



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

Identifier **499217**
Land Registration District **South Auckland**
Date Issued 15 April 2010

Prior References

SA54D/551

Estate Fee Simple
Area 1.6000 hectares more or less
Legal Description Lot 1 Deposited Plan 425133

Registered Owners

Allen Thomas Broomfield, Shona Broomfield and Lois Rowell

Interests

Subject to Section 59 Land Act 1948

8463251.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.4.2010 at 11:04 am

Subject to a right to convey electricity, gas, computer media and telecommunications over part marked B on DP 425133 created by Easement Instrument 8463251.3 - 15.4.2010 at 11:04 am

Appurtenant hereto is a right of way and right to drain water created by Easement Instrument 8463251.3 - 15.4.2010 at 11:04 am

The easements created by Easement Instrument 8463251.3 are subject to Section 243 (a) Resource Management Act 1991



View Instrument Details

Instrument No. 8463251.1
Status Registered
Date & Time Lodged 15 Apr 2010 11:04
Lodged By Dean, Rence Fiona
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers **Land District**
SA54D/551 South Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Richard James Rae as Territorial Authority Representative on 14/04/2010 02:54 PM

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

**CONSENT NOTICE PURSUANT TO
SECTION 221
RESOURCE MANAGEMENT ACT 1991**



Your Community Partner

The Registrar General of Land
South Auckland Land Registry

IN THE MATTER

of a Consent Notice pursuant to Section 221 of
the Resource Management Act 1991 ("the Act")

and

IN THE MATTER

of a subdivision Consent pursuant to Sections 105,
108, 220, and 221 of the Act

I, GAVIN JOHN ION, Chief Executive of the WAIKATO DISTRICT COUNCIL, hereby certify that the Waikato District Council has granted its consent to the subdivision shown on Land Transfer Plan No 425133, (and being the land described in the First Schedule), subject to certain conditions, including the requirement that the Owner (as defined in the Act) comply on a continuing basis with the conditions set out in the Second Schedule and that this Notice be registered against the Certificates of Title for Lots 1 and 2 on Land Transfer Plan No 425133

First Schedule

An estate in fee simple in all that parcel of land containing 4.1890 hectares more or less being Lot 8 Deposited Plan S68346 and comprised in Certificate of Title SA54D/551 (South Auckland Registry)

Second Schedule

1. The Owners of Lots 1 and 2 shall be advised that the minimum residential floor level for any habitable area of a dwelling or ancillary unit shall be 300mm above the natural ground level or RL 54.9m Moturiki Datum, whichever is the greater.
2. The Owners of Lots 1 and 2 shall be advised that on application for building consents the following matters will need to be addressed in the application:
 - (a) A qualified Chartered Professional Engineer shall be required to design building foundations and determine minimum floor levels for all building sites.
 - (b) A wastewater land application field (primary or secondary level treatment) shall be designed by a suitably qualified person and submitted with the application. The site assessment and design documentation shall be in accordance with AS/NZS 1547:2000 (or subsequent update) and shall refer to the requirements of the Waikato Regional Plan.



Special Committee Particular

3. The Owners of Lots 1 and 2 shall be advised that a stormwater management design, prepared by a suitably qualified person shall be provided at the time of application for building consent, to the satisfaction of the Council. The stormwater design shall incorporate the following:
- (a) Management of the net increase in runoff from roofs, driveways and other impermeable areas through the use of soakage systems or attenuation tanks.
 - (b) Is designed for a 10 year – 60-minute storm (considering climate change).
 - (c) Soakage systems designs, unless soakage testing results or winter groundwater levels indicate soakage systems are not suitable.
 - (d) Soakage systems designs must be based on specific soakage tests undertaken in the area of the proposed system and must be above the likely winter water table.
 - (e) Attenuation tanks must be designed in accordance with NZWERF On-Site Stormwater Management Guidelines 2004 or the latest revision.
 - (f) All overflows from such systems must have suitable outlets with erosion protections measures, if required.
4. The Owners shall pay the Council's costs and disbursements in respect of the preparation, execution, registration and enforcement of this Notice and the Council's conditions set out in this Notice and any variation or cancellation of them.

DATED at Ngaruawahia this 9th day of March 2010.



 GAVIN JOHN ION
 Chief Executive

SUB0005/10



Instrument No. 8463251.3
 Status Registered
 Date & Time Lodged 15 Apr 2010 11:04
 Lodged By Dean, Rence Fiona
 Instrument Type Easement Instrument



Affected Computer Registers	Land District
499217	South Auckland
499218	South Auckland
SA54D/552	South Auckland

Annexure Schedule: Contains 3 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period
- I certify that the Mortgagee under Mortgage 5743993.3 has consented to this transaction and I hold that consent

Signature

Signed by Richard James Rae as Grantor Representative on 14/04/2010 02:54 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Richard James Rae as Grantee Representative on 14/04/2010 02:55 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

Allen Thomas BROOMFIELD, Shona BROOMFIELD and Lois ROWELL.

Grantee

Allen Thomas BROOMFIELD, Shona BROOMFIELD and Lois ROWELL.

Michael John GIBBONS.

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement, <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way	A	Lot 2 DP425133 (CT 499218)	Lot 1 DP425133 (CT 499217)
Right to Convey Electricity, Gas, Computer Media & Telecommunications	B	Lot 1 DP425133 (CT 499217)	Lot 2 DP425133 (CT 499218)
Right to Drain Water	C, D	Lot 2 DP425133 (CT 499218)	Lot 1 DP425133 (CT 499217)
	D, E		Lot 9 DPS 68346 (CT SA54D/552)

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby added to by:

the provisions set out in Annexure Schedule

Annexure schedule

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2009/5043EF
APPROVED
Registrar-General of Land

Insert instrument type

Grant of Easement

Continue in additional Annexure Schedule, if required

The easements described in the Schedule shall include the terms set out in paragraphs 10, 11, 12, 13 and 14 of Schedule Four of the Land Transfer Regulations 2002 save that:

a) The costs of repairs, maintenance and associated costs (including the cost of any electricity used to operate the easement facility) of the easement facility shall be borne by the Grantee and the Grantor in proportion to their respective use of the easement facility.

b) Where there is conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the Fifth Schedule to the Property Law Act 2007, the provisions of the Fifth Schedule must prevail.

c) Where there is conflict between the Fourth Schedule and/or the Fifth Schedule and the modifications in this Easement Instrument, the modifications must prevail.

