



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **991406**
Land Registration District **North Auckland**
Date Issued 10 August 2021

Prior References
813015

Estate Fee Simple
Area 660 square metres more or less
Legal Description Lot 8 Deposited Plan 560995
Registered Owners
Sean Vincent Fullan and Kate Emily Fullan

Interests

Appurtenant to part formerly Lot 113 DP 384492 is a right to drain water created by Easement Instrument 9047826.1 - 23.7.2012 at 10:02 am

Subject to a right (in gross) to drain water over part marked BE on DP 560995 in favour of Kaipara District Council created by Easement Instrument 10436311.9 - 30.6.2016 at 1:17 pm

The easements created by Easement Instrument 10436311.9 are subject to Section 243 (a) Resource Management Act 1991

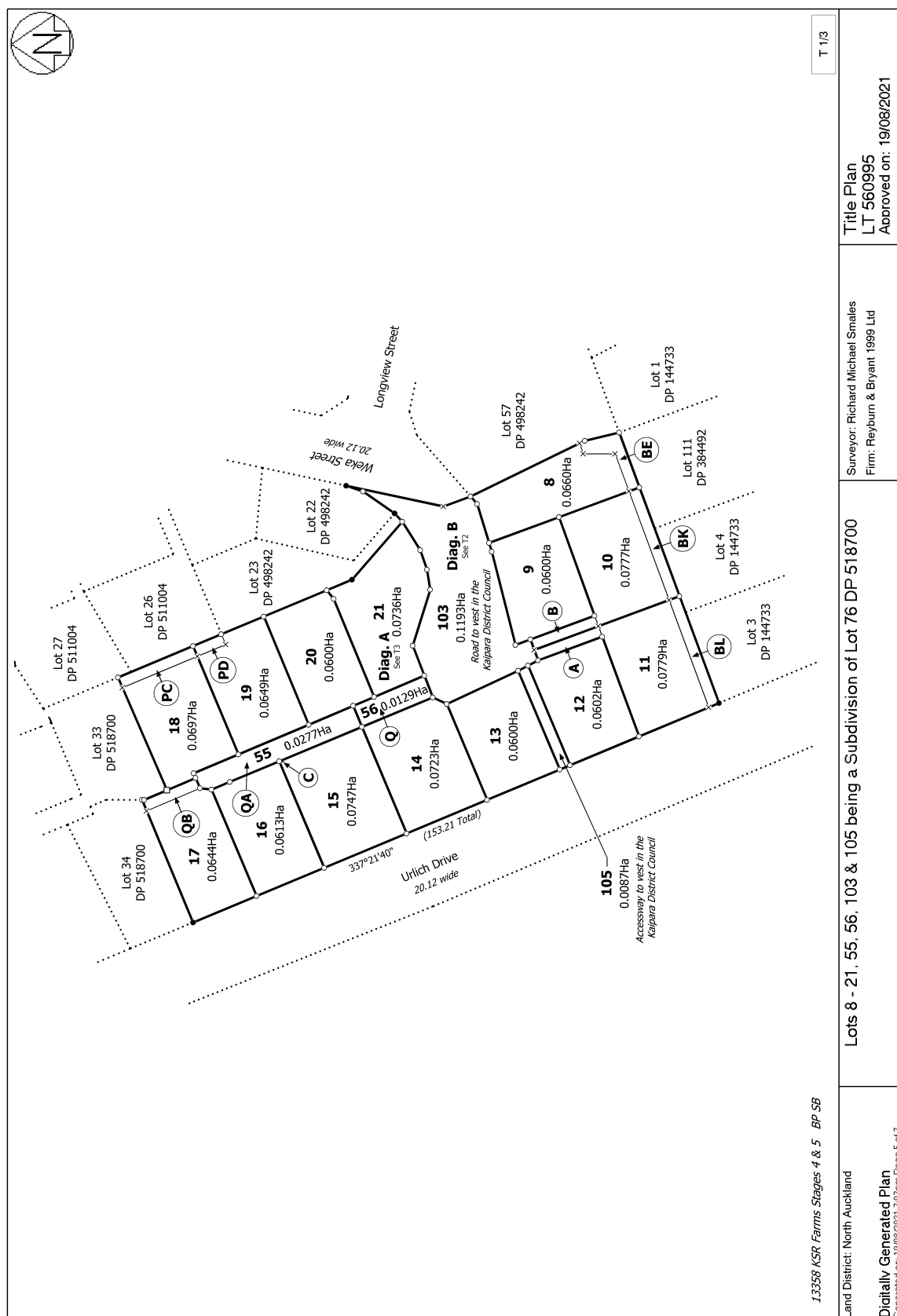
Appurtenant hereto is a right to drain water and sewage created by Easement Instrument 10777034.5 - 7.6.2017 at 2:10 pm

The easements created by Easement Instrument 10777034.5 are subject to Section 243 (a) Resource Management Act 1991

12089402.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.8.2021 at 3:16 pm

Land Covenant in Covenant Instrument 12089402.10 - 10.8.2021 at 3:16 pm

12230202.2 Mortgage to Westpac New Zealand Limited - 17.9.2021 at 11:38 am



View Instrument Details



Instrument No	12089402.6
Status	Registered
Date & Time Lodged	10 August 2021 15:16
Lodged By	Smythe, Lucy Jane
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
991406	North Auckland
991407	North Auckland
991408	North Auckland
991409	North Auckland
991410	North Auckland
991411	North Auckland
991412	North Auckland
991413	North Auckland
991414	North Auckland
991415	North Auckland
991416	North Auckland
991417	North Auckland
991418	North Auckland
991419	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Lucy Jane Smythe as Territorial Authority Representative on 05/08/2021 12:46 PM

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

IN THE MATTER of the Resource Management
Act 1991 ("**Act**")

A N D

IN THE MATTER of the subdivision of land
shown in Deposited Plan
560995 (North Auckland
Registry) ("**Plan**")

CONSENT NOTICE
(Section 221 of the Act)

KAIPARA DISTRICT COUNCIL ("**Council**") being the territorial authority of the district within which the land described in the First Schedule below ("**Land**") is located has consented to the subdivision of the Land as shown in the Plan subject to the conditions of the Second Schedule below to be complied with on a continuing basis by the Owner (as defined in the Act).

FIRST SCHEDULE
(Land)

ALL of the land being Lot 76 Deposited Plan 518700 comprised in Record of Title 813015.

SECOND SCHEDULE
(Conditions)

The Owner (as defined in the Act) must, on a continuing basis, to the satisfaction of the Council, comply with the following conditions of the Council's Subdivision Consent number RM100133B, namely:

- 1. In respect of Lots 8 to 14, 20 and 21 on the Plan (each a "Lot"):**
 - 1.1** At the time of application for a building consent for any dwelling on a Lot, a vehicle crossing shall be constructed in accordance with the following requirements:

- (i) the vehicle crossing shall be located at a point where at least 45m sight distance in each direction is available;
- (ii) the minimum distance between vehicle crossings on the same side of the road shall be 10m. The vehicle crossings on Lots 10 to 12 shall be designed and constructed in accordance with the Kaipara District Council's Engineering Standards 2011 drawings S05, S10 and S11; and
- (iii) any necessary permit procedures shall be complied with.

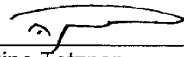
2. In respect of Lots 14 to 21 on the Plan (each a "Lot"):

- 2.1 All earthworks, the location of buildings, building foundations and stormwater and wastewater disposal to be subject to specific engineering design by a suitably qualified Chartered Professional Engineer having regard to the Coffey Geotechnics (NZ) Ltd report dated 4 April 2007, letter dated 21 October 2010, Hawthorn Geddes Pond Design Report dated 11 May 2015 and the Hawthorn Geddes completion report approved on 20th July 2021.
- 2.2 If a Lot has access to the Mangawhai Community Waste water scheme by a low pressure system rather than a conventional gravity system, then at the time of application for a building consent for any dwelling on each Lot written confirmation is required from Council prior to connection that any proposed pumping system meets Council requirements.

DATED the 5th day of August 2021

SIGNED by the Council
by its authorised signatory

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Dina Tetzner