

17 August 2007

Please Quote: ~~63-06-013\05~~
Your Ref: 192725-R-S-C061

Doc.No: OW-88895

MTEC Consultants Ltd
PO Box 878
ROTORUA

Attention: Richard Lawton

copy to: P29078
P19979
P19980

P32302 - P32349
P32309

Dear Richard,

APPLICATION FOR SUBDIVISION CONSENT
GENERATION DEVELOPMENTS LTD, HARRIS STREET,
NGONGOTAHA

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

Therefore, as the conditions of consent have been satisfied and the District Land Registrar has consented to the conditions of amalgamation under Document No. 563008, the various documents are returned herewith with the approval 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 - 48 DP 387252

AND

IN THE MATTER of Subdivision Consent 6306013 pursuant to Sections 105, 108, 220 and 221 of the Resource Management Act 1991.

Subdivider: Generation Developments Ltd

Locality: Harris Street, Ariki Street and Ngongotaha Road

- (i) That all owners and subsequent owners of Lots 1 – 48 DP 387252 (inclusive) be advised of the following:
 - (a) That the minimum finished floor level for any building requiring a building consent shall be 1.30 metres above the ground water level for buildings with concrete floors and 1.55 metres above the ground water level for buildings with timber floors.
 - (b) That the minimum building platform level shall be 1.0 metre above the ground water level. The building platform shall be certified by a Chartered Professional Engineer as suitable for building prior to foundation inspection.
 - (c) Stormwater disposal from any development on the lots (roof, driveway and hard surfaces) shall be reticulated to the approved connection for that lot and a secondary overland flow path formed to dispose of surface stormwater so that it discharges to the Council reticulated system.
- (ii) That all owners and subsequent owners of Lots 16, 27, 30, 35, 37 and 44 on DP 387252 be advised that areas E, F, G, T, N, P and Q shown on DP 387252 are easements to allow an overland flow path for storm events greater than a 2% AEP (50 years). Within the easement area there shall be no alteration to the shape or level and there shall be no placement of anything that could create an obstruction for stormwater. This notice is in addition to the easement documents which you are advised to refer to.

- (iii) Any habitable buildings on Lots 9 – 16 (inclusive), 28 and 29 DP 387252 shall comply with the appropriate NZS Standards for internal noise (NZS 2107 : 2000) or latest version of the standard applicable at the time of building.

Dated at Rotorua this 16TH day of AUGUST 2007



Principal Administration Officer

Land Registration District

South Auckland

Plan Number

DP 387252

Territorial Authority (the Council)

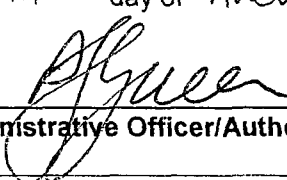
Rotorua District Council

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 17TH day of AUGUST 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 easement(s) 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 563008)

Dated this 17TH day of AUGUST 2007


Principal Administrative Officer/Authorised Officer

Amalgamation Conditions

(Pursuant to s220 Resource Management Act 1991)

That Lot 49 hereon (legal access) be held as to three undivided one third shares by the owners of Lots 9, 10, & 11 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

That Lot 50 hereon (legal access) be held as to five undivided one fifth shares by the owners of Lots 13, 14, 15, 16 & 24 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

That Lot 51 hereon (legal access) be held as to seven undivided one seventh shares by the owners of Lots 26, 27, 28, 29, 30, 31 & 32 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

That Lot 52 hereon (legal access) be held as to eight undivided one eighth shares by the owners of Lots 37, 38, 39, 40, 41, 42, 43 & 44 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

(See Land Information New Zealand Request No. 563008)

Land Registration District
South Auckland

Plan Number
DP 387252

Territorial Authority (the Council)
Rotorua District Council

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of way and right to convey water & gas	A	Lot 49 DP 387252	Lot 9 DP 387252 Lot 10 DP 387252 Lot 11 DP 387252
	B	Lot 50 DP 387252	Lot 13 DP 387252 Lot 14 DP 387252 Lot 15 DP 387252 Lot 16 DP 387252 Lot 24 DP 387252
	C	Lot 51 DP 387252	Lot 26 DP 387252 Lot 27 DP 387252 Lot 28 DP 387252 Lot 29 DP 387252 Lot 30 DP 387252 Lot 31 DP 387252 Lot 32 DP 387252
	D	Lot 52 DP 387252	Lot 37 DP 387252 Lot 38 DP 387252 Lot 39 DP 387252 Lot 40 DP 387252 Lot 41 DP 387252 Lot 42 DP 387252 Lot 43 DP 387252 Lot 44 DP 387252

Land Registration District
South Auckland

Plan Number
DP 387252

Territorial Authority (the Council)
Rotorua District Council

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to drain sewage and water	E	Lot 16 DP 387252	Rotorua District Council
	F	Lot 27 DP 387252	
	G	Lot 30 DP 387252	
	R	Lot 26 DP 387252	
	S	Lot 31 DP 387252	
	A	Lot 49 DP 387252	
	B	Lot 50 DP 387252	
	C	Lot 51 DP 387252	
	D	Lot 52 DP 387252	
	Q	Lot 35 DP 387252	
Right to drain water	H	Lot 3 DP 387252	
	J	Lot 47 DP 387252	
	K	Lot 46 DP 387252	
	L	Lot 45 DP 387252	
	M, T	Lot 44 DP 387252	
	N	Lot 37 DP 387252	
	P	Lot 35 DP 387252	

Land Registration District

South Auckland

Plan Number

DP 387252

Territorial Authority (the Council)

Rotorua District Council

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to drain sewage	U	Lot 29 DP 387252	Rotorua District Council
	V	Lot 41 DP 387252	
Right to convey electricity	A	Lot 49 DP 387252	Unison Networks Limited
	B	Lot 50 DP 387252	
	C	Lot 51 DP 387252	
	D	Lot 52 DP 387252	
Right to convey telecommunications and computer media	A	Lot 49 DP 387252	Telecom New Zealand Limited
	B	Lot 50 DP 387252	
	C	Lot 51 DP 387252	
	D	Lot 52 DP 387252	



Digital Title Plan - LT 387252

Survey Number LT 387252
Surveyor Reference 192725 Generation
Surveyor Richard James Lawton
Survey Firm MTEC Consultants Limited (Rotorua)
Surveyor Declaration

Survey Details

Dataset Description Lots 1 - 56 Being Subdivision of Section 1 SO 50280 and Lots 1 - 3 DPS 79465
Status Initiated
Land District South Auckland
Submitted Date
Survey Class Class I Cadastral Survey
Survey Approval Date
Deposit Date

Territorial Authorities

Rotorua District

Comprised In

CT SA50A/415
CT SA63C/183
CT SA63C/181

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 387252	Fee Simple Title	0.0432 ha	349261
Lot 2 Deposited Plan 387252	Fee Simple Title	0.0625 ha	349262
Lot 3 Deposited Plan 387252	Fee Simple Title	0.0485 ha	349263
Lot 4 Deposited Plan 387252	Fee Simple Title	0.0486 ha	349264
Lot 5 Deposited Plan 387252	Fee Simple Title	0.0486 ha	349265
Lot 6 Deposited Plan 387252	Fee Simple Title	0.0486 ha	349266
Lot 7 Deposited Plan 387252	Fee Simple Title	0.0486 ha	349267
Lot 8 Deposited Plan 387252	Fee Simple Title	0.0457 ha	349268
Lot 9 Deposited Plan 387252	Fee Simple Title	0.0729 ha	349269
Lot 10 Deposited Plan 387252	Fee Simple Title	0.0553 ha	349270
Lot 11 Deposited Plan 387252	Fee Simple Title	0.0600 ha	349271
Lot 12 Deposited Plan 387252	Fee Simple Title	0.0614 ha	349272
Lot 13 Deposited Plan 387252	Fee Simple Title	0.0546 ha	349273
Lot 14 Deposited Plan 387252	Fee Simple Title	0.0518 ha	349274
Lot 15 Deposited Plan 387252	Fee Simple Title	0.0518 ha	349275
Lot 16 Deposited Plan 387252	Fee Simple Title	0.0594 ha	349276
Lot 17 Deposited Plan 387252	Fee Simple Title	0.0456 ha	349277
Lot 18 Deposited Plan 387252	Fee Simple Title	0.0579 ha	349278
Lot 19 Deposited Plan 387252	Fee Simple Title	0.0559 ha	349279
Lot 20 Deposited Plan 387252	Fee Simple Title	0.0619 ha	349280
Lot 21 Deposited Plan 387252	Fee Simple Title	0.0531 ha	349281
Lot 22 Deposited Plan 387252	Fee Simple Title	0.0500 ha	349282



Digital Title Plan - LT 387252

Created Parcels

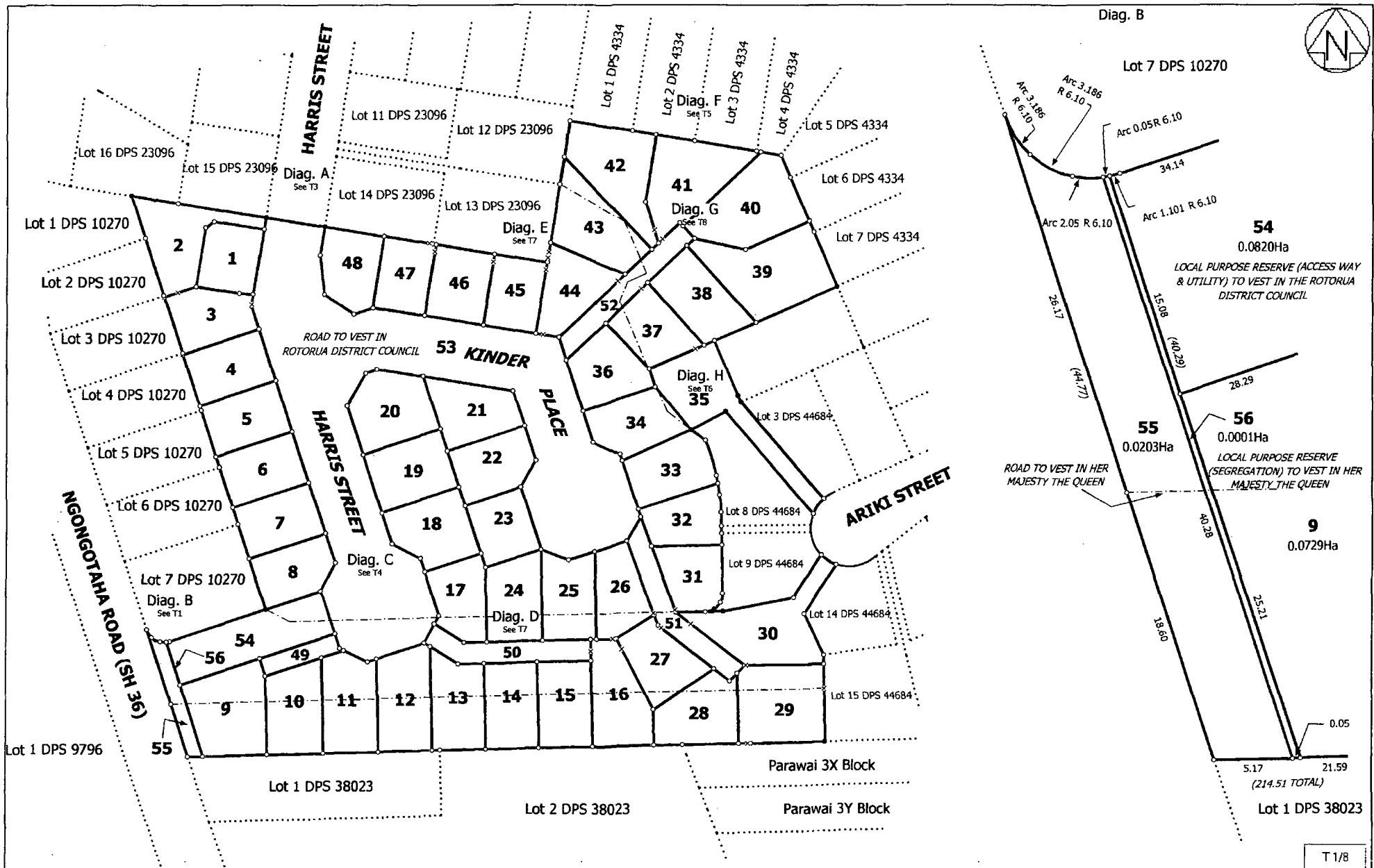
Parcels	Parcel Intent	Area	CT Reference
Lot 23 Deposited Plan 387252	Fee Simple Title	0.0433 ha	349283
Lot 24 Deposited Plan 387252	Fee Simple Title	0.0525 ha	349284
Lot 25 Deposited Plan 387252	Fee Simple Title	0.0510 ha	349285
Lot 26 Deposited Plan 387252	Fee Simple Title	0.0460 ha	349286
Lot 27 Deposited Plan 387252	Fee Simple Title	0.0497 ha	349287
Lot 28 Deposited Plan 387252	Fee Simple Title	0.0563 ha	349288
Lot 29 Deposited Plan 387252	Fee Simple Title	0.0759 ha	349289
Lot 34 Deposited Plan 387252	Fee Simple Title	0.0518 ha	349290
Lot 36 Deposited Plan 387252	Fee Simple Title	0.0502 ha	349291
Lot 37 Deposited Plan 387252	Fee Simple Title	0.0473 ha	349292
Lot 38 Deposited Plan 387252	Fee Simple Title	0.0564 ha	349293
Lot 39 Deposited Plan 387252	Fee Simple Title	0.0901 ha	349294
Lot 40 Deposited Plan 387252	Fee Simple Title	0.0786 ha	349295
Lot 41 Deposited Plan 387252	Fee Simple Title	0.0729 ha	349296
Lot 42 Deposited Plan 387252	Fee Simple Title	0.0731 ha	349297
Lot 43 Deposited Plan 387252	Fee Simple Title	0.0641 ha	349298
Lot 44 Deposited Plan 387252	Fee Simple Title	0.0499 ha	349299
Lot 45 Deposited Plan 387252	Fee Simple Title	0.0432 ha	349300
Lot 46 Deposited Plan 387252	Fee Simple Title	0.0480 ha	349301
Lot 47 Deposited Plan 387252	Fee Simple Title	0.0424 ha	349302
Lot 48 Deposited Plan 387252	Fee Simple Title	0.0474 ha	349303
Lot 49 Deposited Plan 387252	Fee Simple Title	0.0164 ha	349304
Lot 50 Deposited Plan 387252	Fee Simple Title	0.0405 ha	349305
Lot 51 Deposited Plan 387252	Fee Simple Title	0.0446 ha	349306
Lot 52 Deposited Plan 387252	Fee Simple Title	0.0413 ha	349307
Lot 30 Deposited Plan 387252	Fee Simple Title	0.0809 ha	349308
Lot 31 Deposited Plan 387252	Fee Simple Title	0.0431 ha	349309
Lot 32 Deposited Plan 387252	Fee Simple Title	0.0437 ha	349310
Lot 33 Deposited Plan 387252	Fee Simple Title	0.0526 ha	349311
Lot 35 Deposited Plan 387252	Fee Simple Title	0.0790 ha	349312
Lot 53 Deposited Plan 387252	Fee Simple Title	0.6738 ha	
Lot 54 Deposited Plan 387252	Vesting on Deposit for Local Purpose Reserve	0.0820 ha	
Lot 55 Deposited Plan 387252	Vesting on Deposit for Road	0.0203 ha	
Lot 56 Deposited Plan 387252	Vesting on Deposit for Local Purpose Reserve	0.0001 ha	
Marked A Deposited Plan 387252	Easement		
Marked B Deposited Plan 387252	Easement		
Marked C Deposited Plan 387252	Easement		
Marked D Deposited Plan 387252	Easement		
Marked E Deposited Plan 387252	Easement		
Marked F Deposited Plan 387252	Easement		
Marked G Deposited Plan 387252	Easement		



Digital Title Plan - LT 387252

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked H Deposited Plan 387252	Easement		
Marked J Deposited Plan 387252	Easement		
Marked K Deposited Plan 387252	Easement		
Marked L Deposited Plan 387252	Easement		
Marked M Deposited Plan 387252	Easement		
Marked N Deposited Plan 387252	Easement		
Marked P Deposited Plan 387252	Easement		
Marked Q Deposited Plan 387252	Easement		
Marked S Deposited Plan 387252	Easement		
Marked T Deposited Plan 387252	Easement		
Marked U Deposited Plan 387252	Easement		
Marked V Deposited Plan 387252	Easement		
Marked R Deposited Plan 387252	Easement		
Total Area		3.5943 ha	



Land District: South Auckland

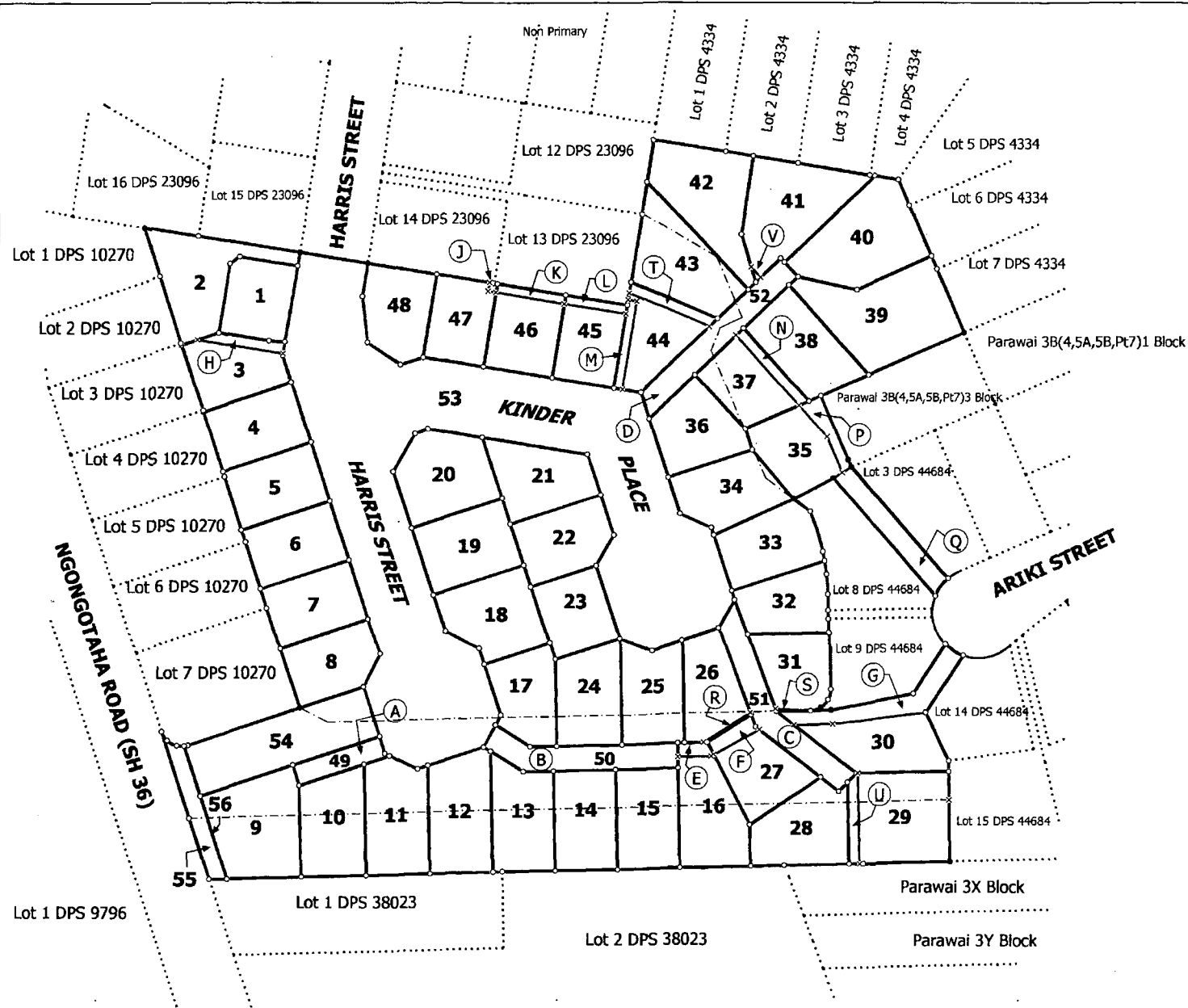
Lots 1 - 56 Being Subdivision of Section 1 SO 50280 and Lots 1 - 3 DPS 79465

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

Digital Title Plan
LT 387252
DRAFT

Digitally Generated Plan
Generated on: 17/08/2007 12:23am Page 4 of 11

T 1/8



T 2/8

Land District: South Auckland

Lots 1 - 56 Being Subdivision of Section 1 SO 50280 and Lots 1 - 3 DPS 79465

Surveyor: Richard James Lawton

Digital Title Plan

Digitally Generated Plan

Generated on: 17/08/2007 12:23am Page 5 of 11

Firm: MTEC Consultants Limited (Rotorua)

LT 387252

DRAFT



Land District: South Auckland

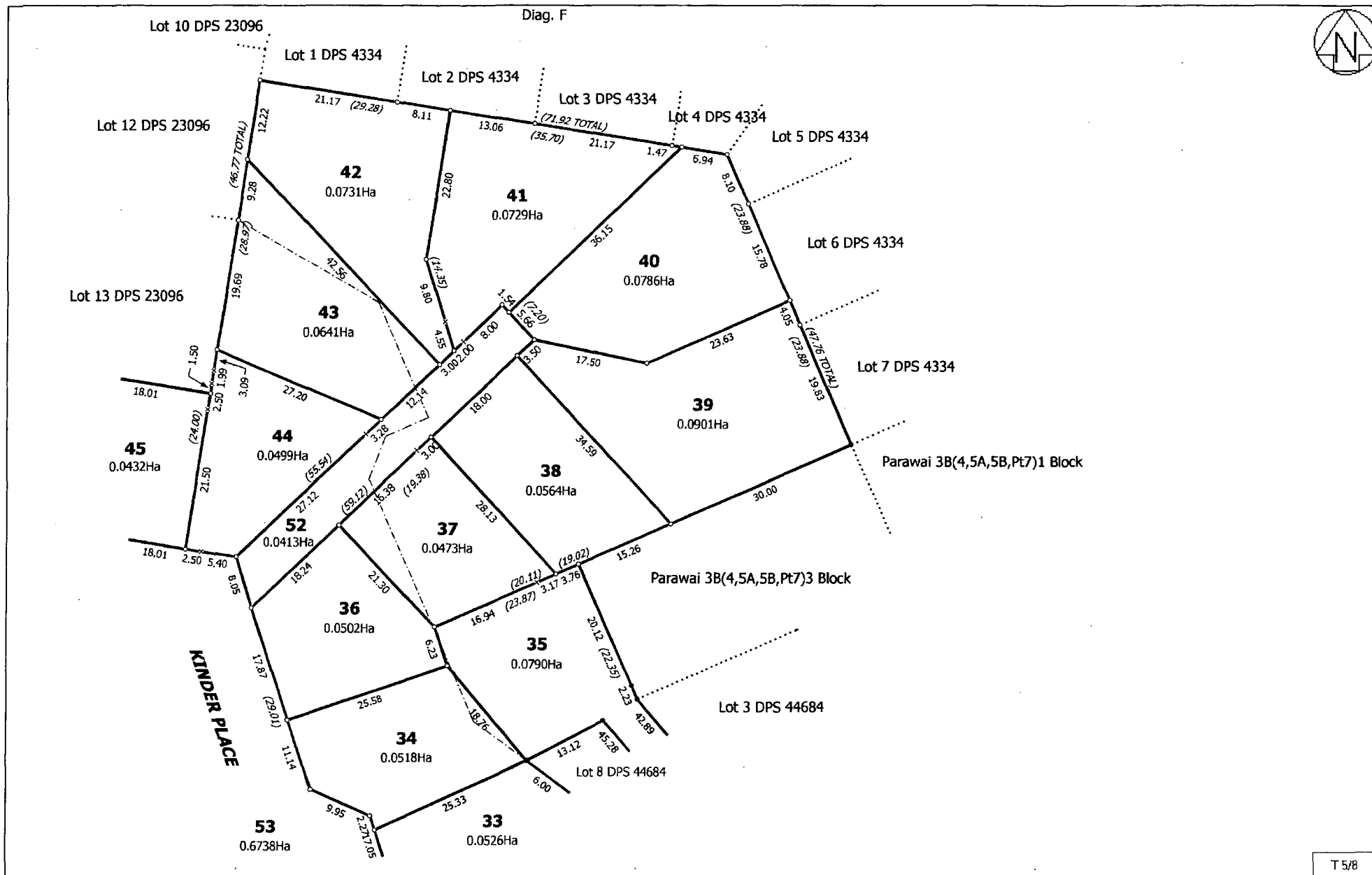
Lots 1 - 56 Being Subdivision of Section 1 SO 50280 and Lots 1 - 3 DPS 79465

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

Digital Title Plan
LT 387252
DRAFT

Digitally Generated Plan
Generated on: 17/08/2007 12:23am Page 6 of 11

T 3/8



Land District: South Auckland

Lots 1 - 56 Being Subdivision of Section 1 SO 50280 and Lots 1 - 3 DPS 79465

Surveyor: Richard James Lawton

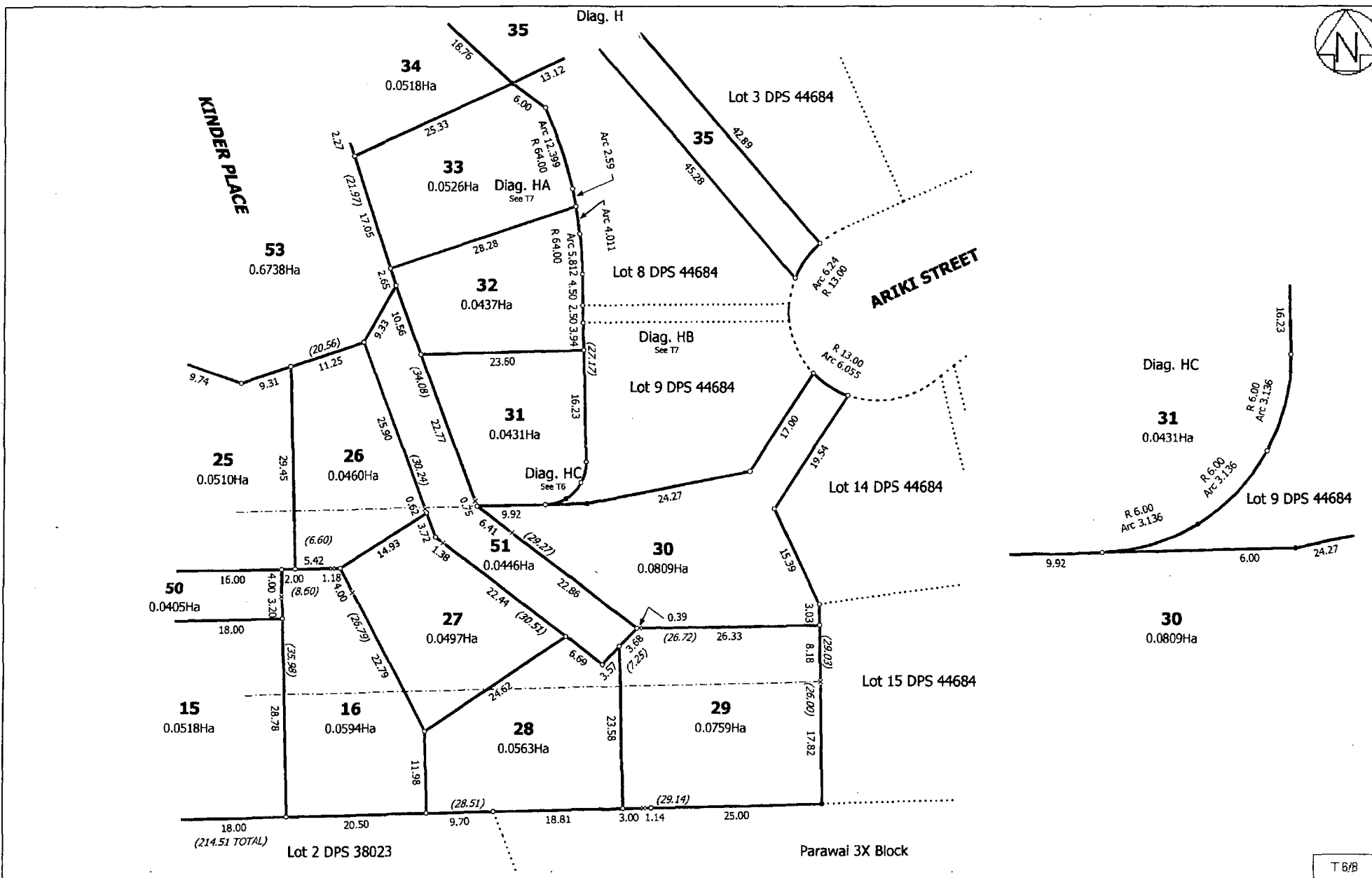
Digital Title Plan

Digitally Generated Plan
Generated on: 17/08/2007 12:23am Page 8 of 11

Firm: MTEC Consultants Limited (Rotorua)

LT 387252
DRAFT

T 5/8



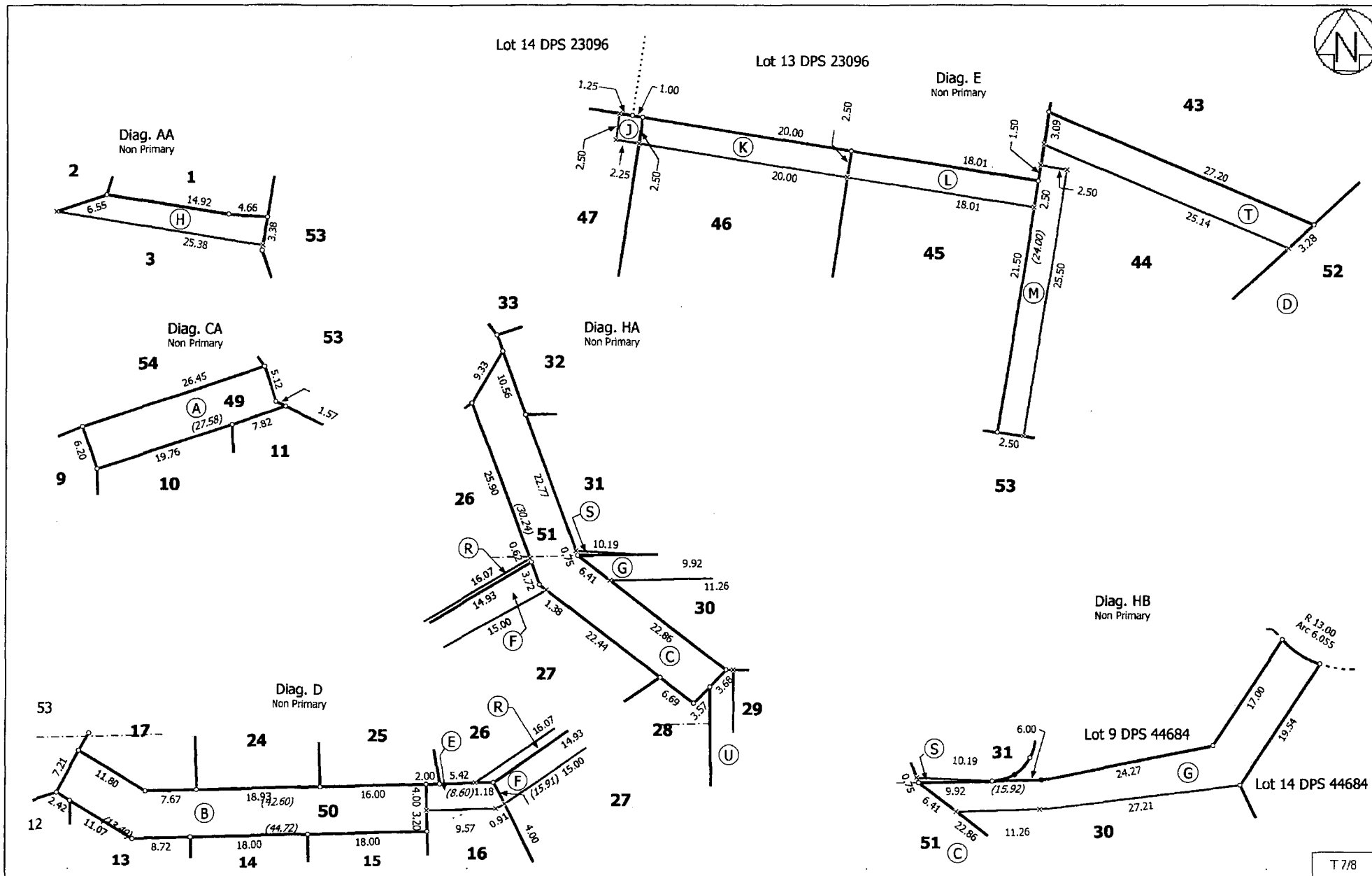
Land District: South Auckland
Digitally Generated Plan
Generated on: 17/08/2007 12:23am Page 9 of 11

Lots 1 - 56 Being Subdivision of Section 1 SO 50280 and Lots 1 - 3 DPS 79465

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

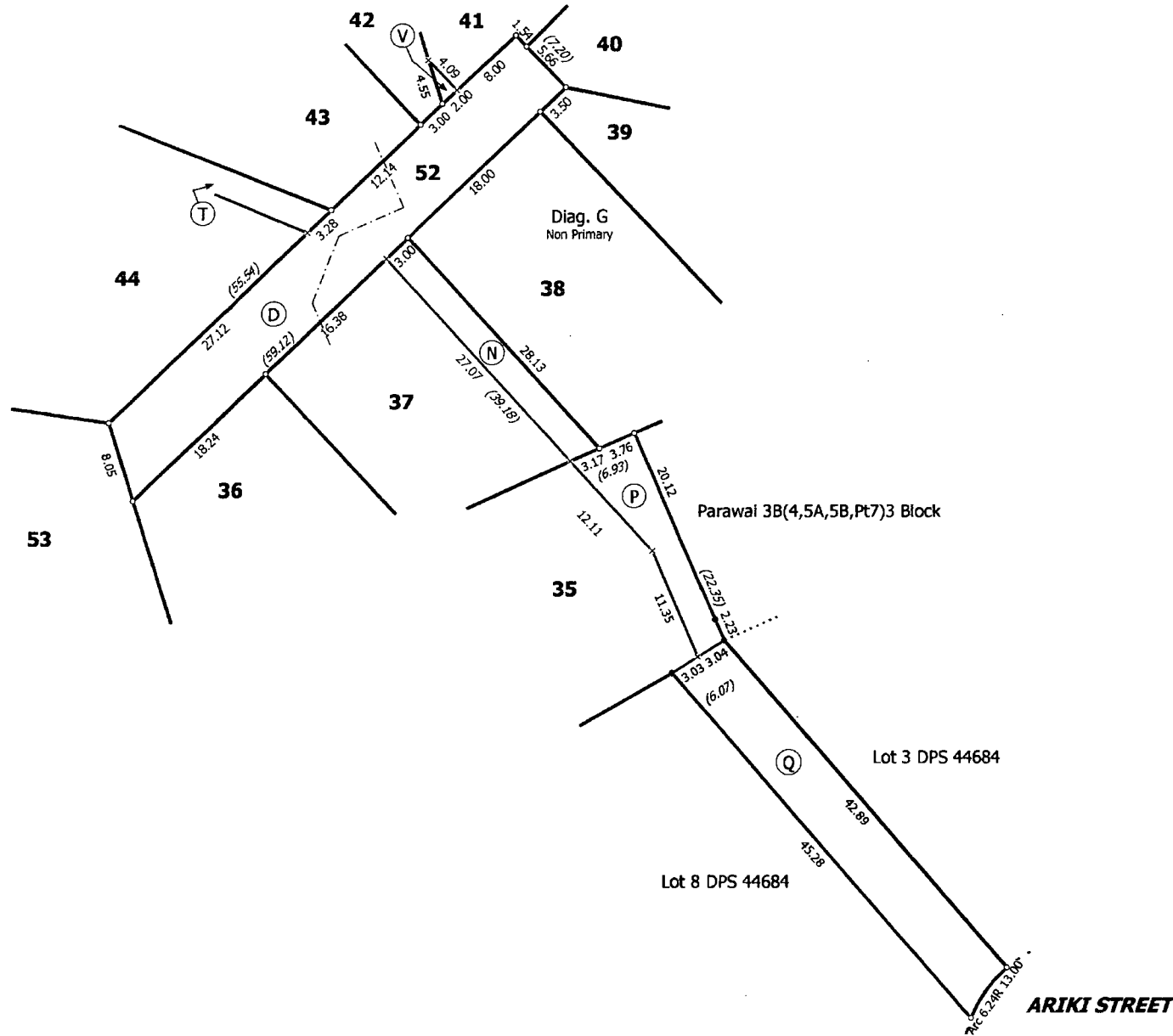
Digital Title Plan
LT 387252
DRAFT

T 6/8



Land District: South Auckland Digitally Generated Plan Generated on: 17/08/2007 12:23am Page 10 of 11	Lots 1 - 56 Being Subdivision of Section 1 SO 50280 and Lots 1 - 3 DPS 79465	Surveyor: Richard James Lawton Firm: MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 387252 DRAFT
--	---	---	---

T 7/8



Land District: South Auckland

Lots 1 - 56 Being Subdivision of Section 1 SO 50280 and Lots 1 - 3 DPS 79465

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

Digital Title Plan
LT 387252
DRAFT

Digitally Generated Plan
Generated on: 17/08/2007 12:23am Page 11 of 11

T 8/8