

View Instrument Details



Instrument No	9737857.1
Status	Registered
Date & Time Lodged	29 May 2014 12:35
Lodged By	Kashyap, Aaron Suraj Ram
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
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NA112D/414	North Auckland
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NA112D/416	North Auckland
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Annexure Schedule: Contains 15 Pages.

Signature

Signed by Aaron Suraj Ram Kashyap as Territorial Authority Representative on 27/05/2014 04:21 PM

*** End of Report ***

IN THE MATTER of the Resource Management
Act 1991 ("**Act**")

A N D

IN THE MATTER of the subdivision of land
shown in Deposited Plan
464004 (North Auckland
Registry) ("**Plan**")

CONSENT NOTICE
(Section 221 of the Act)

KAIPARA DISTRICT COUNCIL ("**Council**") being the territorial authority of the district within which the land described in the First Schedule below ("**Land**") is located has consented to the subdivision of the Land as shown in the Plan subject to the conditions of the Second Schedule below to be complied with on a continuing basis by the Owner (as defined in the Act).

FIRST SCHEDULE
(**Land**)

AN estate in fee simple in the land described in Certificates of Title 112D/414 and 112D/416 (North Auckland Registry)

SECOND SCHEDULE
(**Conditions**)

The Owner (as defined in the Act) must, on a continuing basis, to the satisfaction of the Council ("**Consent**"), comply with the following conditions of the Council's Subdivision Consent number RM130024A, namely:

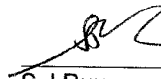
1. In respect of Lots 8, 9, 10, 11, 15, 16, 20, 28, 41, 42, 150 and 200 on the Plan (each a "**Lot**").
 - 1.1 The Owner of each Lot shall on making application for a building consent for a habitable building on the Lot, construct a vehicle crossing for access to the Lot in accordance with the current engineering standards of the Council and in accordance with drawings S06, S10 and S11 of those standards; and

- 1.2 The Owner in making that application shall comply with any necessary permit procedures in respect of such crossing.
- 2. In respect of Lots 3, 100 and 150 on the Plan (each a "Lot").**
 - 2.1 The Owner shall not and shall not permit access from or to the Lot directly onto or from Kaiwaka Mangawhai Road.
- 3. In respect of Lot 100 on the Plan**
 - 3.1 The Owner must not and must not permit or undertake any change of land use, subdivision, and/or development of the Lot as such activities on the Lot are prohibited. The Lot was previously used for fertiliser storage and loading and associated contamination has not been satisfactorily remediated in accordance with the provisions of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
- 4. In respect of Lots 3, 4, 6, 8, 10-13, 15, 18, 20, 28 and 51 on the Plan (each a "Lot").**
 - 4.1 The Owner of each Lot must maintain (in perpetuity and to the satisfaction of the Council) all restoration and plantings on the Lot in accordance with the Wetland Restoration & Management Plan approved by the Council in accordance with the Consent.
 - 4.2 The Owner of each Lot shall pay to the Council on demand the Council charge for monitoring compliance with the preceding condition for a period of three years from the date of issue of the certificate under section 224(c) of the Resource Management Act 1991 in respect of the subdivision of the Land.
- 5. In respect of Lots 3, 4, 6, 8, 10-13, 15, 18, 20, 28 and 51 on the Plan (each a "Lot").**
 - 5.1 The Owner of each Lot must maintain all landscape planting on the Lot as identified on the Landscape Amenity & Enhancement Planting Plan approved by the Council. The landscape planting shall be maintained in accordance with the Landscape Amenity Enhancement Plan approved by the Council in accordance with the Consent.

- 5.2 The Owner of each Lot shall pay to the Council on demand the Council charge for monitoring compliance with the preceding condition for a period of three years from the date of issue of the certificate under section 224(c) of the Resource Management Act 1991 in respect of the subdivision of the Land.
6. In respect of Lots 3-13, 15-20, 28, 29, 41, 42, 51, 100, 150 and 200 on the Plan (each "Lot").
- 6.1 The Owner of each Lot shall take notice of the Geotechnical Investigation & Recommendations contained in the Riley Consultants Geotechnical Report (reference 05262-A dated 4 November 2005) with respect to building site ground conditions for the Lot.
- 6.2 The Owner of each Lot shall supply on the Lot building foundations, access ways, and wastewater treatment and wastewater disposal systems specifically designed by an appropriately qualified Chartered Professional Engineer having due regard to the reports referred to in condition 6.1.
- 6.3 The Owner of each Lot must comply with the recommendations contained in the Stormwater Management Plan approved by the Council in accordance with the Consent.
- 6.4 The Owner of each Lot shall ensure that any discharge of treated wastewater from or on the Lot shall meet the permitted activity criteria of Section 15 of the Regional Water & Soil Plan for Northland unless a resource consent is granted for the discharge.

DATED the 4th day of February 2014

AUTHENTICATED by the Council
by the principal administrative officer
of the Council - Chief Executive Officer

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)
)
)

S J Ruru

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Mortgage

Page of pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

MGG Finance Limited and Phoenix Capital Limited

Mortgage number 9455452.1

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~

~~section~~ of the ~~Act~~

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of Consent Notice with Kaipara District Council

subdivision and surrender of easement over Title 615386 being electricity supply easement marked by letter BJ in Deposited Plan 464004

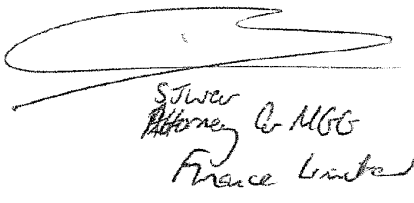
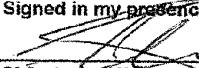
Consent for Lots 201-203 in LT 464004 to vest as road

Order for issue of new Titles as set out in the OCT

Consent to the registration of the Conservation Covenant and further Covenants as required by the Kaipara District Council

Dated this 1st day of May 20 14

Attestation

 STW Attorney Q-MGG Finance Limited	Signed in my presence by the Consentor  Signature of Witness
	Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature of Consentor	Samantha Chan Legal Secretary Kamps Weir Lawyers Auckland

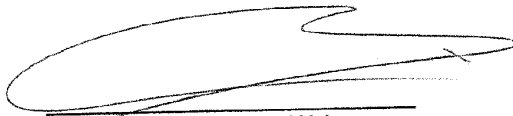
An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

CERTIFICATE OF NON REVOCATION OF POWER OF ATTORNEY

I **STUART JASON WEIR** of Auckland, Solicitor, certify that:

1. By deed dated 24th October 2013 **MGG FINANCE LIMITED** of Auckland ("Appointer") appointed me as its attorney on the terms and subject to the conditions set out in that deed.
2. At the date of this certificate, I have not received any notice or advice of the revocation of that appointment, by any means whatsoever.

Date: 1st May 2014



Attorney - Stuart Jason Weir

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form
Land Transfer Act 1952 section 238(2)Insert type of instrument
"Caveat", "Mortgage" etc

Mortgage

Page of pages**Consentor**Surname must be underlined or in CAPITALS**Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

MGG Finance Limited and Phoenix Capital Limited

Mortgage number 9455452.1

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

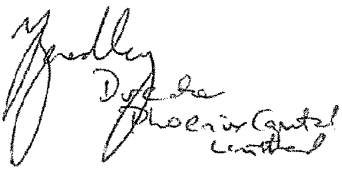
State full details of the matter for which consent is required.

Pursuant to ~~[section 238(2) of the Land Transfer Act 1952]~~~~[section]~~ of the ~~Act~~

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:
 registration of Consent Notice with Kaipara District Council
 subdivision and surrender of easement over Title 615386 being electricity supply easement marked by letter BJ in
 Deposited Plan 464004
 Consent for Lots 201-203 in LT 464004 to vest as road
 Order for issue of new Titles as set out in the OCT
 Consent to the registration of the Conservation Covenant and further Covenants as required by the Kaipara District
 Council

Dated this 1st day of May 2014**Attestation**

	Signed in my presence by the Consentor
	 Signature of Witness
Signature of Consentor	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name <u>Samantha Chan</u> Legal Secretary Kamps Weir Lawyers Auckland
	Occupation Address

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

consent to deposit of plan

Page of pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

Mangawhai Property Limited

registered proprietor

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~section 238(2) of the Land Transfer Act 1952~~

~~section~~ of the ~~Act~~

[Without prejudice to the rights and powers existing under the interest of the Consentor]

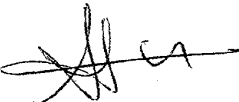
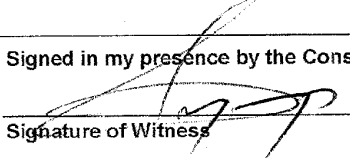
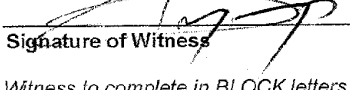
the Consentor hereby consents to:

consent to the deposit of the plan 464004 to enable Lots 201-203 in LT 464004 to vest as road

Dated this 19 day of April

2014

Attestation

 Director	Signed in my presence by the Consentor 
	Signature of Witness  Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Aaron S R Kashyap Address SOLICITOR AUCKLAND
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Approved by Registrar-General of Land under No. 2003/8150
Annexure Schedule - Consent Form
 Land Transfer Act 1952 section 239(2)



Insert type of Instrument
 "Caveat", "Mortgage" etc

Mortgage and Caveat

Page of pages

Consentor

Surname must be underlined or in CAPITALS

Wrexton Finance Limited and Curzon Capital Limited

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

Mortgage number 9560072.2
 Caveat 9563674.1

Caveat 9563825.1

Consent

Delete Land Transfer Act 1952, if Inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 239(2) of the Land Transfer Act 1952]

[section] of the [] Act

(Without prejudice to the rights and powers existing under the interest of the Consentor)

the Consentor hereby consents to:

registration of Consent Notice with Kaipara District Council

subdivision and surrender of easement over Title 615386 being electricity supply easement marked by letter BJ in

Deposited Plan 464004

Consent for Lots 201-203 in LT 464004 to vest as road

Order for issue of new Titles as set out in the OCT

Consent to the registration of the Conservation Covenant and further Covenants as required by the Kaipara District Council

Dated this 08 day of April 20 14

Attestation

By Curzon Capital Limited By
 its Attorney

By Wrexton Finance Limited

DIRECTOR

Signature of Consentor

Signed in my presence by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name Jerome Anthony Toomey

Occupation Solicitor

Address Christchurch

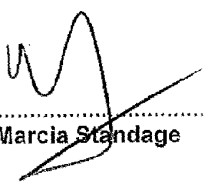
An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**

I, **KATHRYN MARCIA STANDAGE**, of Christchurch in New Zealand, Solicitor, **HEREBY CERTIFY:**

- 1 That by deed dated 20 July 2010, **CURZON CAPITAL LIMITED** appointed me its Attorney on the terms and subject to the conditions set out in the said deed.
- 2 That at the date hereof I have not received any notice or information of the revocation of that appointment by the liquidation of the said **CURZON CAPITAL LIMITED** or otherwise.

SIGNED this 28 day of April 2014


.....
Kathryn Marcia Standage

Approved by Registrar-General of Land under No. 2003/6150
Annexure Schedule - Consent Form
 Land Transfer Act 1952 section 238(2)



Insert type of instrument
 "Caveat", "Mortgage" etc

Mortgage

Page ☐ of ☐ pages

Consentor
 Surname must be underlined or in CAPITALS

Shane Cullen Contracting Limited

Capacity and Interest of Consentor
 (eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

Mortgage number 9572879.2

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.
 Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

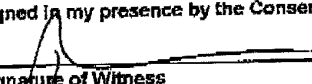
[section] of the Act

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:
 registration of Consent Notice with Kaipara District Council
 subdivision and surrender of easement over Title 615386 being electricity supply easement marked by letter BJ in
 Deposited Plan 464004
 Consent for Lots 201-203 in LT 464004 to vest as road
 Order for issue of new Titles as set out in the OCT
 Consent to the registration of the Conservation Covenant and further Covenants as required by the Kaipara District
 Council

Dated this 22 day of April 2014

Attestation

 Director	Signed in my presence by the Consentor 
	Signature of Witness  Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation IAN MICHAEL GIBSON Address SOLICITOR OREWA
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant Instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form
Land Transfer Act 1952 section 238(2)Insert type of instrument
"Caveat", "Mortgage" etc

Caveat

Page of pages**Consentor**Surname must be underlined or in CAPITALS**Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

Liansen Mao

Caveat number 9615532.1

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~[section 238(2) of the Land Transfer Act 1952]~~~~[section~~ of the ~~Act~~

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of Consent Notice with Kaipara District Council
subdivision and surrender of easement over Title 615386 being electricity supply easement marked by letter BJ in
Deposited Plan 464004

Consent for Lots 201-203 in LT 464004 to vest as road

Order for issue of new Titles as set out in the OCT

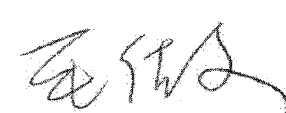
Consent to the registration of the Conservation Covenant and further Covenants as required by the Kaipara District Council

Dated this 23 day of

April

2014

Attestation

 Liansen Mao as attorney	Signed in my presence by the Consentor
	Signature of Witness  Witness to complete in BLOCK letters (unless legibly printed) Witness name Yu. Nie Occupation Barrister and Solicitor Address The High Court of New Zealand Auckland
Signature of Consentor	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

**CERTIFICATE OF NON REVOCATION
OF POWER OF ATTORNEY**

Power of Attorney dated 19th January 2012

DONOR: Liansen Mao of China

DONEE: Jiawen MAO of Auckland

**INSTRUMENT EXECUTED
PURSUANT THERE TO:**

1. Caveator consent form - Caveat number 9615532.1

The Donee hereby certifies:

1. THAT by the abovementioned Deed the Donor appointed me Attorney on the terms and conditions set out in the said Deed.
2. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the death of the said Donor or otherwise.
3. THAT I have executed the Instrument referred to above, and annexed hereto, on the date hereof and pursuant to the power granted me in the said Deed.

DATED this 24 day of April 2014


.....
Jiawen Mao

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form
Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Mortgage

Page of pages**Consentor**Surname must be underlined or in CAPITALS**Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

Sheridan Lee Martyn Ayson and Southern Cross Finance
Limited

Mortgage number 9456311.1

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to ~~[section 238(2) of the Land Transfer Act 1952]~~~~[section] of the Act~~

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:
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 Deposited Plan 464004
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 Council

Dated this 23rd day of April 2014

Attestation

 (Attorney for Southern Cross Finance Ltd as attorney for Sheridan Lee Martyn Ayson) (Attorney for Southern Cross Finance Ltd)	Signed in my presence by the Consentor
	Signature of Witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name Helen Margaret O'Connor
	Occupation Paralegal
	Address Auckland
Signature of Consentor <u>Southern Cross Finance Ltd</u>	

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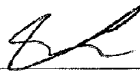
CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

(Individual - Schedule 1- Property Law Act 2007)

I, Struan Grant McOmish of Auckland, Solicitor, certify -

1. That by deed dated 25 March 2014, Sheridan Lee Martyn Ayson appointed as attorney Southern Cross Finance Limited having its registered office at Auckland, and I am authorised to give this certificate on its behalf. The capacity in which I give this certificate for the attorney is as attorney under Deed dated 22 July 2010.
2. That I have not received notice of any event revoking the powers conferred by the said deed and to the best of my knowledge and belief no such notice has been received by Southern Cross Finance Limited or by any employee or agent of that body corporate.

Signed at Auckland this 23rd day of April 2014



Struan Grant McOmish
Attorney

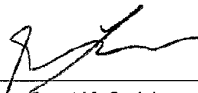
CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

(Individual - Schedule 1- Property Law Act 2007)

I, Struan Grant McOmish of Auckland, Solicitor, certify -

1. That by deed dated 22 July 2010, Southern Cross Finance Limited appointed me its attorney.
2. That I have not received notice of any event revoking the powers conferred by the said deed.

Signed at Auckland this 23rd day of April 2014



Struan Grant McOmish
Attorney

Approved by Registrar-General of Land under No. 2003/6150
Annexure Schedule - Consent Form
 Land Transfer Act 1952 section 238(2)



insert type of instrument
 "Caveat", "Mortgage" etc

Mortgage

Page ☐ of ☐ pages

Consentor
 Surname must be underlined or in CAPITALS

Russell Robert Harrison

Capacity and Interest of Consentor
 (eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

Mortgage number 9583287.1

Consent
 Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.
 Delete words in [] if inconsistent with the consent.
 State full details of the matter for which consent is required.

Pursuant to section 238(2) of the Land Transfer Act 1952

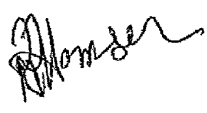
section of the Act

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:
 registration of Consent Notice with Kaipara District Council
 subdivision and surrender of easement over Title 615386 being electricity supply easement marked by letter BJ in
 Deposited Plan 464004
 Consent for Lots 201-203 in LT 464004 to vest as road
 Order for issue of new Titles as set out in the OCT
 Consent to the registration of the Conservation Covenant and further Covenants as required by the Kaipara District
 Council

Dated this 1 day of May 2014

Attestation

	Signed in my presence by the Consentor
	Signature of Witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name <u>Adrian Robert Sisson</u>
Signature of Consentor	Occupation <u>Co Director</u>
	Address <u>37 Snawdon Road</u> <u>Christchurch</u>

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.