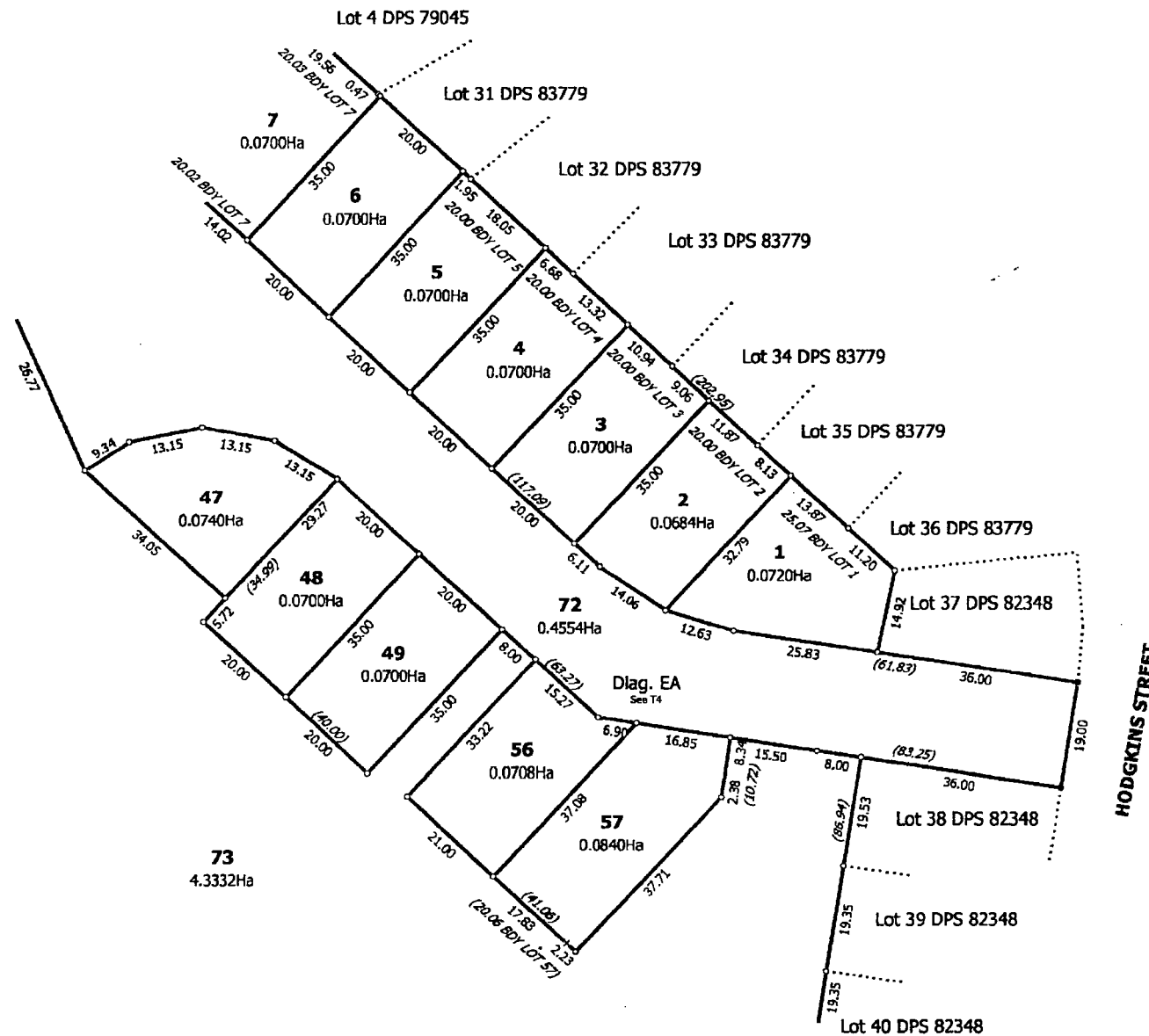
LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART
SECTION 20 BLK IV HOROHORO S.D

Digitally Generated Plan
Generated on: 25/01/2008 11:01am Page 5 of 8

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

Digital Title Plan
LT 399109
DRAFT

Diag. E



Land District South Auckland

Digitally Generated Plan
Generated on: 25/01/2008 11:01am Page 6 of 8

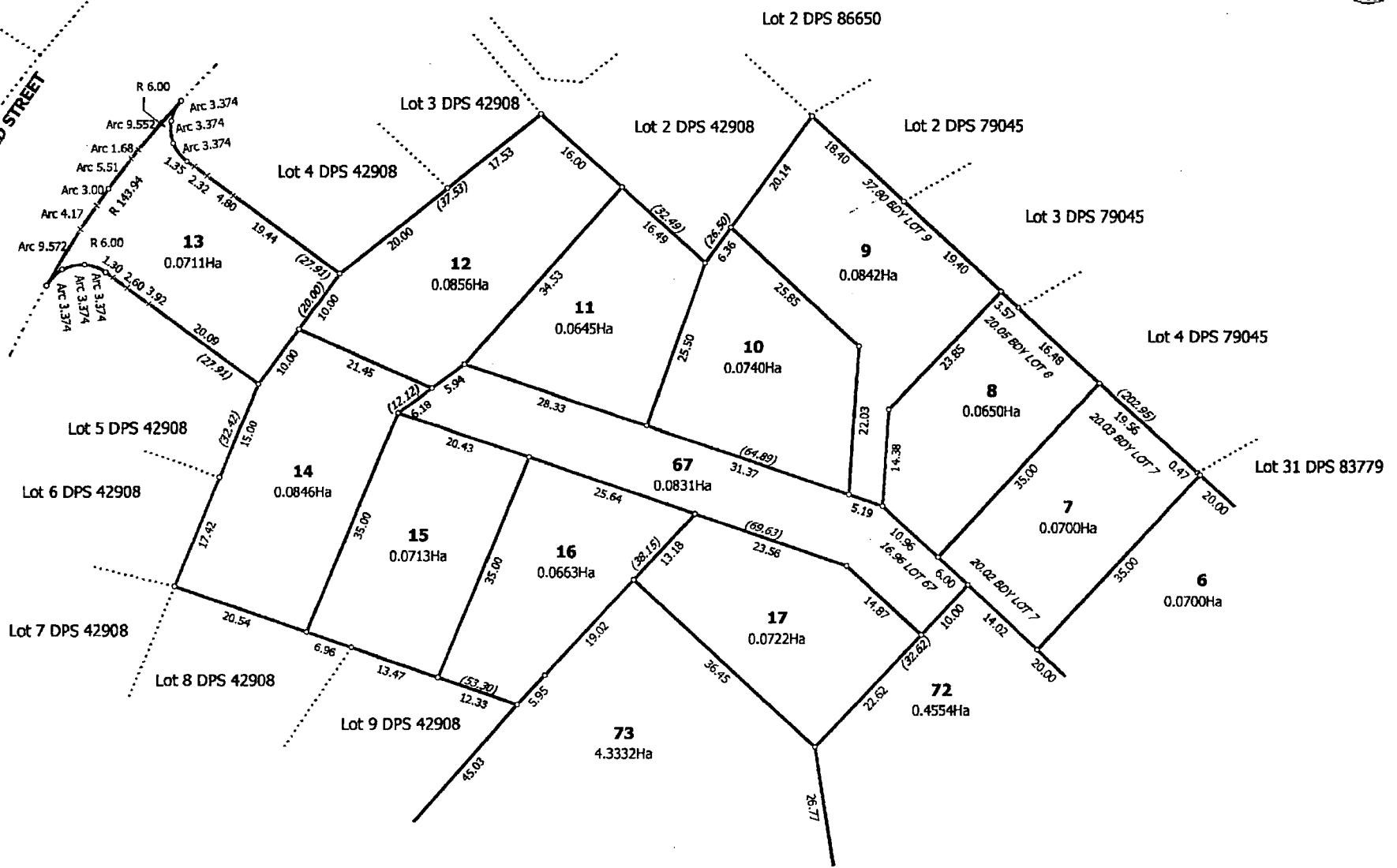
LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART
SECTION 20 BLK IV HOROHORO S.D

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

Digital Title Plan
LT 399109
DRAFT

T 2/4

Diag. B



T 3/4

<p>Land District South Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 25/01/2008 11:01am Page 7 of 8</p>	<p>LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART SECTION 20 BLK IV HOROHORO S.D</p>	<p>Surveyor: Christopher Paul Hopper</p> <p>Firm: MTEC Consultants Limited (Rotorua)</p>	<p>Digital Title Plan</p> <p>LT 399109</p> <p>DRAFT</p>
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