

31 March 2009

Please Quote: 63-05-026\09

Your Ref: 175781-R-S-C040

Doc.No: RDC-36864

MTEC Consultants Ltd
PO Box 878
ROTORUA

copy to: P31338
P32183 →
P32222

Attention: Bart Yetsenga

Dear Bart

APPLICATION FOR SUBDIVISION CONSENT

CONSENT NO: 6305026

APPLICANT: PIONEER PROPERTY TRUST

LOCATION OF PROPOSAL: WESTERN ROAD

You will have been advised electronically on 30th March 2009 that certification has been given for the above subdivision pursuant to Section 224(c) of the Resource Management Act 1991.

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

The Consent Notice forwarded is also returned herewith signed pursuant to Section 221 of the Resource Management Act 1991.

Yours faithfully



Jane Thomsen
Planning Support Officer

Encl.



TA Approvals

Territorial Authority	Rotorua District Council TA Certification Division	TA Reference	63-05-026 Pioneer Stg 3
Survey Number	LT 393131	Survey Purpose	LT Subdivision
Surveyor Reference	175781 Pioneer Stage 3	Land District	South Auckland
Surveyor	Richard James Lawton		
Surveyor Firm	MTEC Consultants Limited (Rotorua)		
Dataset Description	Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915		

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 and a bond has been entered into in respect of those conditions that have not been complied with. Dated this 30th day of March 2009.



Signature

Signed by Tracey-Lee May, Authorised Officer, on 30/03/2009 04:35 PM

Receipt Information

Transaction Receipt Number	3957334
Signing Certificate (Distinguished Name)	May, Tracey-Lee
Signing Certificate (Serial Number)	1019658286
Signature Date	30/03/2009

*** End of Report ***

175781-R-P-C037

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

IN THE MATTER of Lots 24 to 30, 32
to 63 DP 393131

AND

IN THE MATTER of Subdivision
Consent 6305026\05 pursuant to
Sections 34(4), 104, 105, 108, 220 and
221 of the Resource Management Act
1991.

Subdivider: Pioneer Property Trust Ltd

Locality: Western Road, Ngongotaha, Rotorua

A. Overland Flow - Lot 58 DP 393131

All owners and future owners of Lot 58 DP 393131 shall be advised that the area inside the overland flow easement (marked FF on DP 393131) is low lying with the potential to act as secondary flow path for short durations during extreme storm events. Earthworks, access formation and landscaping within the lot shall not restrict the natural overland flows or divert water onto adjacent lots.

B. Number of Household Units - Lots 56 to 61 DP 393131

All owners and future owners of Lots 56 to 61 DP 393131 shall be restricted to one household unit and no subsidiary household unit.

C. Geotechnical Constraints - Lots 24 to 30, 32 to 63 DP 393131

All owners and future owners of Lots 24 to 30 and 32 to 63 DP 393131 be advised that there are geotechnical constraints within these sites due to the presence of compressible soils, seasonally high groundwater levels and slope stability for some lots. Compressible soils vary in thickness up to 7.5m for some lots (Lots 24, 25, 26 & 63) to very limited or no soft compressible materials (Lots 35 to 42, 48 & 49). Lots 35, 36 and 38 to 42 are identified as being vulnerable to shallow slipping and erosion if not appropriately managed.

Unless not required by the Completion Report all foundations shall be subject to Specific Engineering Design by a suitably qualified Chartered Professional Engineer with qualifications MIPENZ CPEng (Geotechnical) familiar with the contents and recommendations detailed in the 'Stage Three – Geotechnical Completion Report' prepared by Tonkin & Taylor Ltd (ref:851126/Version 2.2 dated March 2009) and the 'Geotechnical Assessment Report – (volumes 1 - 2)' prepared by Tonkin & Taylor Ltd (ref: 851126/Version 1.0 dated March 2009). A summary of the requirements for each lot is provided below.

Information shall be provided at the time of application for building consent demonstrating and certifying that all relevant requirements of the Geotechnical Completion Report have been met.

Building Foundations

- a) Lots 24, 25, 26 and 63 DP 393131 are lots with a significant depth of placed fill over a thick layer of compressible soils. Refer Section 6.2.1 of the Geotechnical Completion Report mentioned above for specific requirements for building foundations which include the need for pre loading of the lots prior to building.
- b) Lots 27, 55, 56, 58 to 62 DP 393131 are lots in cut, or at grade, and over a thick layer of compressible soils. Refer Section 6.2.2 of the Geotechnical Completion Report mentioned above for specific requirements for building foundations.
- c) Lot 58 DP 393131 is a lot in cut, or at grade and over a thick layer of compressible soils. Land within Consent Notice Area UH on Lot 58 DP 393131 has been utilised for a trial load area. Refer to both Sections 6.2.2 and 6.2.6 of the Geotechnical Completion Report mentioned above for specific requirements for building foundations.
- d) Lots 28 to 30, 32 to 34, 43 to 47, 50 to 54 and 57 DP 393131 are lots with a limited depth of placed fill over a layer of compressible soils. Refer Section 6.2.3 of the Geotechnical Completion Report mentioned above for specific requirements for building foundations.
- e) Lots 35 to 42, 48 and 49 DP 393131 are lots with very limited or no soft compressible silt materials. Refer Section 6.2.5 of the Geotechnical Completion Report mentioned above for specific requirements for building foundations.

Stockpiling - Lots 24 to 30 and Lots 32 to 35, 37, 42 to 63 DP 393131

All owners and future owners of Lots 24 to 30 and Lots 32 to 35, 37, 42 to 63 DP 393131 shall be advised that uncontrolled loading of the ground must be avoided. There shall be no stockpiling of materials over 1m high and / or covering an area greater than 4m² placed on or adjacent to any proposed building footprints or existing underground services (including subsoil drainage). Any stockpiles within the dimensions given above shall be at least 2m from any adjacent stockpiles. Any larger stockpiles shall be subject to assessment as part of the Specified Engineering Design of the foundations. The location, dimensions and duration of any stockpiles larger than the dimensions given above shall be provided to the Rotorua District Council to record on the property file for future reference. For further details refer Tonkin & Taylor Ltd Stage Three Geotechnical Completion Report (reference 851126/Version 2.2, dated March 2009) Section 6.7.

Ground Water Control Measures - Lots 24 to 30, 32 to 63 DP 393131

All owners and future owners of Lots 24 to 30, 32 to 63 DP 393131 are advised that additional ground water control measures are required. These include providing an enhanced damp proof membrane (double layer) and capillary-break layer with perforated pipe connection into the stormwater disposal system at the time of building foundation construction. Refer to Tonkin & Taylor Ltd Stage Three Geotechnical Completion Report (reference 851126/Version 2.2, dated March 2009) Section 6.3 for details and recommendations.

Minimum Floor Levels and Design for Soft Ground– Lots 24 to 30 and 32 to 63 DP 393131

All owners and future owners of Lots 24 to 30, 32 to 63 DP 393131 are advised that the design for all habitable buildings must take into account the existing ground elevations and potential magnitude of post-construction settlements to ensure the minimum required floor levels and minimum step between floor level and external ground are maintained in the long term. The minimum 1% AEP floor levels including a 50mm future settlement allowance have been set in column 2 of the table below. The geotechnical engineer shall determine if a greater settlement allowance is required. Refer to Tonkin & Taylor Ltd Stage Three Geotechnical Completion Report (reference 851126/Version 2.2, dated March 2009) Section 6.2.4 for details.

Building Restriction Lines and Construction on Sloping Sites – Lots 35, 36 and 38 to 42 DP 393131

All owners and future owners of Lots 35, 36 and 38 to 42 DP 393131 are advised that these lots are identified as being vulnerable to shallow slipping and erosion, if not appropriately managed. For Lots 36 and 38 to 42 DP 393131 these areas are identified as Consent Notice Areas RA, RB, RC, RD, AE and AF on DP 393131.

Refer to Section 6.4 of the Stage Three - Geotechnical Completion Report prepared by Tonkin & Taylor Ltd (reference 851126/Version 2.2, dated March 2009) for specific requirements for construction on the said lots, use of the land within the Consent Notice Areas, the need for debris interception fences or bunds, excavation, retaining wall design; and building platform construction.

Building Restriction Line and Erosion Control – Lot 94 DP 393131

All owners and future owners of Lot 94 DP 393131 are advised that the land within Consent Notice areas AE and AF on DP 393131 contains sloping ground considered to be vulnerable to shallow slipping and erosion. A strong vegetative cover must be maintained at all times or an appropriate alternative method established to avoid surface erosion to the satisfaction of the District Engineer.

Summary Table of Individual Lot Requirements (See Schedule A over)

Dated at Rotorua this 30TH day of MARCH 2009


Principal Administrative Officer

Western Road, Ngongotaha
Stage Three Geotechnical Assessment Report
Schedule A Summary Table of Individual Lot Requirements

This table is provided as a summary of the main geotechnical requirements at each of the lots. It is based on the conclusions and recommendations contained in the "Stage Three Geotechnical Completion Report" prepared by Tonkin & Taylor Ltd (ref. 8511/6/Version 2.2, dated March 2009). The full report must be referred to. Where any apparent inconsistency between the report and this table occurs, then the report text shall prevail.

Lot Number	Minimum Finished Floor Level (above Mairangi Datum)	Summary of Ground Conditions relevant to Foundation Requirements										Requirement for Enhanced Damping of Foundations	Building Restriction Lines & Construction on Sloping Sites	Requirements regarding stockpiling of material	Lots where Specific Engineering Design is NOT required if raft foundation is used Certification of fill may be required
		Cut/Fill undertaken at lot as part of Subdivision Development		Lots with significant depth of placed fill over thick layer of compressible soils	Lots in cut/at grade over thick compressible soils	Lots with limited depth of placed fill over compressible soils	Lots where compressible soils are present	Lots where little or no compressible soils identified	Lots underlain by thick compressible soils already preloaded						
		Fill	Cut	(Refer to Section 6.2.1)	(Refer to Section 6.2.2)	(Refer to Section 6.2.3)	(Refer to Section 6.2.4)	(Refer to Section 6.2.5)	(Refer to Sections 6.2.6)	(Refer to Section 6.3)	(Refer to Section 6.4)				
24	287.50	✓		✓			✓				✓			✓	
25	287.40	✓	✓	✓			✓				✓			✓	
26	287.30	✓	✓	✓							✓			✓	
27	287.05	✓	✓		✓						✓			✓	
28	286.95	✓	✓					✓			✓			✓	
29	286.90	✓						✓			✓			✓	
30	286.80	✓						✓			✓			✓	
32	286.75	✓						✓			✓			✓	
33	286.75	✓						✓			✓			✓	
34	286.80	✓						✓			✓			✓	
35	286.90	✓								✓	✓			✓	
36	287.20	✓									✓		✓		✓
37	286.70	✓									✓			✓	
38	288.60	✓	✓								✓			✓	
39	288.70		✓								✓			✓	
40	288.85		✓								✓		✓		✓
41	288.20		✓								✓		✓		✓
42	287.50		✓								✓		✓		
43	286.60		✓					✓			✓			✓	
44	286.40	✓	✓					✓			✓			✓	
45	286.40	✓	✓					✓			✓			✓	
46	286.60	✓						✓			✓			✓	

Western Road, Ngongotaha
Stage Three Geotechnical Assessment Report
Schedule A: Summary Table of Individual Lot Requirements

This table is provided as a summary of the main geotechnical requirements at each of the lots. It is based on the conclusions and recommendations contained in the "Stage Three Geotechnical Completion Report" prepared by Tonkin & Taylor Ltd (ref: 851126/Version 2.2, dated March 2009). The full report must be referred to. Where any apparent inconsistency between the report and this table occurs, then the report text shall prevail.

Lot Number	Minimum Finished Floor Level (above Motu/Datum)	Summary of Ground Conditions relevant to Foundation Requirements										Requirement for Enhanced Damp proofing of Foundations	Building Restriction Lines & Construction on Sloping Sites	Requirements regarding stockpiling of material	Lots where Specific Engineering Design is NOT required if raft foundation is used Certification of fill may be required
		Cut/Fill undertaken at Lot as part of Subdivision Development	Lots with significant depth of placed fill over thick layer of compressible soils	Lots in cut/fat-grade over thick compressible soils	Lots with limited depth of placed fill over compressible soils	Lots where compressible soils are present	Lots where little or no compressible soils identified	Lots underlain by thick compressible soils, Part of Lot already preloaded							
47	286.60	✓			✓	✓				(Refer to Section 6.2.3)	(Refer to Section 6.3)	(Refer to Section 6.4)	(Refer to Section 6.7)	(Refer to Section 6.2.5)	
48	286.80	✓	✓						✓		✓		✓		
49	287.40	✓	✓						✓		✓		✓		
50	286.55	✓	✓		✓						✓		✓		
51	286.60	✓			✓	✓			✓		✓		✓		
52	286.60	✓			✓		✓		✓		✓		✓		
53	286.70	✓			✓		✓		✓		✓		✓		
54	286.70	✓			✓		✓		✓		✓		✓		
55	286.70	✓	✓	✓					✓		✓		✓		
56	286.60	✓	✓	✓					✓		✓		✓		
57	286.45	✓	✓		✓				✓		✓		✓		
58	286.30	✓	✓	✓		✓			✓		✓		✓		
59	286.60		✓	✓		✓			✓		✓		✓		
60	286.70		✓	✓		✓			✓		✓		✓		
61	286.90		✓			✓			✓		✓		✓		
62	287.10		✓			✓			✓		✓		✓		
63	287.10	✓	✓		✓				✓		✓		✓		



Digital Title Plan - LT 393131

Survey Number LT 393131
Surveyor Reference 175781 Pioneer Stage 3
Surveyor Richard James Lawton
Survey Firm MTEC Consultants Limited (Rotorua)
Surveyor Declaration I Richard James Lawton, being a person entitled to practise as a licensed cadastral surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules
Declared on 26/03/2009.

Survey Details

Dataset Description Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915
Status Approved as to Survey
Land District South Auckland
Submitted Date 26/03/2009
Survey Class Class I Cadastral Survey
Survey Approval Date 06/04/2009
Deposit Date

Territorial Authorities

Rotorua District

Comprised In

CT 360717

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked UD Deposited Plan 393131	Easement		
Marked RA Deposited Plan 393131	Covenant Area		
Marked RB Deposited Plan 393131	Covenant Area		
Marked RC Deposited Plan 393131	Covenant Area		
Marked RD Deposited Plan 393131	Covenant Area		
Marked AE Deposited Plan 393131	Covenant Area		
Marked AF Deposited Plan 393131	Covenant Area		
Marked FH Deposited Plan 393131	Easement		
Marked FJ Deposited Plan 393131	Easement		
Marked UF Deposited Plan 393131	Easement		
Marked UG Deposited Plan 393131	Easement		
Marked UE Deposited Plan 393131	Easement		
Lot 94 Deposited Plan 393131	Fee Simple Title	1.9656 Ha	373114
Lot 24 Deposited Plan 393131	Fee Simple Title	0.0800 Ha	373073
Lot 25 Deposited Plan 393131	Fee Simple Title	0.0800 Ha	373074
Lot 26 Deposited Plan 393131	Fee Simple Title	0.0800 Ha	373075
Marked SA Deposited Plan 393131	Easement		
Marked SB Deposited Plan 393131	Easement		
Marked SC Deposited Plan 393131	Easement		



Digital Title Plan - LT 393131

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked SD Deposited Plan 393131	Easement		
Marked SE Deposited Plan 393131	Easement		
Marked SF Deposited Plan 393131	Easement		
Marked SG Deposited Plan 393131	Easement		
Marked SH Deposited Plan 393131	Easement		
Marked SI Deposited Plan 393131	Easement		
Marked SJ Deposited Plan 393131	Easement		
Marked SK Deposited Plan 393131	Easement		
Marked SL Deposited Plan 393131	Easement		
Marked SM Deposited Plan 393131	Easement		
Lot 27 Deposited Plan 393131	Fee Simple Title	0.1000 Ha	373076
Marked SN Deposited Plan 393131	Easement		
Marked SO Deposited Plan 393131	Easement		
Marked SP Deposited Plan 393131	Easement		
Marked SQ Deposited Plan 393131	Easement		
Lot 28 Deposited Plan 393131	Fee Simple Title	0.1000 Ha	373077
Lot 29 Deposited Plan 393131	Fee Simple Title	0.1000 Ha	373078
Lot 30 Deposited Plan 393131	Fee Simple Title	0.1000 Ha	373079
Lot 31 Deposited Plan 393131	Vesting on Deposit for Local Purpose Reserve	0.0800 Ha	
Marked SR Deposited Plan 393131	Easement		
Marked SS Deposited Plan 393131	Easement		
Marked ST Deposited Plan 393131	Easement		
Marked SU Deposited Plan 393131	Easement		
Marked SV Deposited Plan 393131	Easement		
Marked SW Deposited Plan 393131	Easement		
Marked SX Deposited Plan 393131	Easement		
Marked SY Deposited Plan 393131	Easement		
Marked SZ Deposited Plan 393131	Easement		
Lot 32 Deposited Plan 393131	Fee Simple Title	0.1000 Ha	373081
Lot 33 Deposited Plan 393131	Fee Simple Title	0.0800 Ha	373082
Lot 34 Deposited Plan 393131	Fee Simple Title	0.0800 Ha	373083
Lot 35 Deposited Plan 393131	Fee Simple Title	0.0800 Ha	373084
Marked TA Deposited Plan 393131	Easement		
Marked TB Deposited Plan 393131	Easement		
Marked TC Deposited Plan 393131	Easement		
Marked TD Deposited Plan 393131	Easement		
Marked TE Deposited Plan 393131	Easement		
Marked TF Deposited Plan 393131	Easement		
Marked TG Deposited Plan 393131	Easement		
Marked TH Deposited Plan 393131	Easement		
Marked TI Deposited Plan 393131	Easement		
Marked TJ Deposited Plan 393131	Easement		
Marked TK Deposited Plan 393131	Easement		



Digital Title Plan - LT 393131

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked TL Deposited Plan 393131	Easement		
Marked TM Deposited Plan 393131	Easement		
Marked TN Deposited Plan 393131	Easement		
Marked TO Deposited Plan 393131	Easement		
Lot 88 Deposited Plan 393131	Vesting on Deposit for Local Purpose Reserve	1.0705 Ha	
Marked TP Deposited Plan 393131	Easement		
Marked FA Deposited Plan 393131	Easement		
Marked FB Deposited Plan 393131	Easement		
Marked TQ Deposited Plan 393131	Easement		
Marked TR Deposited Plan 393131	Easement		
Marked FC Deposited Plan 393131	Easement		
Marked FD Deposited Plan 393131	Easement		
Marked FE Deposited Plan 393131	Easement		
Marked FF Deposited Plan 393131	Easement		
Marked FG Deposited Plan 393131	Easement		
Marked TS Deposited Plan 393131	Easement		
Marked TT Deposited Plan 393131	Easement		
Marked TU Deposited Plan 393131	Easement		
Marked TV Deposited Plan 393131	Easement		
Marked TW Deposited Plan 393131	Easement		
Marked TX Deposited Plan 393131	Easement		
Marked TY Deposited Plan 393131	Easement		
Marked TZ Deposited Plan 393131	Easement		
Marked UA Deposited Plan 393131	Easement		
Marked UB Deposited Plan 393131	Easement		
Marked UC Deposited Plan 393131	Easement		
Lot 36 Deposited Plan 393131	Fee Simple Title	0.2135 Ha	373085
Lot 37 Deposited Plan 393131	Fee Simple Title	0.0853 Ha	373086
Lot 38 Deposited Plan 393131	Fee Simple Title	0.1374 Ha	373087
Lot 39 Deposited Plan 393131	Fee Simple Title	0.1133 Ha	373088
Lot 40 Deposited Plan 393131	Fee Simple Title	0.2115 Ha	373089
Lot 41 Deposited Plan 393131	Fee Simple Title	0.1810 Ha	373090
Lot 42 Deposited Plan 393131	Fee Simple Title	0.0750 Ha	373091
Lot 43 Deposited Plan 393131	Fee Simple Title	0.0834 Ha	373092
Lot 44 Deposited Plan 393131	Fee Simple Title	0.0983 Ha	373093
Lot 45 Deposited Plan 393131	Fee Simple Title	0.0851 Ha	373094
Lot 46 Deposited Plan 393131	Fee Simple Title	0.0853 Ha	373095
Lot 47 Deposited Plan 393131	Fee Simple Title	0.0852 Ha	373096
Lot 48 Deposited Plan 393131	Fee Simple Title	0.0853 Ha	373097
Lot 49 Deposited Plan 393131	Fee Simple Title	0.0853 Ha	373098
Lot 50 Deposited Plan 393131	Fee Simple Title	0.0852 Ha	373099
Lot 51 Deposited Plan 393131	Fee Simple Title	0.0787 Ha	373100
Lot 52 Deposited Plan 393131	Fee Simple Title	0.0800 Ha	373101



Digital Title Plan - LT 393131

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 53 Deposited Plan 393131	Fee Simple Title	0.0800 Ha	373102
Lot 54 Deposited Plan 393131	Fee Simple Title	0.0811 Ha	373103
Lot 55 Deposited Plan 393131	Fee Simple Title	0.0998 Ha	373104
Lot 56 Deposited Plan 393131	Fee Simple Title	0.1268 Ha	373105
Lot 57 Deposited Plan 393131	Fee Simple Title	0.1268 Ha	373106
Lot 58 Deposited Plan 393131	Fee Simple Title	0.1396 Ha	373107
Lot 59 Deposited Plan 393131	Fee Simple Title	0.1573 Ha	373108
Lot 60 Deposited Plan 393131	Fee Simple Title	0.1479 Ha	373109
Lot 61 Deposited Plan 393131	Fee Simple Title	0.1479 Ha	373110
Lot 62 Deposited Plan 393131	Fee Simple Title	0.0999 Ha	373111
Lot 63 Deposited Plan 393131	Fee Simple Title	0.0999 Ha	373112
Lot 90 Deposited Plan 393131	Fee Simple Title	0.1011 Ha	373113
Lot 89 Deposited Plan 393131	Vesting on Deposit for Road	0.4712 Ha	
Lot 92 Deposited Plan 393131	Vesting on Deposit for Road	0.7423 Ha	
Marked UH Deposited Plan 393131	Covenant Area		
Total Area		8.5865 Ha	

Schedule / Memorandum

Land Registration District

South Auckland

Plan Number

DP 393131

Territorial Authority (the Council)

Rotorua District Council

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement	Creating Document
Right of way, right to convey water, electricity, gas, right to drain water, right to transmit telecommunications, right to drain sewage.	FA DP 393131	Lot 94 DP 393131	EI 6146595 4

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to drain sewage	FC	Lot 48 DP 393131	Rotorua District Council
	FD	Lot 49 DP 393131	
	FG	Lot 59 DP 393131	
	FJ	Lot 90 DP 393131	
Right to drain water	FH, SA	Lot 24 DP 393131	Rotorua District Council
	SB, SC	Lot 25 DP 393131	
	SD, SE	Lot 26 DP 393131	
	FE, SF	Lot 27 DP 393131	
	SG, SH	Lot 28 DP 393131	
	SI, SJ	Lot 29 DP 393131	
	SK, SL	Lot 30 DP 393131	

DP 393131 easement schedule

24/03/2009

Schedule / Memorandum

Land Registration District

South Auckland

Plan Number

DP 393131

Territorial Authority (the Council)

Rotorua District Council

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to drain water	SM, SN	Lot 32 DP 393131	Rotorua District Council
	SO, SP	Lot 33 DP 393131	
	SQ, SR	Lot 34 DP 393131	
	SS, ST	Lot 35 DP 393131	
	UE	Lot 36 DP 393131	
	FB	Lot 37 DP 393131	
	SU	Lot 38 DP 393131	
	SV	Lot 39 DP 393131	
	SW	Lot 40 DP 393131	
	SX	Lot 41 DP 393131	
	SY	Lot 42 DP 393131	
	SZ	Lot 43 DP 393131	
	TA	Lot 44 DP 393131	
	TB	Lot 45 DP 393131	
	TE	Lot 46 DP 393131	

DP 393131 easement schedule

24/03/2009

Schedule / Memorandum

Land Registration District

South Auckland

Plan Number

DP 393131

Territorial Authority (the Council)

Rotorua District Council

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to drain water	TD	Lot 47 DP 393131	Rotorua District Council
	FC, UF	Lot 48 DP 393131	
	FD	Lot 49 DP 393131	
	TC	Lot 50 DP 393131	
	TF, TG	Lot 51 DP 393131	
	TH, TI	Lot 52 DP 393131	
	TJ, TK	Lot 53 DP 393131	
	TL, TM	Lot 54 DP 393131	
	TN, TO	Lot 55 DP 393131	
	TP, TQ	Lot 56 DP 393131	
	TR, TS	Lot 57 DP 393131	
	FF, TT, UG	Lot 58 DP 393131	
	FG, TU	Lot 59 DP 393131	
	TV, TW	Lot 60 DP 393131	
	TX, TY	Lot 61 DP 393131	

DP 393131 easement schedule

24/03/2009

Schedule / Memorandum

Land Registration District

South Auckland

Plan Number

DP 393131

Territorial Authority (the Council)

Rotorua District Council

Memorandum of Easements In Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to drain water	UB, UC	Lot 62 DP 393131	Rotorua District Council
	TZ, UA	Lot 63 DP 393131	
	FJ	Lot 90 DP 393131	
Right to convey water	UD	Lot 94 DP 393131	
Right to convey electricity, and right to convey telecommunications and electronic data.	FJ	Lot 90 DP 393131	Unison Networks Ltd
Right to convey telecommunications & computer media	FJ	Lot 90 DP 393131	Telecom

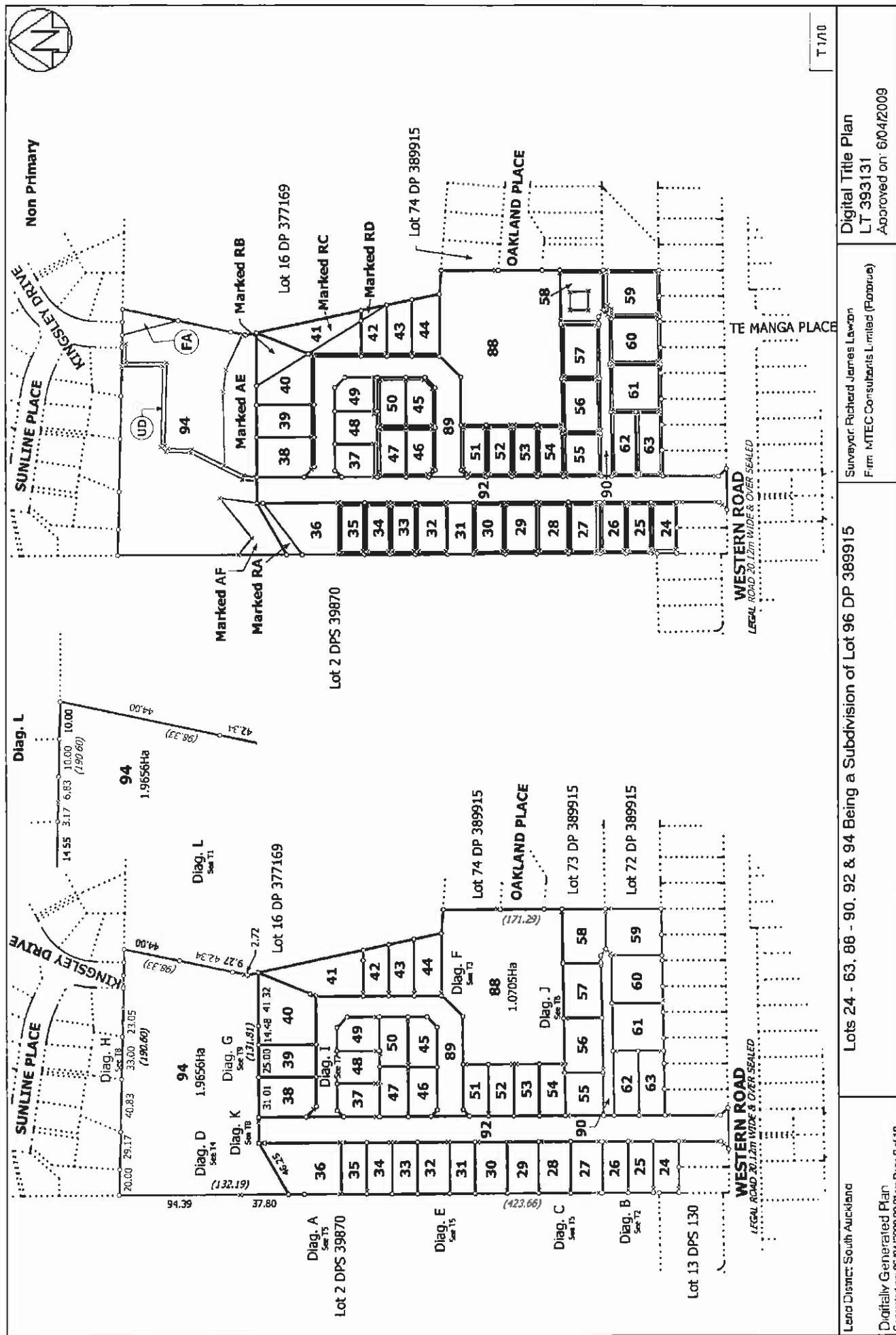
Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to convey water and Right of Way	FJ	Lot 90 DP 393131	Lots 56 - 61 DP 393131

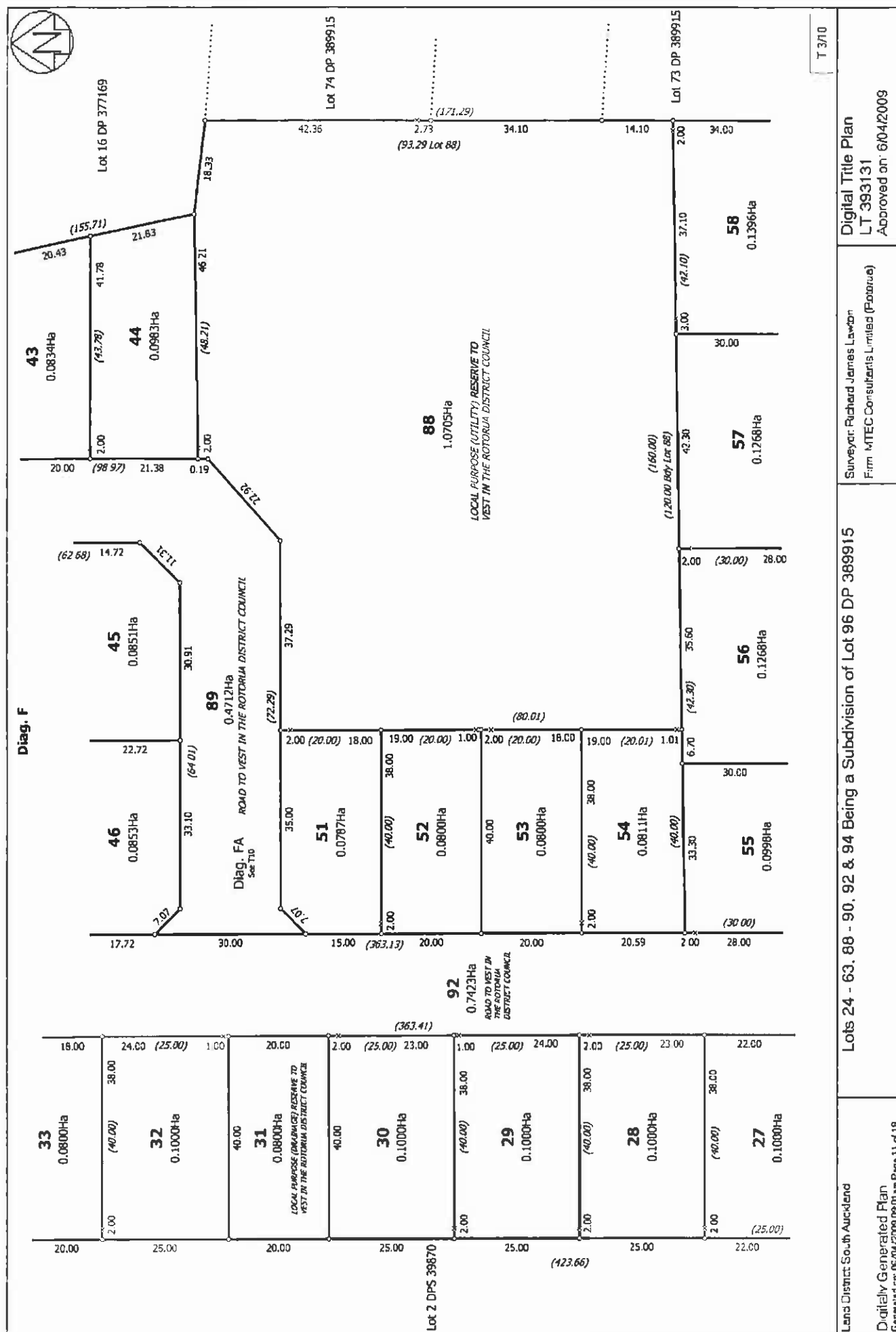
Amalgamation Condition

That Lot 90 DP 393131 (legal access) be held as to six undivided one sixth shares by the owners of Lots 56, 57, 58, 59, 60 & 61 DP 393131 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith (see LINZ ref: 447875).

Notes

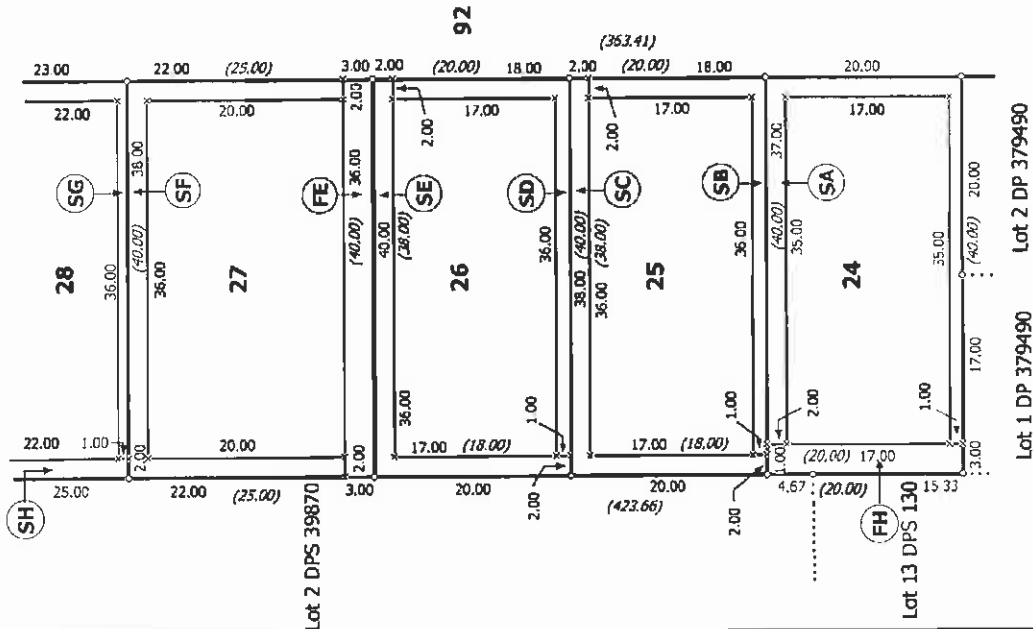
Areas marked RA on Lot 36, RB on Lot 40, RC on Lot 41, RD on Lot 42, FF and UH on Lot 58, and AE & AF on Lot 94 are subject to a Consent Notice



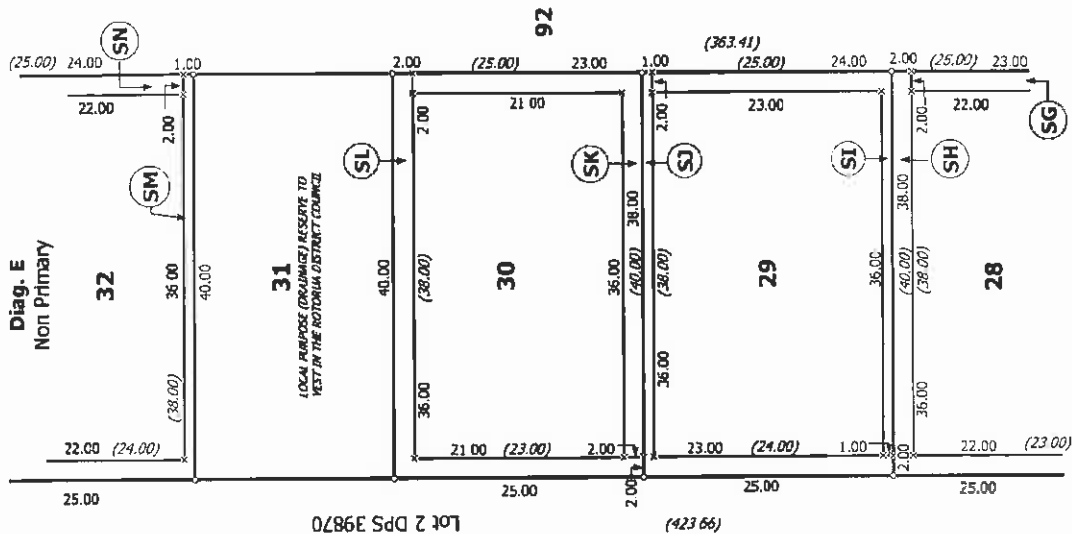




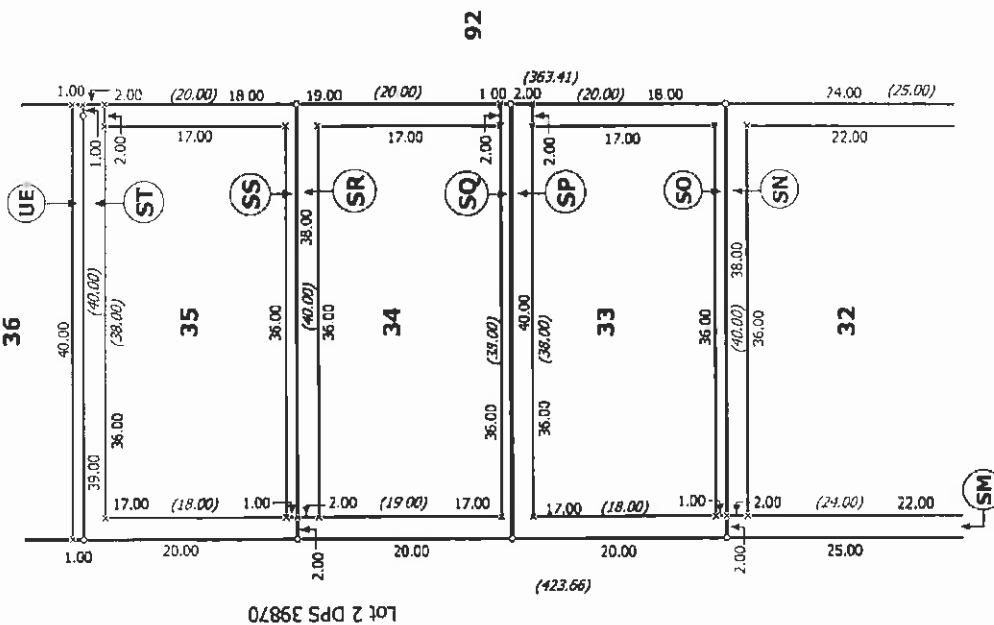
Diag. C
Non Primary



Diag. E
Non Primary



Diag. A
Non Primary



Land District South Auckland

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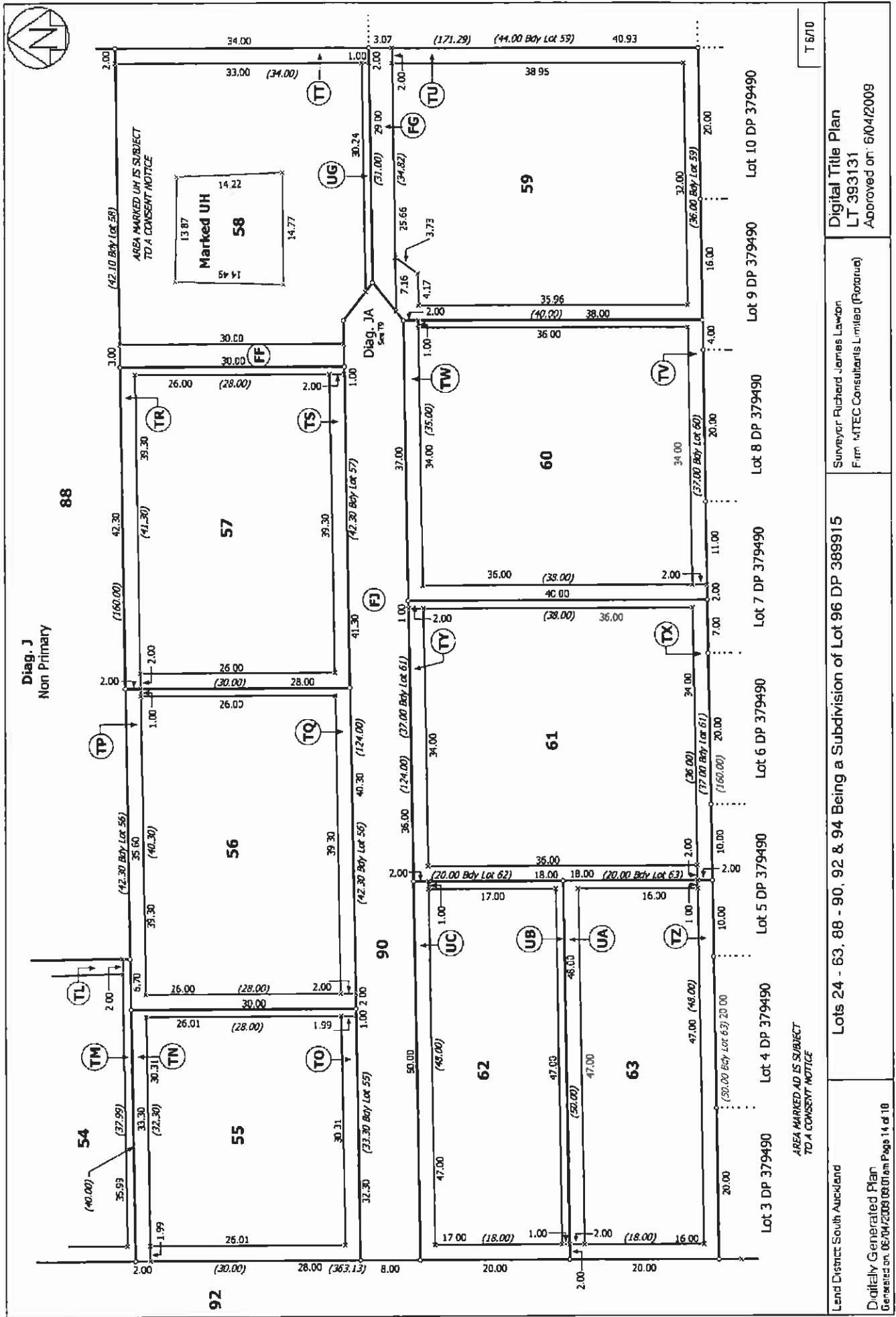
Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915

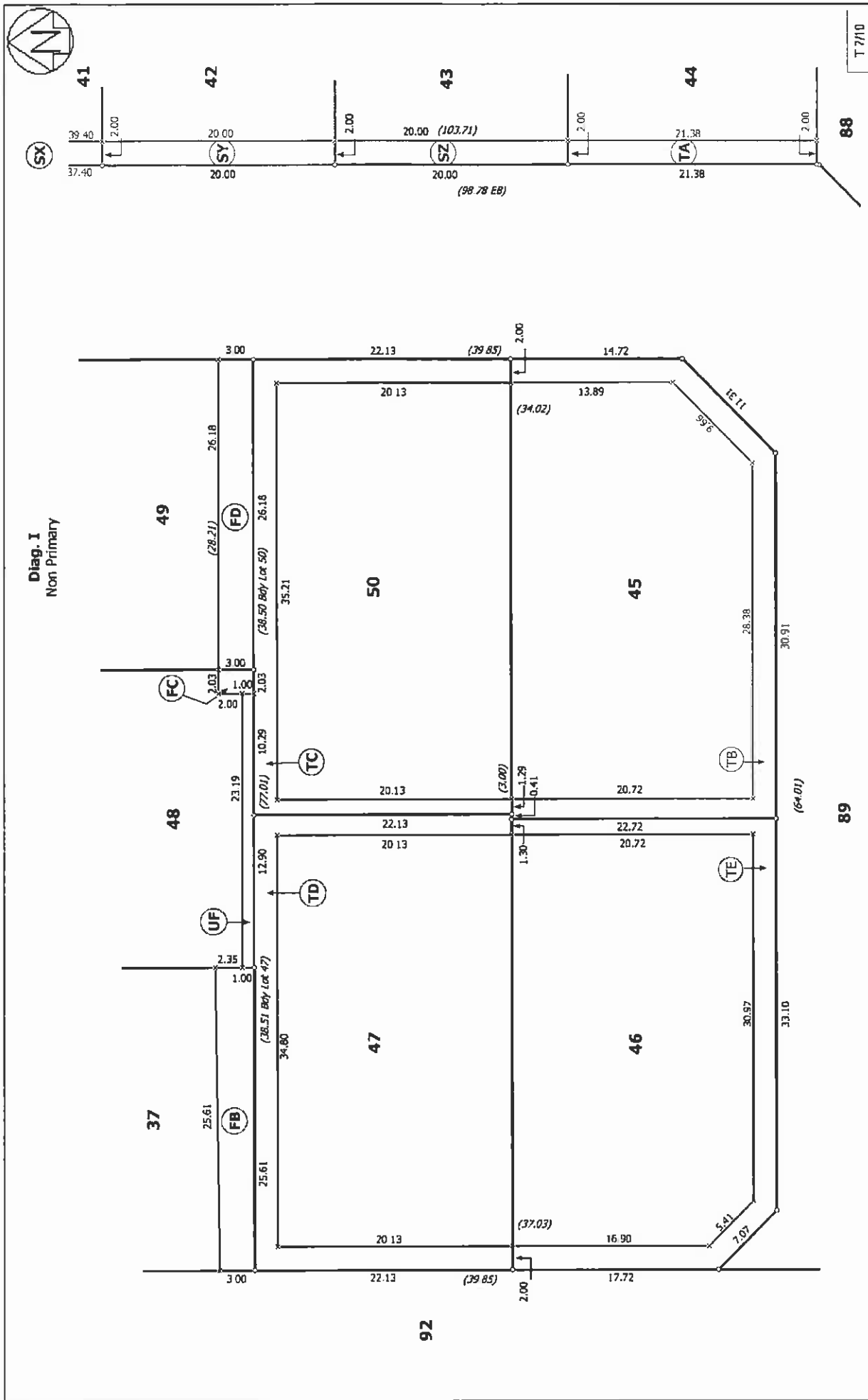
Surveyor Richard James Lawton
Firm MTEC Consultants Limited (Planner)

Digital Title Plan
LT 393131

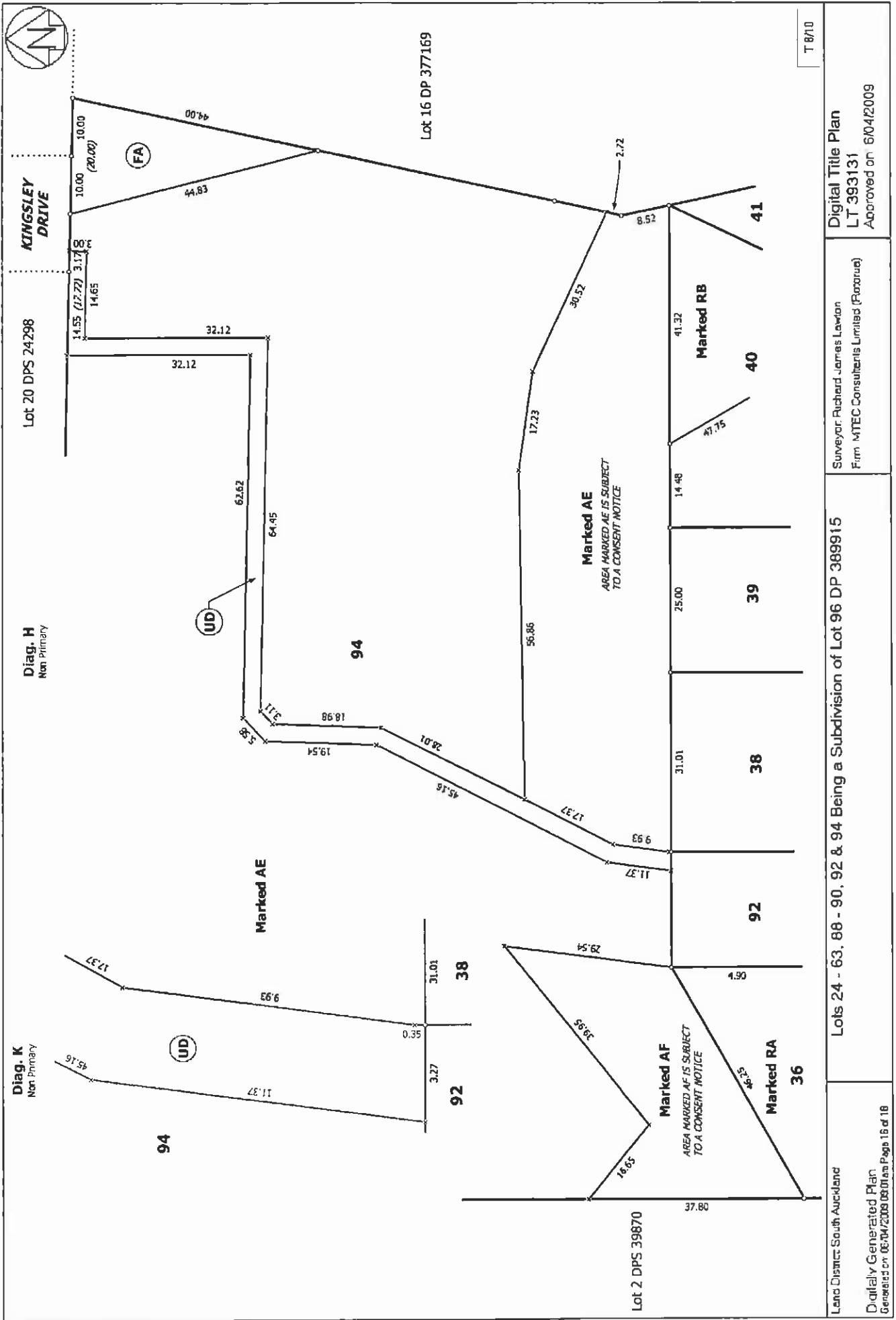
Approved on 6/04/2009

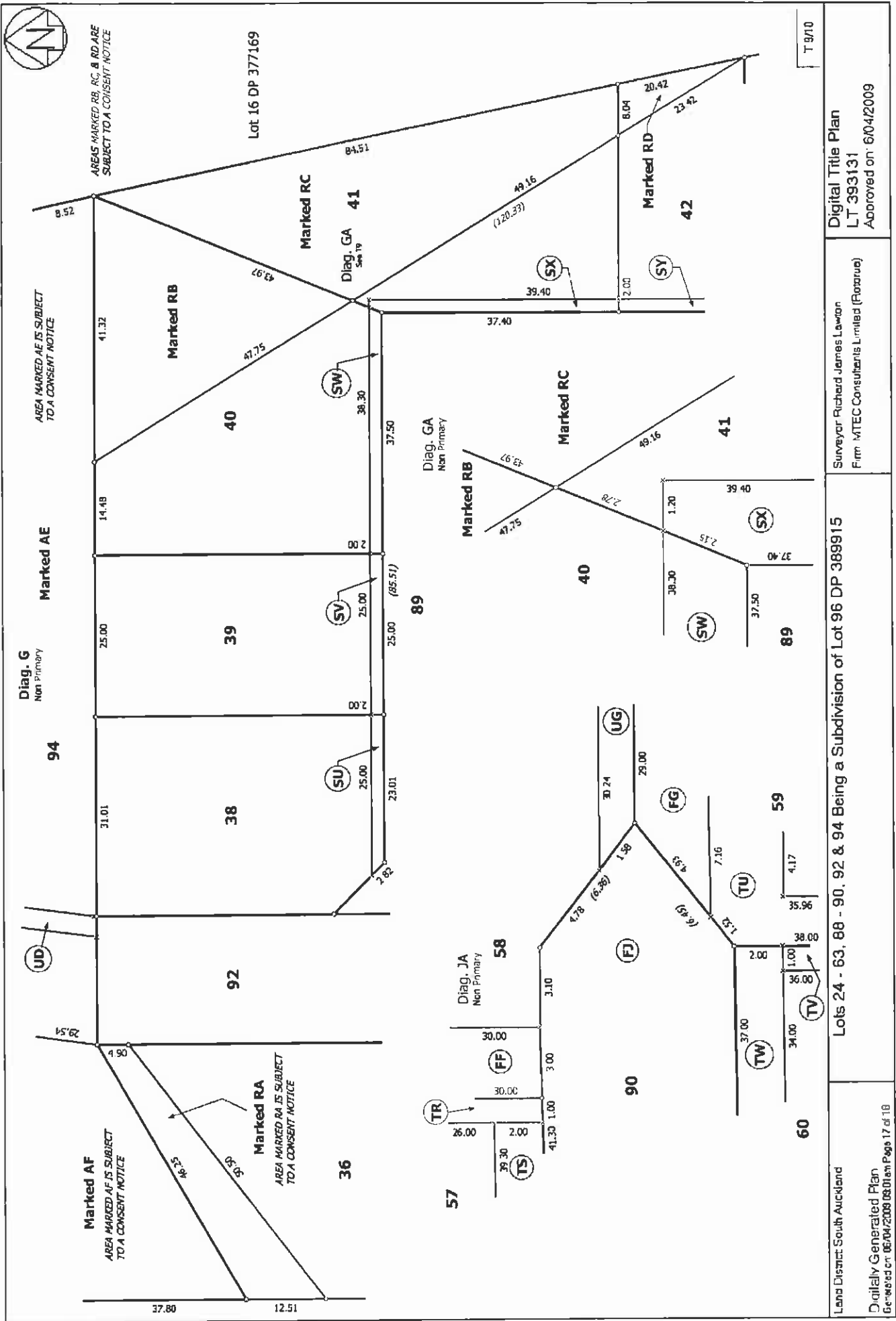
T 5/10





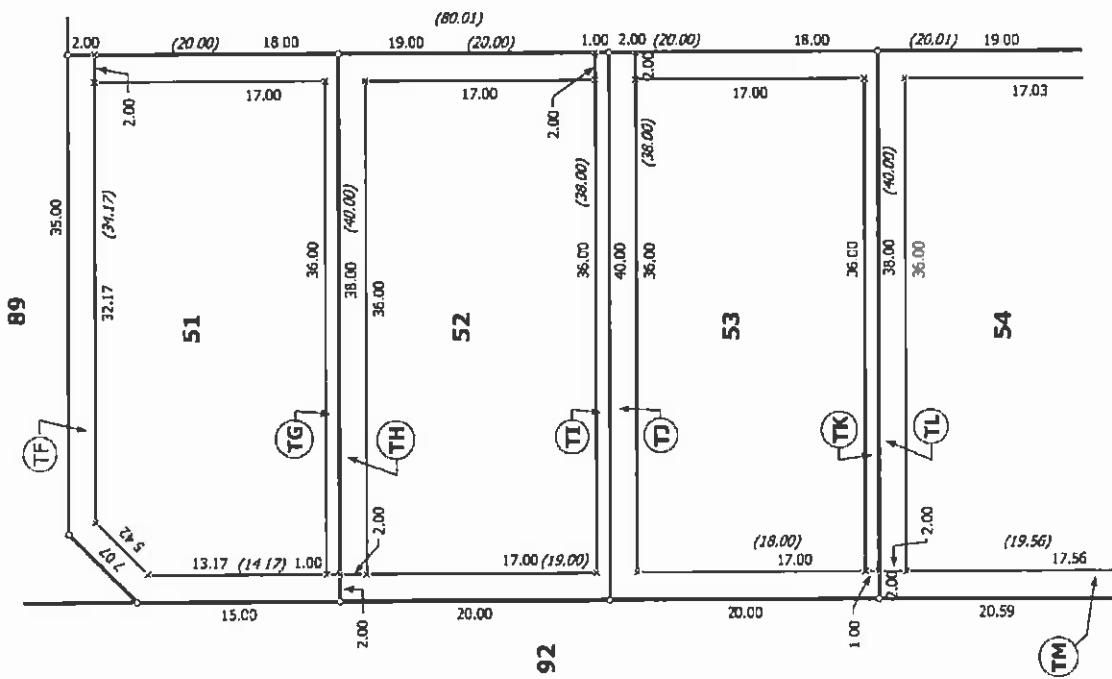
Land District: South Auckland	Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915	Surveyor: Richard James Lawton Firm: MTEC Consultants Limited (Ponotua)	Digital Title Plan LT 393131 Approved on 6/04/2009
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Diag. FA
Non Primary



T10/10

Digital Title Plan
LT 393131
Approved on: 6/04/2009

Surveyor: Richard James Lawton
Firm: MTEC Consultants Limited (Formerly)

Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915

Land District South Auckland

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