RC

15 October 2007

Please Quote: 63-05-026\06
Your Ref: 175781-R-P-C025

Doc.No: OW-92497

Copy to: P31338
P32174
P32175
P32223-P32245
P32231

MTEC Consultants Ltd
PO Box 878
ROTORUA

Attention: Richard Lawton

Dear Richard,

APPLICATION FOR SUBDIVISION CONSENT
PIONEER PROPERTY TRUST LTD, WESTERN ROAD, NGONGOTAHA

The land transfer plan relating to Stage Two 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. 447875, the plan is returned herewith with the approval executed under seal and 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.

Document Set ID: 462612
Version: 2, Version Date: 30/09/2009

175781/P

CONSENT NOTICE PURSUANT TO SECTION 221

OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of Lots 15, 16, 65 – 69, 84 - 86 DP 389915

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

1. All owners and subsequent owners of Lots 84, 85 & 86 DP 389915 are advised that the area outside of the building platforms (marked DJ on Lot 84 DP 389915, marked DH on Lot 85 DP 389915, and marked DG on Lot 86 DP 389915) are low lying with the potential to act as secondary flow paths for short durations during extreme storm events. Earthworks, access formation and landscaping within the lots shall not restrict the natural overland flows or divert water onto adjacent lots.

2. All owners and subsequent owners of Lots 15, 16, 65 – 69 DP 389915 are advised that the areas inside the overland flow easement, as identified with a right to drain water on DP 389915, are low lying with potential to act as secondary flow paths for short durations during extreme storm events. Earthworks, access formations, and landscaping within the lots shall not restrict the overland flows or divert water on to adjacent lots.

3. All owners and subsequent owners of Lots 84, 85 & 86 DP 389915 are advised that any building requiring a Building Consent shall have a minimum building platform level of 285.30m above Moturiki Datum. Any building outside of the certified building platforms (marked DJ on Lot 84 DP 389915, marked DH on Lot 85 DP 389915, and marked DG on Lot 86 DP 389915) will require a building platform at or above the Environment Bay of Plenty 1% AEP flood level of 285.30m above Moturiki Datum. The building platform shall be certified as suitable for the building by a suitably qualified and experienced Chartered Professional (Soils) Engineer.

Dated at Rotorua this 15TH day of OCTOBER 2007

.....

Principal Administrative Officer

Document Set ID: 462612
Version: 2, Version Date: 30/09/2009

Land Registration District	Plan Number
South Auckland	DP 389915

Territorial Authority (the Council)

Rotorua District Council

Certifications under the Resource Management Act 1991 ***(options that do not apply must be deleted)***

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 15TH day of OCTOBER 2007
- ☐ 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
- ☐ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easements set out in the Memorandum of Easements on the attached Annexure Schedule
- ☐ 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 447875)

Dated this 15TH day of OCTOBER 2007

Principal Administrative Officer/Authorised Officer

Amalgamation Conditions
(Pursuant to s220 Resource Management Act 1991)

That Lot 91 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 15 & 16 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith (see LINZ Consultation Number 447875).

Landonline

Toitu te Land whenua Information New Zealand

Digital Title Plan - LT 389915

Survey Number	LT 389915
Surveyor Reference	175781 PIONEER TRUST
Surveyor	Richard James Lawton
Survey Firm	MTEC Consultants Limited (Rotorua)
Surveyor Declaration	

Survey Details

Dataset Description	LOTS 15, 16, 64 - 87, 91, 93 & 96 BEING A SUBDIVSION OF LOT 95 DP 379490		
Status	Initiated		
Land District	South Auckland	**Survey Class**	Class I Cadastral Survey
Submitted Date		**Survey Approval Date**	
		Deposit Date	

Territorial Authorities

Rotorua District

Comprised In

CT 318905

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 15 Deposited Plan 389915	Fee Simple Title	0.1873 ha	360689
Lot 16 Deposited Plan 389915	Fee Simple Title	0.1902 ha	360690
Lot 64 Deposited Plan 389915	Fee Simple Title	0.0933 ha	360691
Lot 65 Deposited Plan 389915	Fee Simple Title	0.0920 ha	360692
Lot 66 Deposited Plan 389915	Fee Simple Title	0.1087 ha	360693
Lot 67 Deposited Plan 389915	Fee Simple Title	0.1069 ha	360694
Lot 68 Deposited Plan 389915	Fee Simple Title	0.1070 ha	360695
Lot 69 Deposited Plan 389915	Fee Simple Title	0.1106 ha	360696
Lot 70 Deposited Plan 389915	Fee Simple Title	0.1143 ha	360697
Lot 71 Deposited Plan 389915	Fee Simple Title	0.1039 ha	360698
Lot 72 Deposited Plan 389915	Fee Simple Title	0.2100 ha	360699
Lot 73 Deposited Plan 389915	Fee Simple Title	0.0944 ha	360700
Lot 74 Deposited Plan 389915	Fee Simple Title	0.0994 ha	360701
Lot 75 Deposited Plan 389915	Fee Simple Title	0.0994 ha	360702
Lot 76 Deposited Plan 389915	Fee Simple Title	0.0994 ha	360703
Lot 77 Deposited Plan 389915	Fee Simple Title	0.0994 ha	360704
Lot 78 Deposited Plan 389915	Fee Simple Title	0.0994 ha	360705
Lot 79 Deposited Plan 389915	Fee Simple Title	0.0994 ha	360706
Lot 80 Deposited Plan 389915	Fee Simple Title	0.1011 ha	360707
Lot 81 Deposited Plan 389915	Fee Simple Title	0.0910 ha	360708
Lot 82 Deposited Plan 389915	Fee Simple Title	0.0799 ha	360709
Lot 83 Deposited Plan 389915	Fee Simple Title	0.0799 ha	360710
Lot 84 Deposited Plan 389915	Fee Simple Title	0.0907 ha	360711
Lot 85 Deposited Plan 389915	Fee Simple Title	0.0867 ha	360712

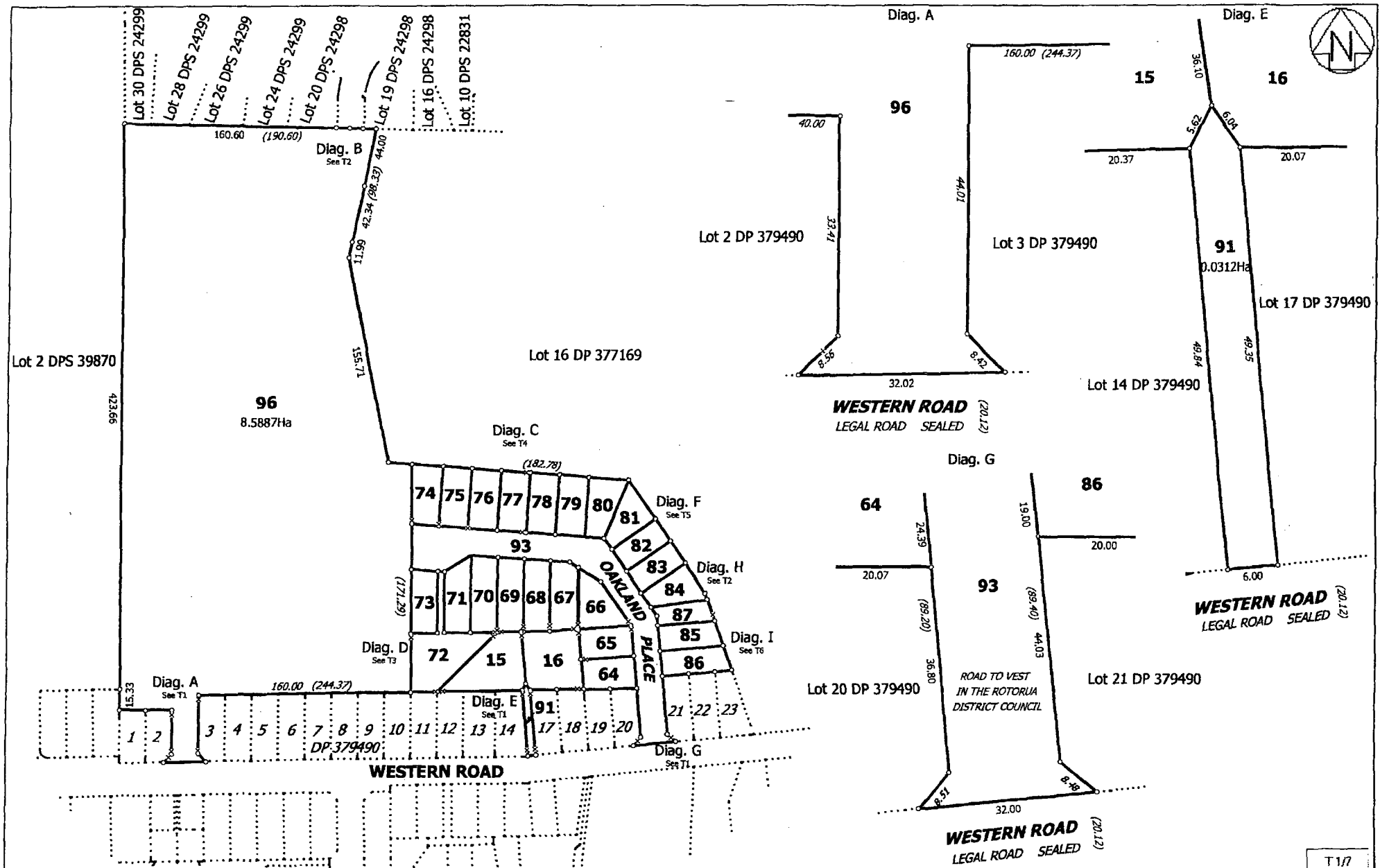
Document Set ID: 462612
Version: 2, Version Date: 30/09/2009

Digital Title Plan - LT 389915

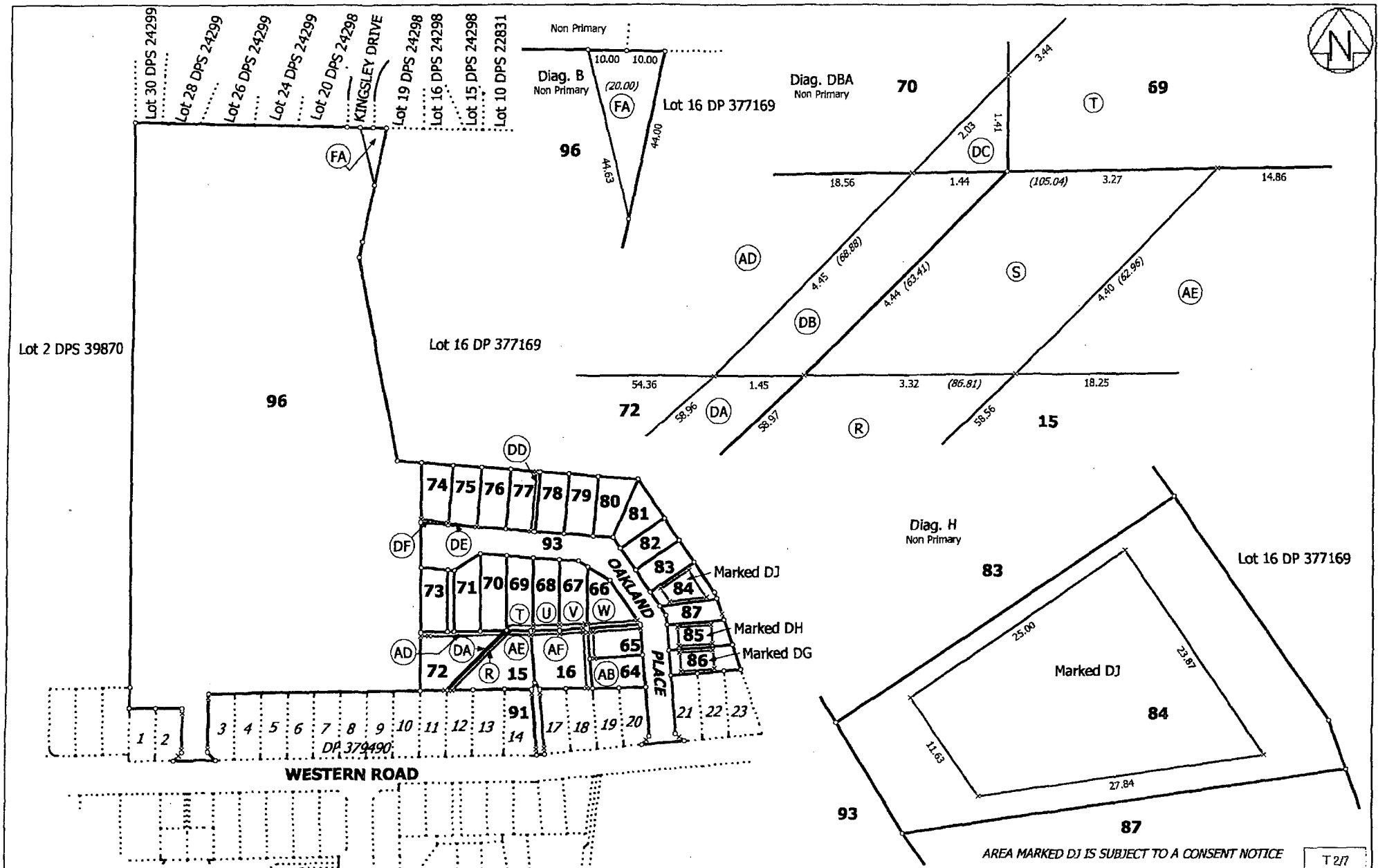
Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 86 Deposited Plan 389915	Fee Simple Title	0.0956 ha	360713
Lot 87 Deposited Plan 389915	Vesting on Deposit for Local Purpose Reserve	0.0650 ha	360714
Lot 91 Deposited Plan 389915	Fee Simple Title	0.0312 ha	360715
Lot 93 Deposited Plan 389915	Vesting on Deposit for Road	0.6548 ha	360716
Lot 96 Deposited Plan 389915	Fee Simple Title	8.5887 ha	360717
Marked AD Deposited Plan 389915	Easement		
Marked AE Deposited Plan 389915	Easement		
Marked AF Deposited Plan 389915	Easement		
Marked AG Deposited Plan 389915	Easement		
Marked AH Deposited Plan 389915	Easement		
Marked AB Deposited Plan 389915	Easement		
Marked R Deposited Plan 389915	Easement		
Marked S Deposited Plan 389915	Easement		
Marked T Deposited Plan 389915	Easement		
Marked U Deposited Plan 389915	Easement		
Marked V Deposited Plan 389915	Easement		
Marked W Deposited Plan 389915	Easement		
Marked DA Deposited Plan 389915	Easement		
Marked DB Deposited Plan 389915	Easement		
Marked DC Deposited Plan 389915	Easement		
Marked DD Deposited Plan 389915	Easement		
Marked DE Deposited Plan 389915	Easement		
Marked DF Deposited Plan 389915	Easement		
Marked DG Deposited Plan 389915	Covenant Area		
Marked DH Deposited Plan 389915	Covenant Area		
Marked DJ Deposited Plan 389915	Covenant Area		
Marked FA Deposited Plan 389915	Easement		
Marked AJ Deposited Plan 389915	Easement		
Total Area		12.0796 ha	

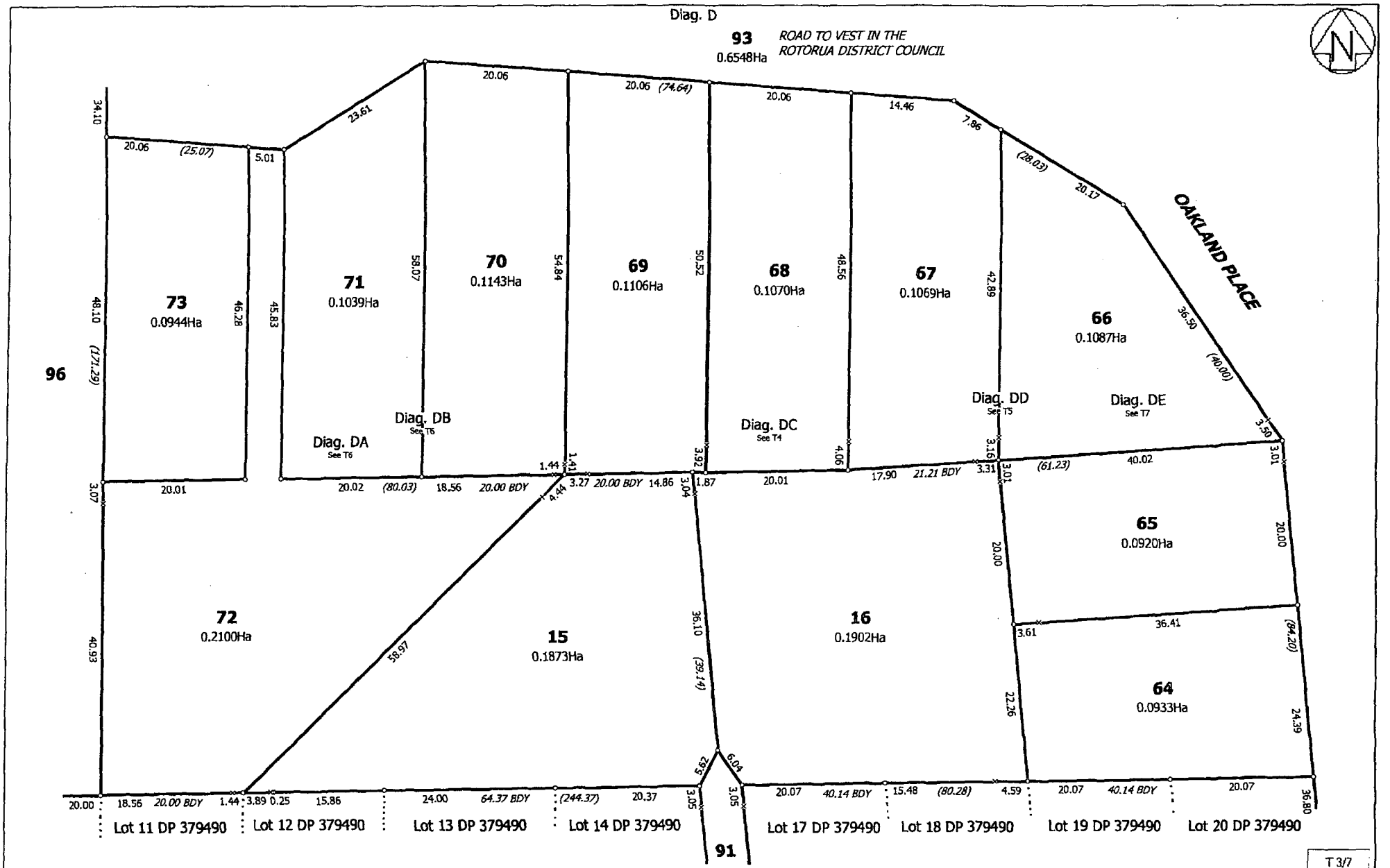
Document Set ID: 462612
Version: 2, Version Date: 30/09/2009



Land District South Auckland Digitally Generated Plan Generated on: 21/09/2007 09:27am Page 3 of 9	LOTS 15, 16, 64 - 87, 91, 93 & 96 BEING A SUBDIVSION OF LOT 95 DP 379490	Surveyor: Richard James Lawton Firm: MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 389915 DRAFT



Land District: South Auckland Digitally Generated Plan Generated on: 21/09/2007 09:27am Page 4 of 9	LOTS 15, 16, 64 - 87, 91, 93 & 96 BEING A SUBDIVSION OF LOT 95 DP 379490	Surveyor: Richard James Lawton Firm: MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 389915 DRAFT



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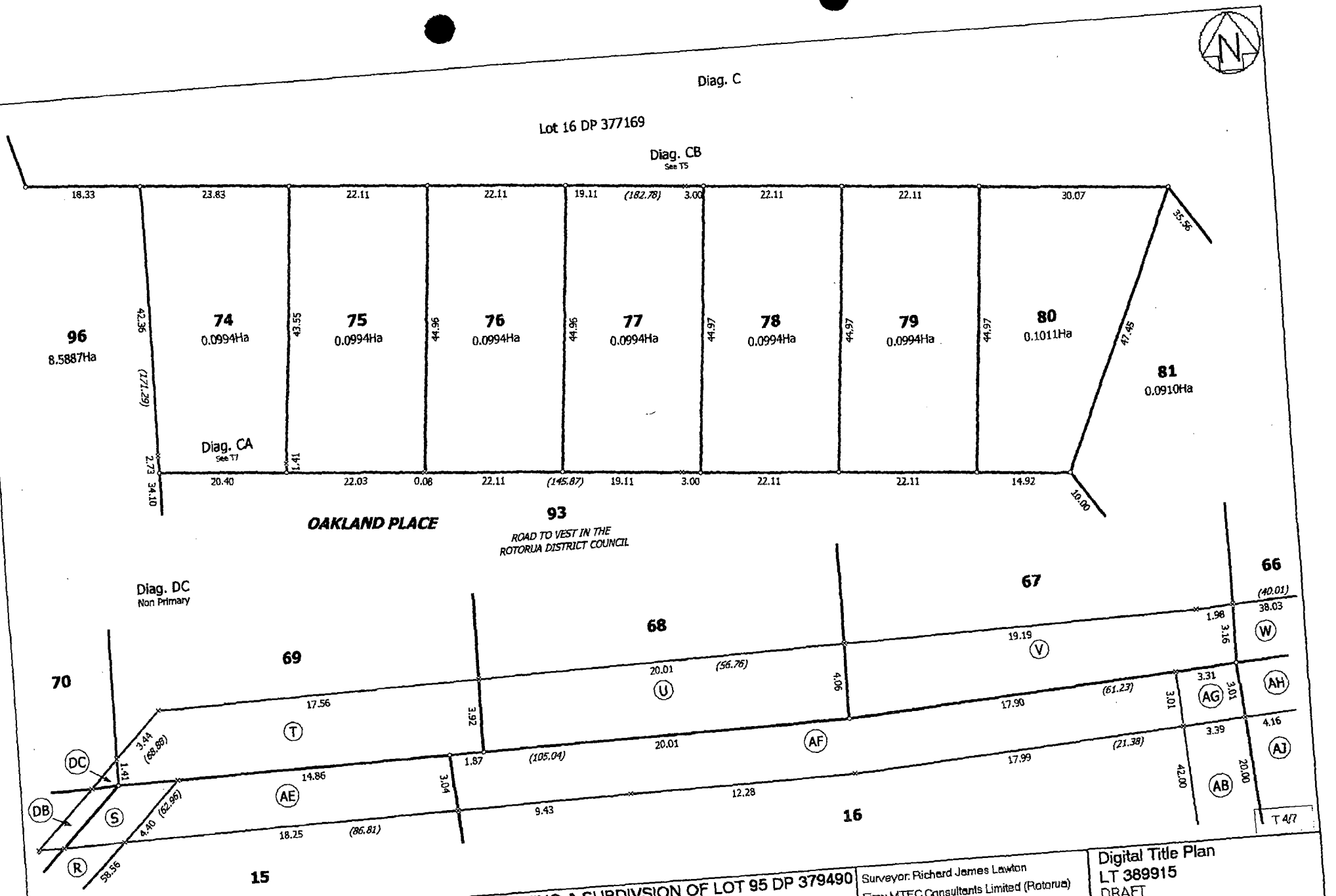

Land District: South Auckland

LOTS 15, 16, 64 - 87, 91, 93 & 96 BEING A SUBDIVSION OF LOT 95 DP 379490

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

Digital Title Plan
LT 389915
DRAFT

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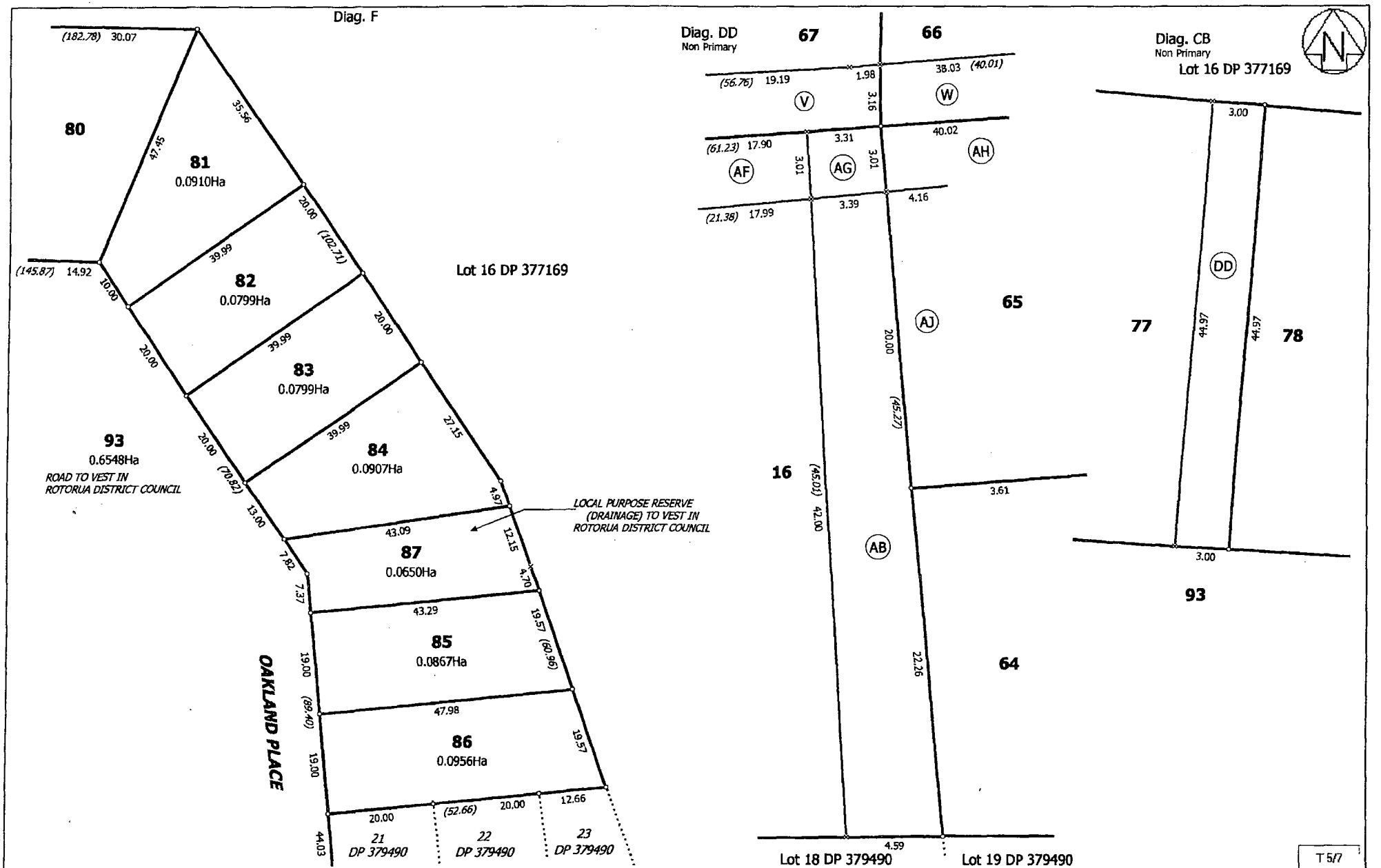
Digitally Generated Plan
Generated Date: 03/09/2009 08:27 am Page 6 of 9

Document Set ID: 462612
Version: 2, Version Date: 03/09/2009



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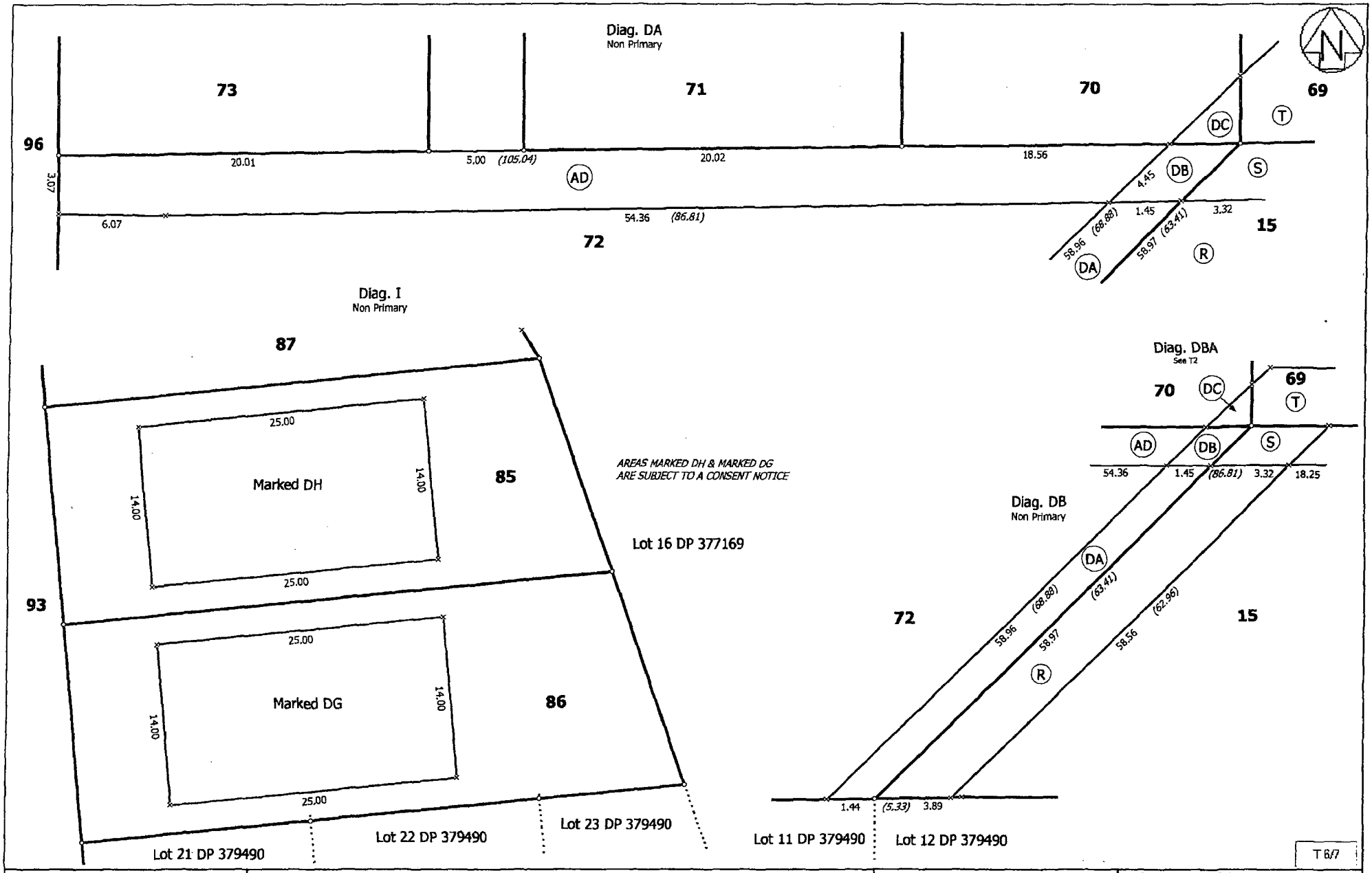

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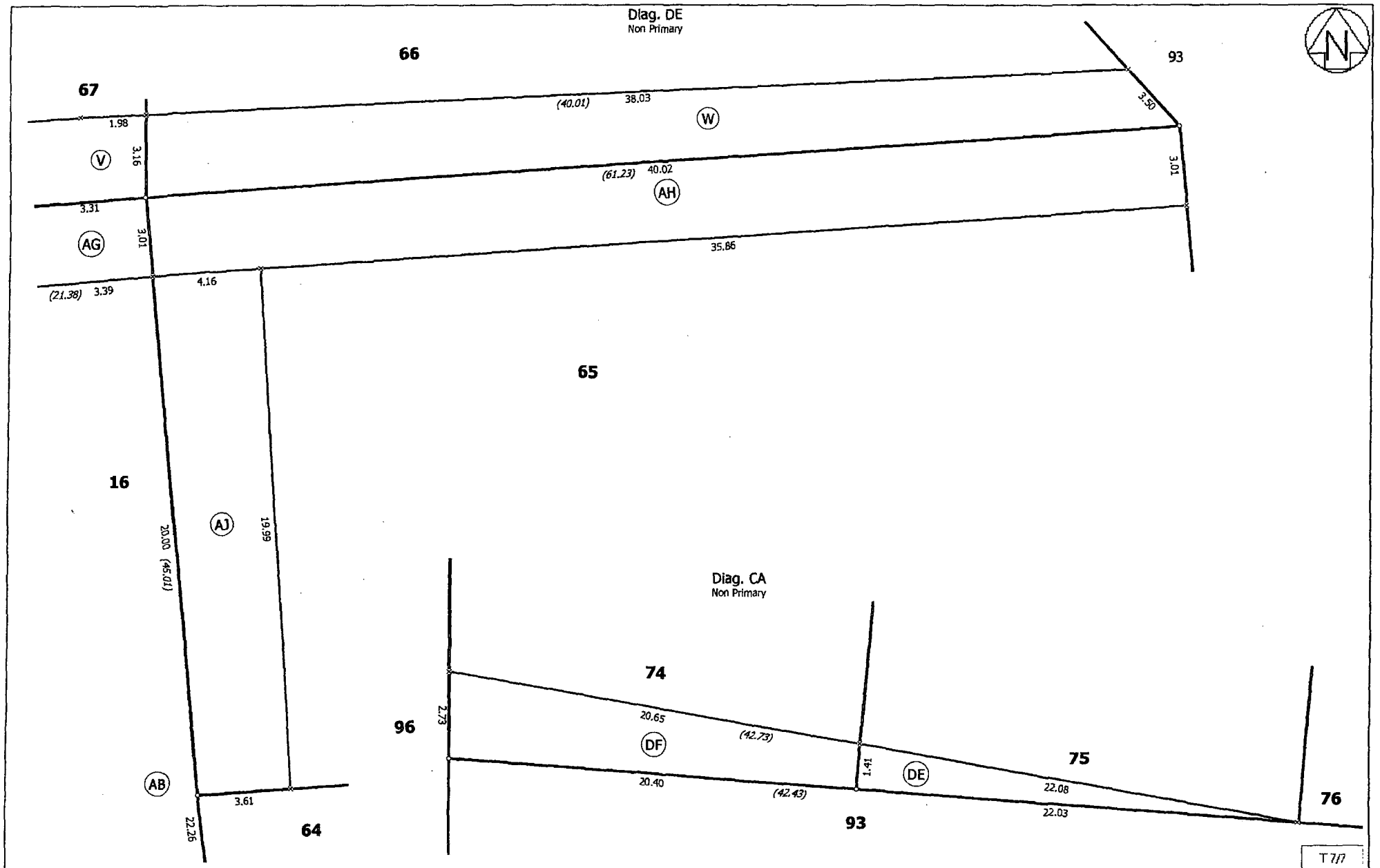

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Land Registration District
South Auckland

Plan Number
DP 389915

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	Lot 96 DP 389915	EI 6146595.4

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to drain sewage	AD, DB	Lot 72 DP 389915	Rotorua District Council
	S, AE	Lot 15 DP 389915	
	AF, AG	Lot 16 DP 389915	
	AH, AJ	Lot 65 DP 389915	
	DE	Lot 75 DP 389915	
	DF	Lot 74 DP 389915	

Document Set ID: 462612
Version: 2, Version Date: 30/09/2009

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to drain water	R, S, AE	Lot 15 DP 389915	Rotorua District Council
	AB, AF, AG	Lot 16 DP 389915	
	T	Lot 69 DP 389915	
	U	Lot 68 DP 389915	
	V	Lot 67 DP 389915	
	W	Lot 66 DP 389915	
	DA, DB	Lot 72 DP 389915	
	DC	Lot 70 DP 389915	
	DD	Lot 77 DP 389915	
	AH	Lot 65 DP 389915	

Note: Areas DG, DH, & DJ are subject to a Consent Notice.

Document Set ID: 462612
Version: 2, Version Date: 30/09/2009