26 March 2009

Please Quote: 63-05-026\09

Your Ref: 175781-R-S-C028

Doc.No: RDC-36200

P31338
copy to: P32183 – P32222

MTEC Consultants Ltd
PO Box 878
ROTORUA

Attention: Richard Lawton

Dear Richard

APPLICATION FOR SUBDIVISION CONSENT

CONSENT NO: 6305026
APPLICANT: PIONEER PROPERTY TRUST LTD
LOCATION OF PROPOSAL: WESTERN ROAD

You will have been advised electronically on 24th March 2009 that certification has been given for the above subdivision pursuant to Section 223 of the Resource Management Act 1991.

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

Yours faithfully

Jane Thomsen
Planning Support Officer

Encl.

Document Set ID: 2612127
Version: 1, Version Date: 27/03/2009

Landonline

Toitu te Land whenua Information New Zealand

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

I hereby certify that plan DP 393131 was approved by the Rotorua District Council pursuant to section 223 of the Resource Management Act 1991 on the 24th day of March 2009. ☑

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the amalgamation condition 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 393131. ☑

Signature

Signed by Tracey-Lee May, Authorised Officer, on 24/03/2009 10:46 AM

Receipt Information

Transaction Receipt Number	3940998
Signing Certificate (Distinguished Name)	May, Tracey-Lee
Signing Certificate (Serial Number)	1019658286
Signature Date	24/03/2009

***** End of Report *****

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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	

Survey Details

Dataset Description	Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915		
Status	Initiated		
Land District	South Auckland	**Survey Class**	Class I Cadastral Survey
Submitted Date		**Survey Approval Date**	
		Deposit Date	

Territorial Authorities

Rotorua District

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
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
Lot 27 Deposited Plan 393131	Fee Simple Title	0.1000 Ha	373076
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	
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
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

Document Set ID: 2612127
Version: 1, Version Date: 27/03/2009

Digital Title Plan - LT 393131

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
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
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	
Lot 94 Deposited Plan 393131	Fee Simple Title	1 9656 Ha	373114
Lot 88 Deposited Plan 393131	Vesting on Deposit for Local Purpose Reserve	1 0705 Ha	
Marked FA Deposited Plan 393131	Easement		
Marked FB 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 FH Deposited Plan 393131	Easement		
Marked FJ Deposited Plan 393131	Easement		
Marked SA Deposited Plan 393131	Easement		
Marked SB Deposited Plan 393131	Easement		
Marked SC Deposited Plan 393131	Easement		
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		

Document Set ID: 2612127
Version: 1, Version Date: 27/03/2009

Digital Title Plan - LT 393131

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked SN Deposited Plan 393131	Easement		
Marked SO Deposited Plan 393131	Easement		
Marked SP Deposited Plan 393131	Easement		
Marked SQ Deposited Plan 393131	Easement		
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		
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		
Marked TL Deposited Plan 393131	Easement		
Marked TM Deposited Plan 393131	Easement		
Marked TN Deposited Plan 393131	Easement		
Marked TO Deposited Plan 393131	Easement		
Marked TP Deposited Plan 393131	Easement		
Marked TQ Deposited Plan 393131	Easement		
Marked TR 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		
Marked UD Deposited Plan 393131	Easement		
Marked RA Deposited Plan 393131	Covenant Area		

Document Set ID: 2612127
Version: 1, Version Date: 27/03/2009

Digital Title Plan - LT 393131

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked RB Deposited Plan 393131	Covenant Area		
Marked RC Deposited Plan 393131	Covenant Area		
Marked RD Deposited Plan 393131	Covenant Area		
Marked UE Deposited Plan 393131	Easement		
Marked UF Deposited Plan 393131	Easement		
Marked UG Deposited Plan 393131	Easement		
Marked UH Deposited Plan 393131	Covenant Area		
Marked AE Deposited Plan 393131	Covenant Area		
Marked AF Deposited Plan 393131	Covenant Area		
Total Area		8 5865 Ha	

Document Set ID: 2612127
Version: 1, Version Date: 27/03/2009

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	

Document Set ID: 2612127
Version: 1, Version Date: 27/03/2009

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	

Document Set ID: 2612127
Version: 1, Version Date: 27/03/2009

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	

Document Set ID: 2612127
Version: 1, Version Date: 27/03/2009

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 UG on Lot 58, and AE & AF on Lot 94 are subject to a Consent Notice

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Version: 1, Version Date: 27/03/2009

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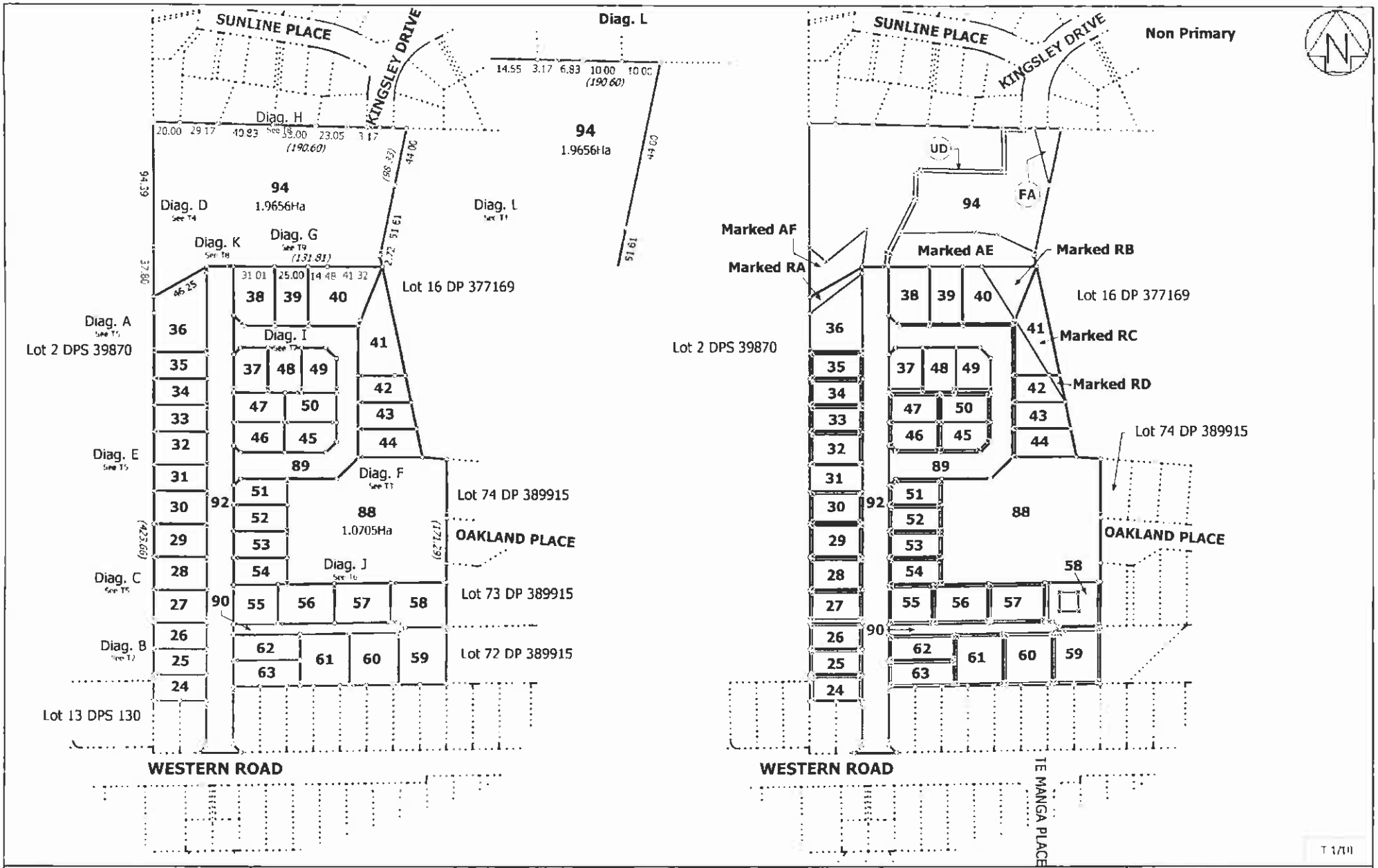
Version: 1, Version Date: 27/03/2009



Land District South Auckland Digitally Generated Plan Generated on 23/03/2009 09:02am Page 3 of 18	Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915	Surveyor Richard James Lawton Firm MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 393131 DRAFT

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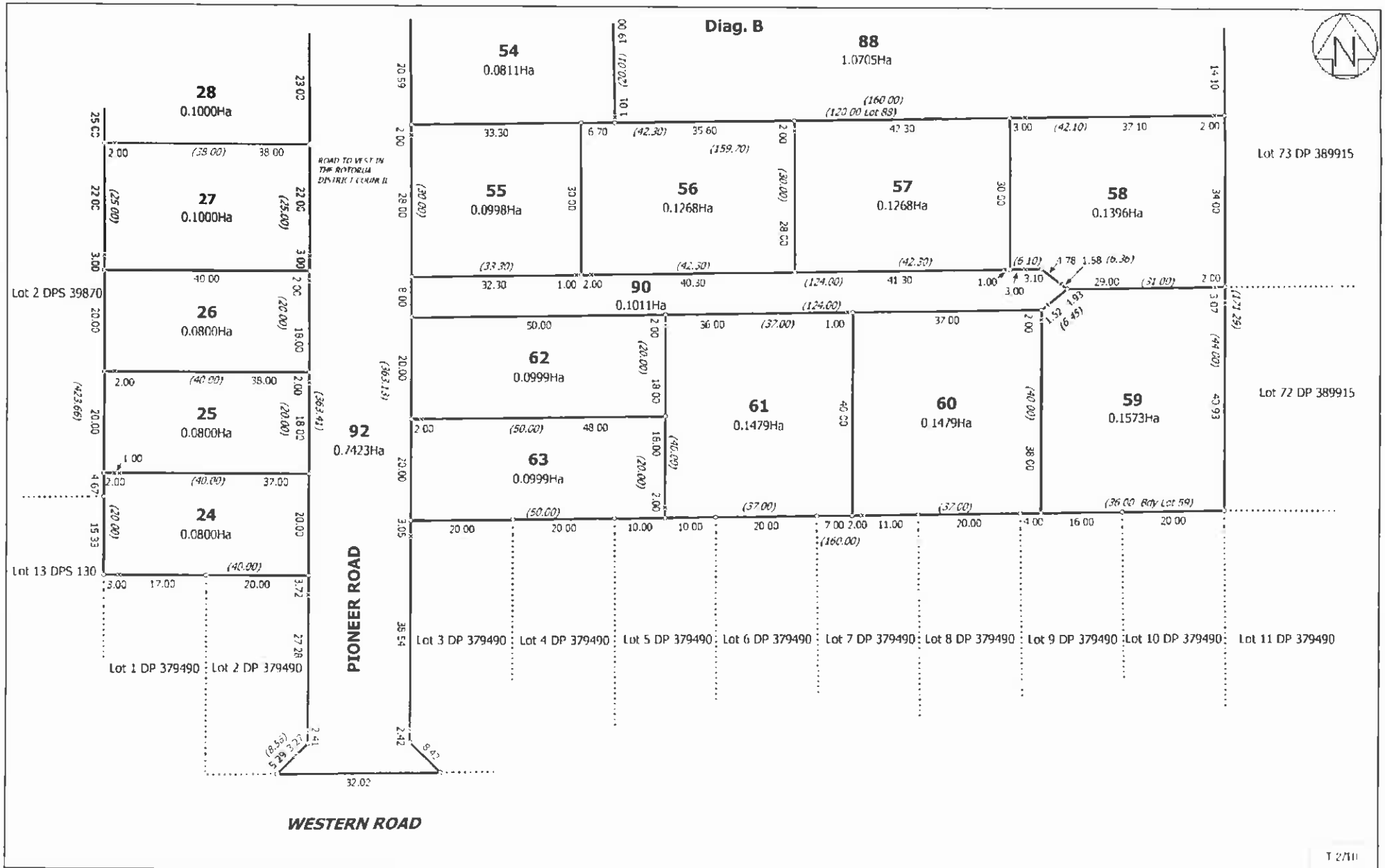

Land District South Auckland Digitally Generated Plan Generated on 23/03/2009 09:02am Page 10 of 18	Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915	Surveyor Richard James Lawton Firm MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 393131 DRAFT

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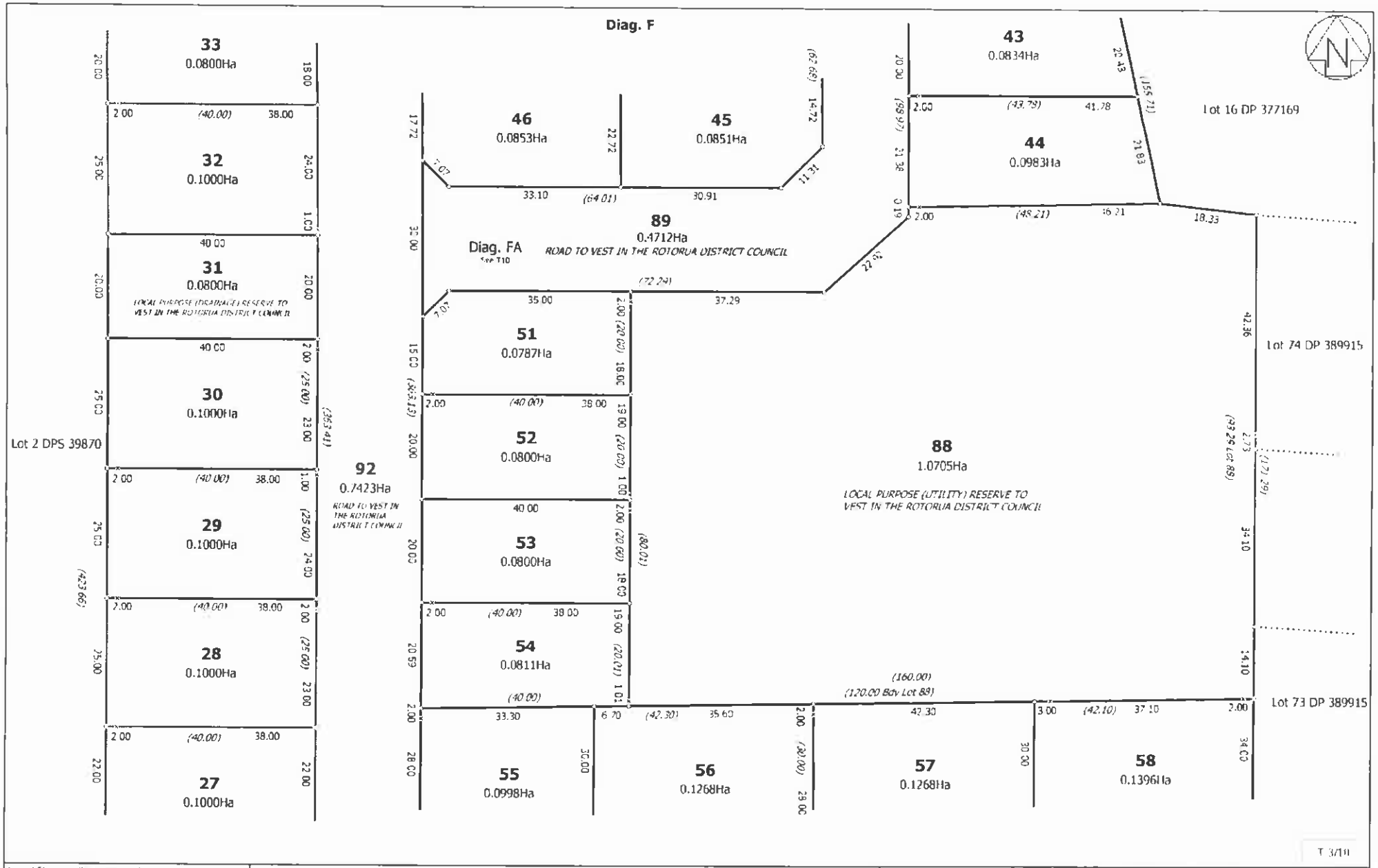

Land District South Auckland Digitally Generated Plan Generated on 23/03/2009 09:02am Page 11 of 18	Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915	Surveyor Richard James Lawton Firm MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 393131 DRAFT

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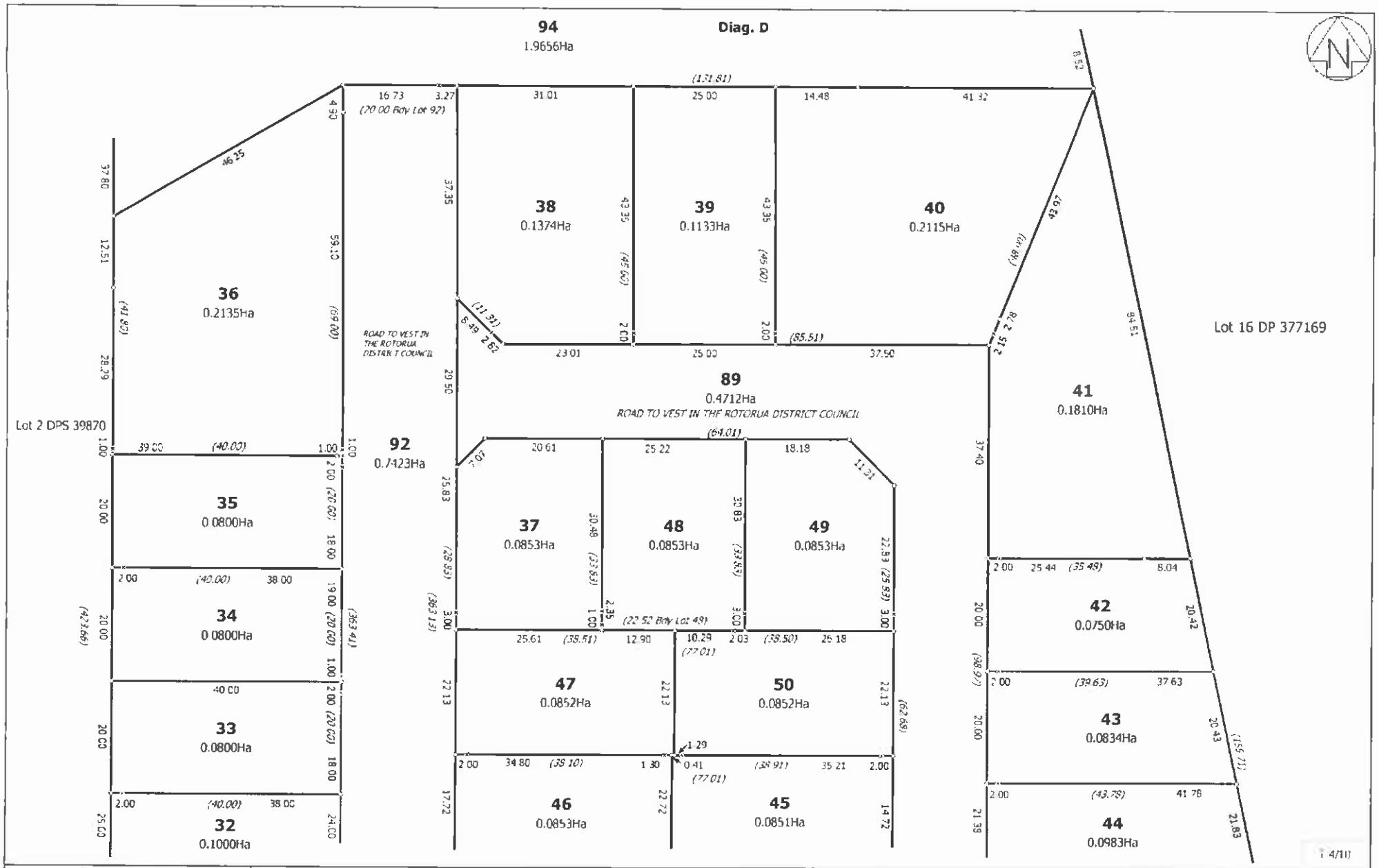

Land District South Auckland Digitally Generated Plan Generated on 23/03/2009 09:02am Page 12 of 18	Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915	Surveyor Richard James Lawton Firm MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 393131 DRAFT

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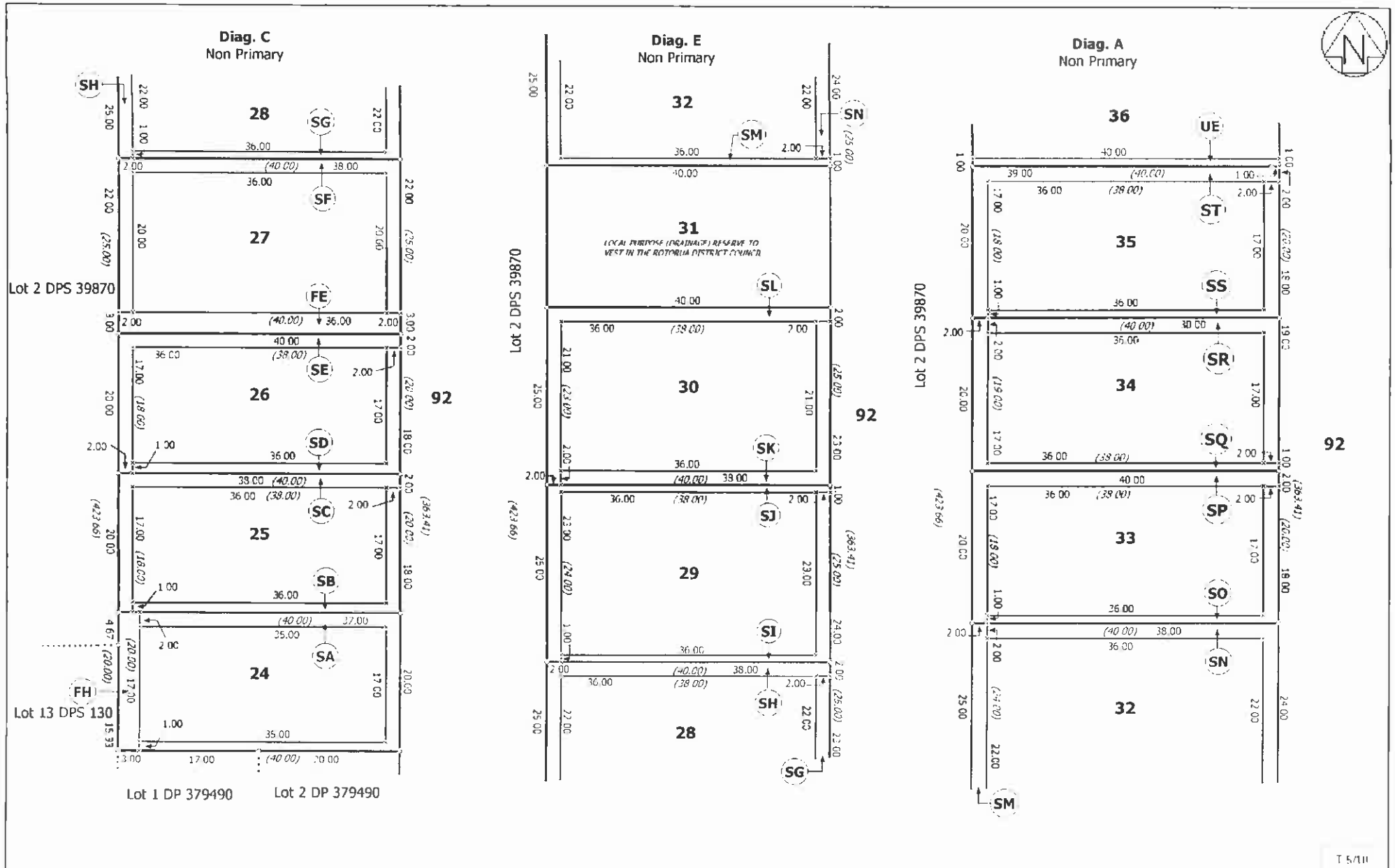

Land District South Auckland Digitally Generated Plan Generated on 23/03/2009 09:02am Page 12 of 18	Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915	Surveyor Richard James Lawton Firm MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 393131 DRAFT

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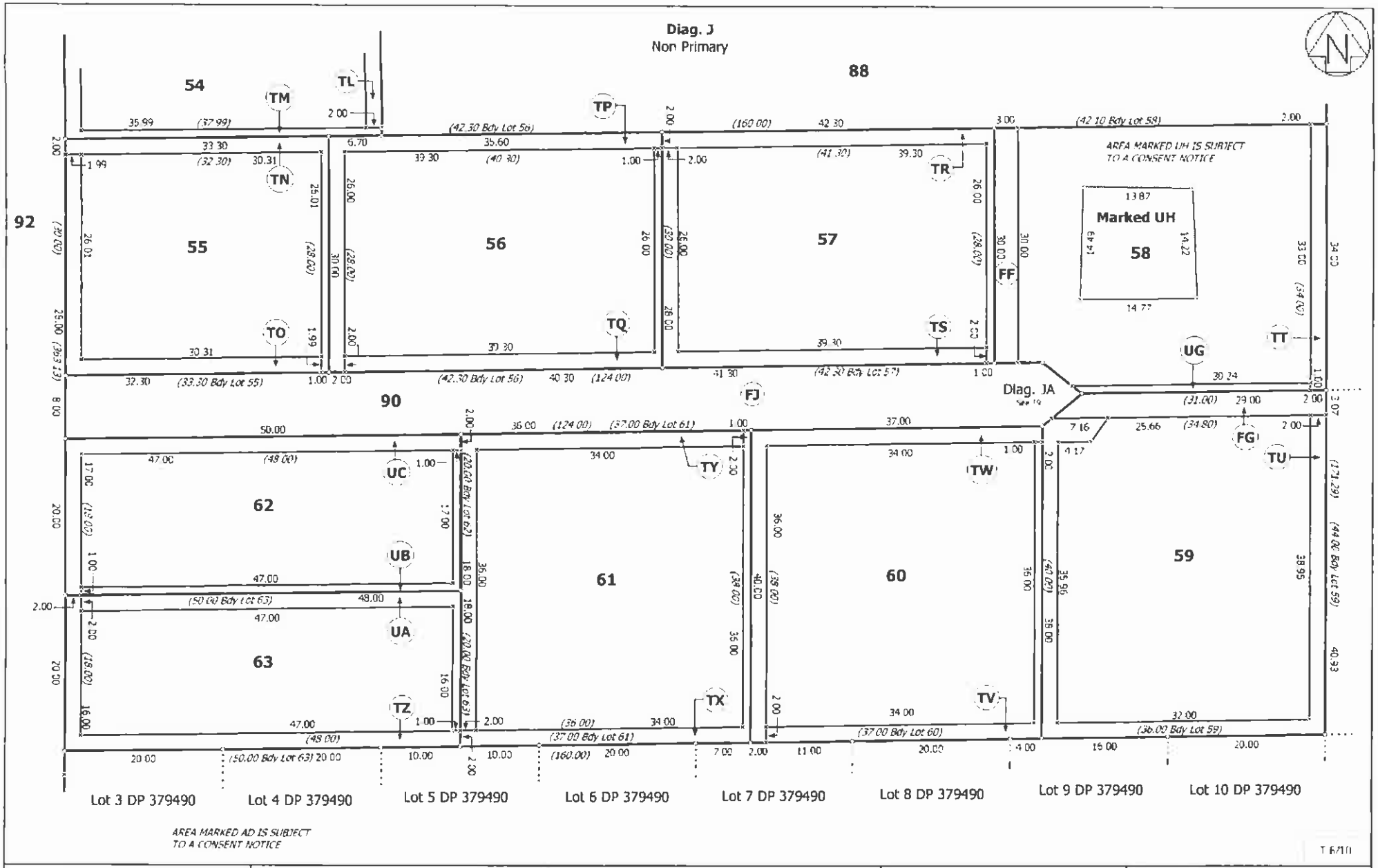

Land District South Auckland Digitally Generated Plan Generated on 23/03/2009 09:02am Page 14 of 18	Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915	Surveyor Richard James Lawton Firm MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 393131 DRAFT

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Version: 1, Version Date: 27/03/2009

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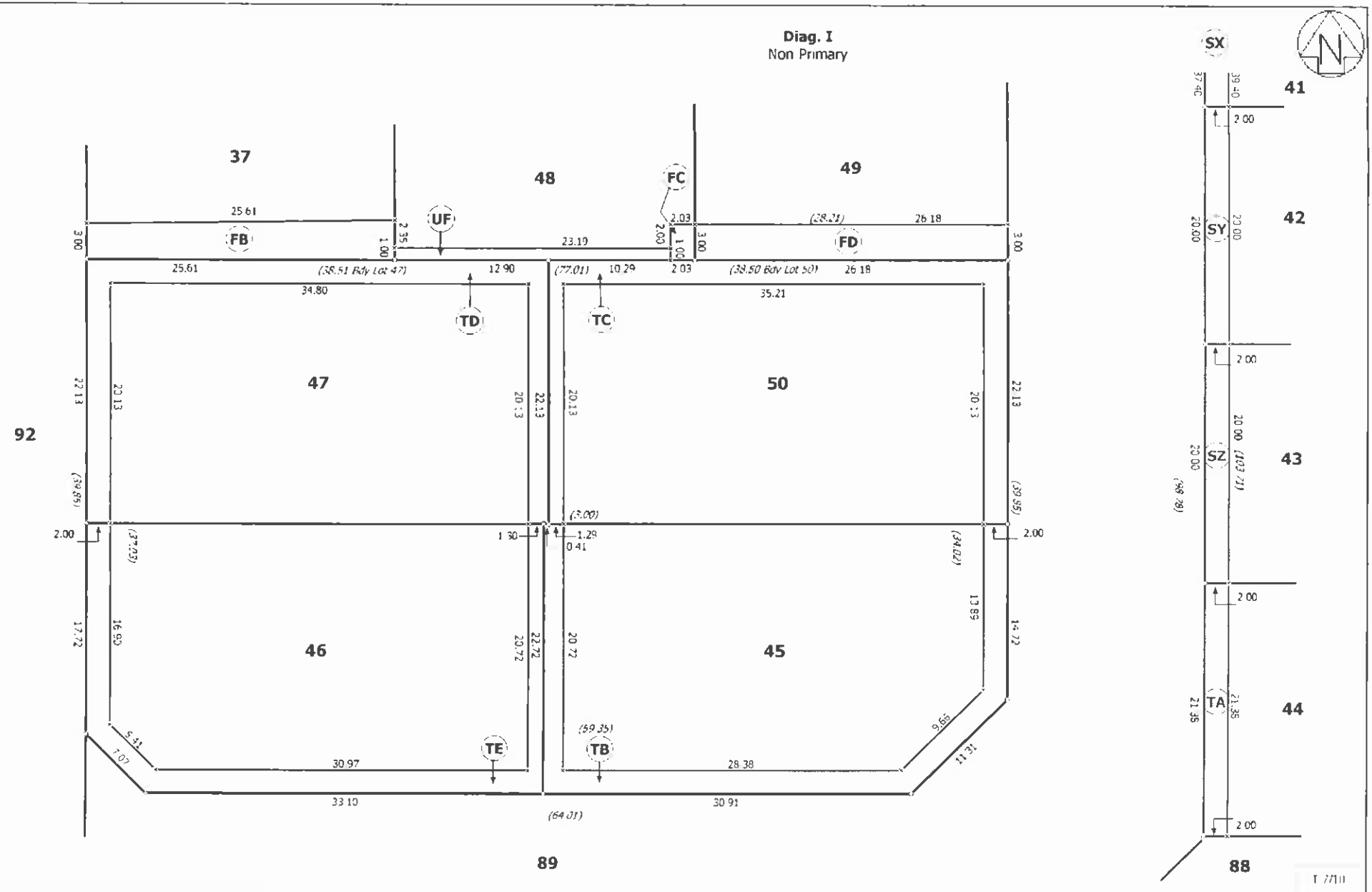

Land District South Auckland Digitally Generated Plan Generated on: 23/03/2009 09:02am Page 15 of 18	Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915	Surveyor Richard James Lawton Firm MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 393131 DRAFT

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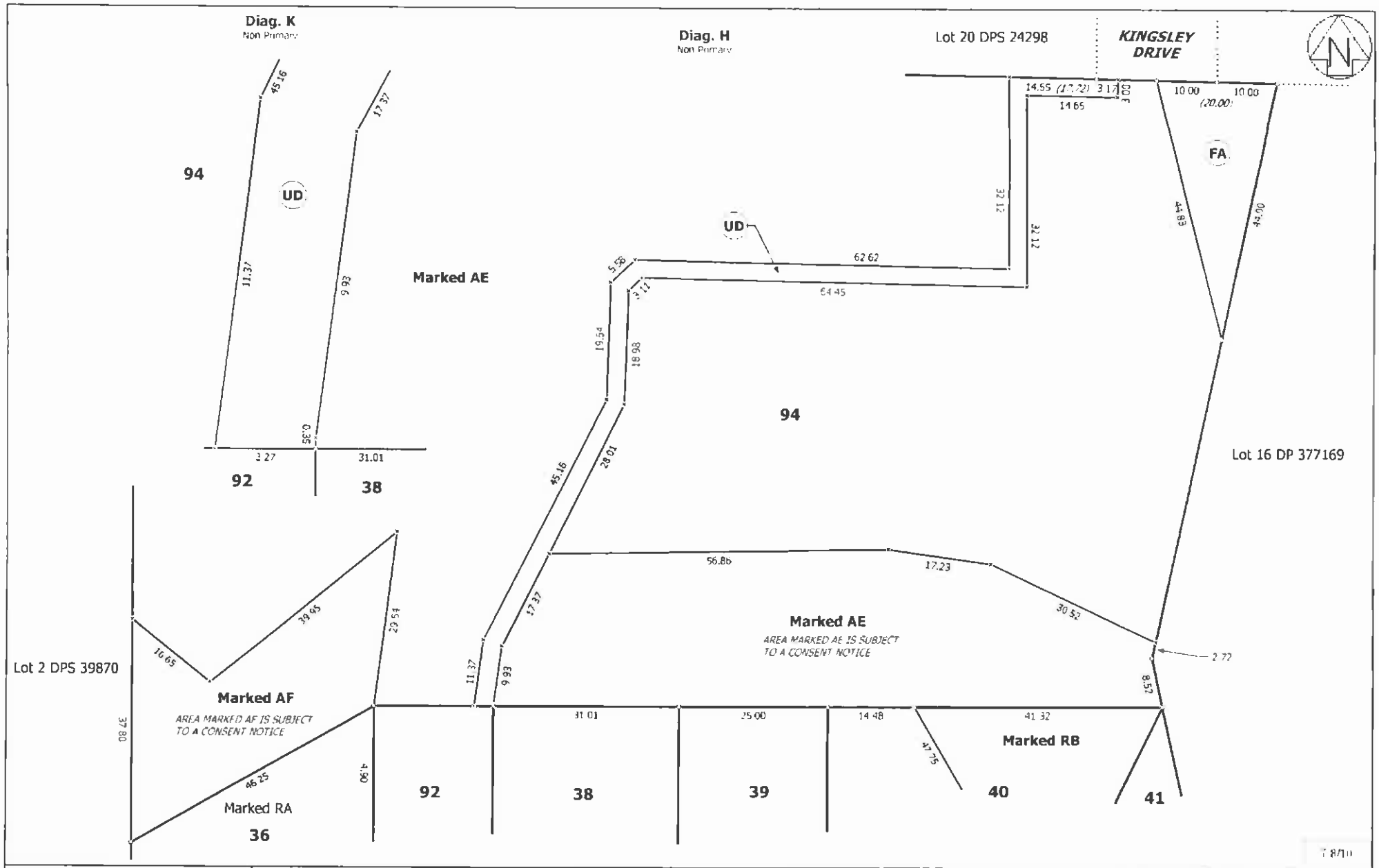

Land District South Auckland Digitally Generated Plan Generated on 23/03/2009 09:02am Page 16 of 18	Lots 24 - 63, 88 - 90, 92 & 94 Being a Subdivision of Lot 96 DP 389915	Surveyor Richard James Lawton Firm MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 393131 DRAFT

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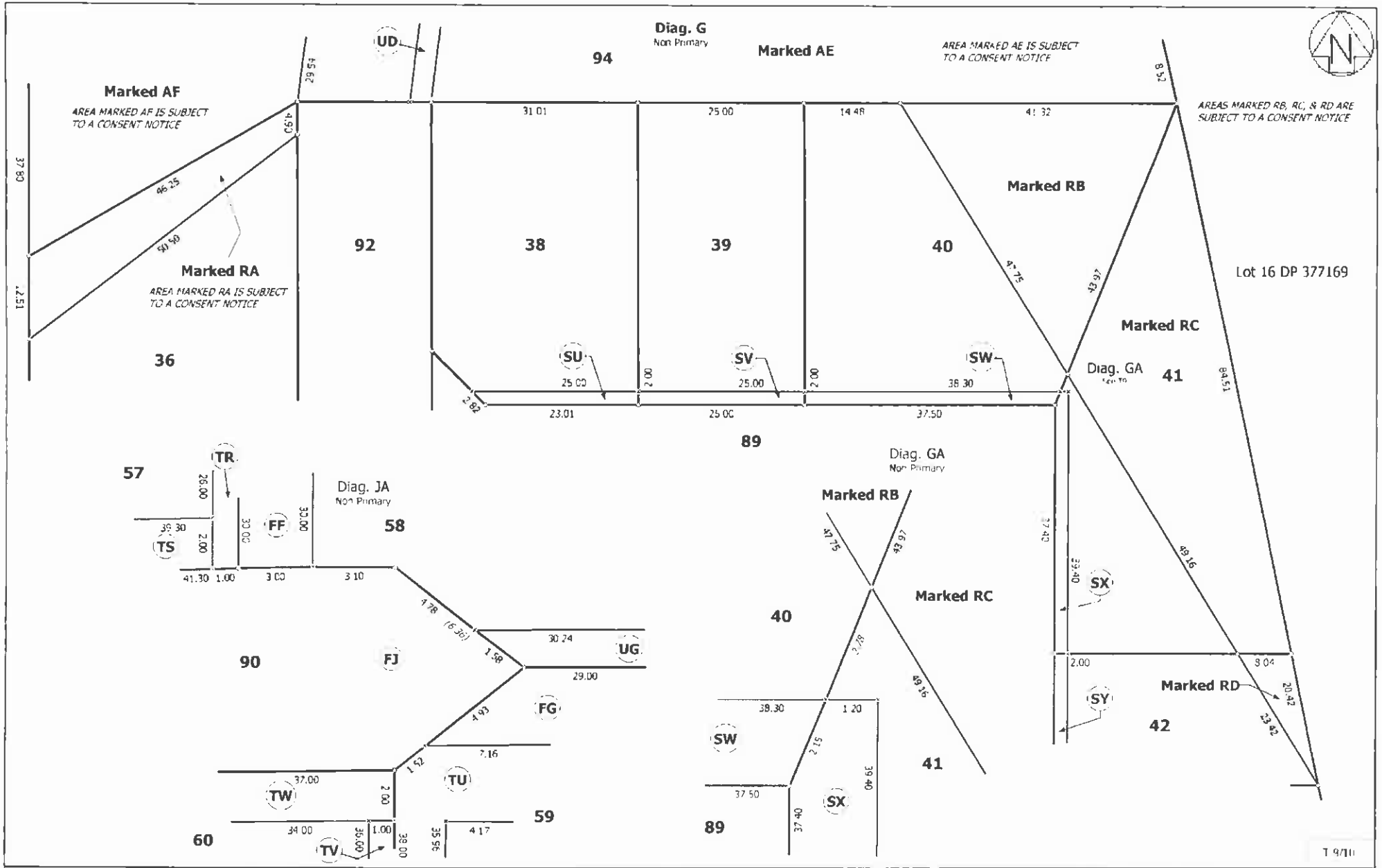

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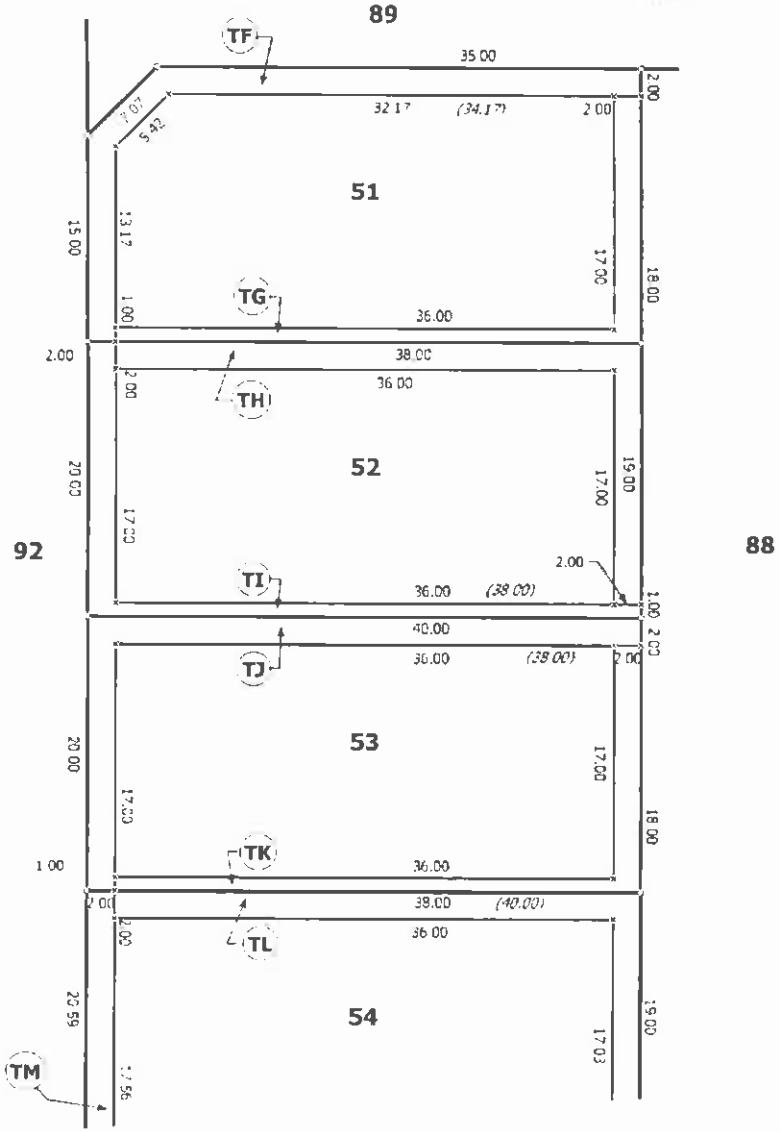

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