

21 February 2007

Please Quote: 63-05-026\04
Your Ref: 175781-R-S-C019

Doc.No: OW-78435

MTEC Consultants Ltd
PO Box 878
ROTORUA

Attention: Richard Lawton

Dear Richard,

copy to: P31338
P19750
P32160 - P32173
P32176 - P32182
P32171

APPLICATION FOR SUBDIVISION CONSENT
PIONEER PROPERTY TRUST, WESTERN ROAD, NGONGOTAHA,
STAGE ONE

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

Therefore, as the conditions of consent have been satisfied, the copy of the e-survey 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.

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

IN THE MATTER of Lots 1 – 14 and
17 – 23 DP 379490

AND

IN THE MATTER of Subdivision
Consent 6305026 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 1 -14, and Lots 17 – 23 DP 379490 are advised that there shall only be one vehicle crossing per lot, and that on-site parking and turning for each household unit shall be provided, and that all egress from these lots shall be in a forward movement.
2. All owners and subsequent owners of Lots 1 -14, and Lots 17 – 23 DP 379490 are advised that the areas inside the overland flow easements, as identified on DP 379490, are low lying with potential to act as secondary flow paths for short durations during extreme storm events. Earthworks, access formations, structures, buildings, vegetation, 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 3 -14, and Lots 17 – 20 DP 379490 are advised that the sewer connections provided for these lots are relatively shallow. Prior to the construction of any building requiring a building consent the actual depth of the sewer connection is to be determined and the finished floor level shall be designed to ensure floor levels and drainage levels are set accordingly and minimum ground cover and minimum grade requirements for private sewer drains are met, in accordance with the Building Code, for each respective lot.

Dated at Rotorua this 21ST day of FEBRUARY 2007


.....
Principal Administrative Officer

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 379490

Territorial Authority (the Council)

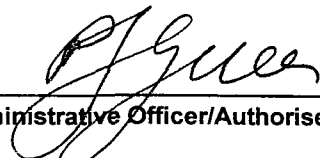
ROTORUA DISTRICT COUNCIL

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 21ST day of FEBRUARY 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

Dated this 21ST day of FEBRUARY 2007


Principal Administrative Officer/Authorised Officer

Land Registration District

South Auckland

Plan Number

DP 379490

Territorial Authority (the Council)

Rotorua District Council

Memorandum of Easements in Gross

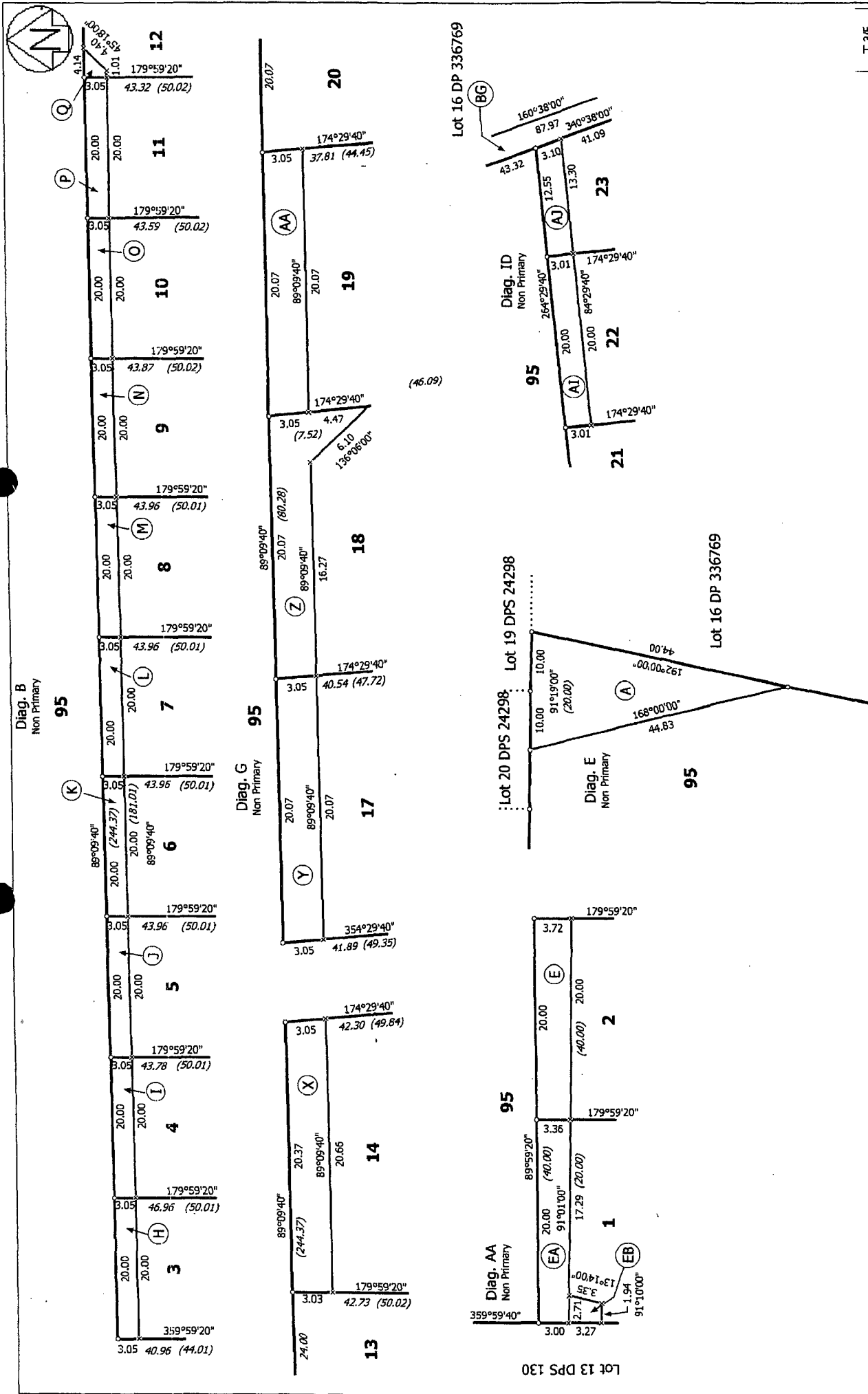
Purpose	Shown	Servient Tenement	Grantee
Right to drain sewage	AN	Lot 1 DP 379490	Rotorua District Council
	AO, CA	Lot 2 DP 379490	
	AP	Lot 5 DP 379490	
	AQ	Lot 6 DP 379490	
	AR	Lot 7 DP 379490	
	AS	Lot 8 DP 379490	
	AT	Lot 9 DP 379490	
	AU	Lot 10 DP 379490	
	AV	Lot 11 DP 379490	
	AW	Lot 12 DP 379490	
	AX	Lot 13 DP 379490	
	AY	Lot 14 DP 379490	
	AZ	Lot 17 DP 379490	
	BA	Lot 18 DP 379490	
	BB	Lot 19 DP 379490	
	BC, CD	Lot 20 DP 379490	
	BD, CG	Lot 21 DP 379490	
	BE	Lot 22 DP 379490	
	BF	Lot 23 DP 379490	

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to drain water	EA	Lot 1 DP 379490	Rotorua District Council
	E	Lot 2 DP 379490	
	H	Lot 3 DP 379490	
	I	Lot 4 DP 379490	
	J	Lot 5 DP 379490	
	K	Lot 6 DP 379490	
	L	Lot 7 DP 379490	
	M	Lot 8 DP 379490	
	N	Lot 9 DP 379490	
	O	Lot 10 DP 379490	
	P	Lot 11 DP 379490	
	Q	Lot 12 DP 379490	
	X	Lot 14 DP 379490	
	Y	Lot 17 DP 379490	
	Z	Lot 18 DP 379490	
	AA	Lot 19 DP 379490	
	AI	Lot 22 DP 379490	
	AJ, AK	Lot 23 DP 379490	
	BG	Lot 16 DP 336769	

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to drain water	EB	Lot 1 DP 379490	Lot 13 DPS 130 CT SA1017/95

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.	A	Lot 95 DP 379490	EI 6146595.4

Note: Areas CA, CB, CC, CD, CE, CF and CG are Land Covenant Areas.



Land District South Auckland	LOTS 1 -14, 17 - 23 & 95 BEING SUBDIVISION OF LOT 17 DP 336769 & EASEMENT OVER LOT 16 DP 336769	Surveyor: Richard James Lawton Firm: MTEC Consultants Limited (Rotorua)	Digital Survey Plan LT 379490	T 3/5
Digitally Generated Plan Generated on 12/12/2005 2:30pm Page 3 of 5				

