

CERTIFICATE OF TITLE



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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **1157021**
Land Registration District **North Auckland**
Date Issued 22 October 2024

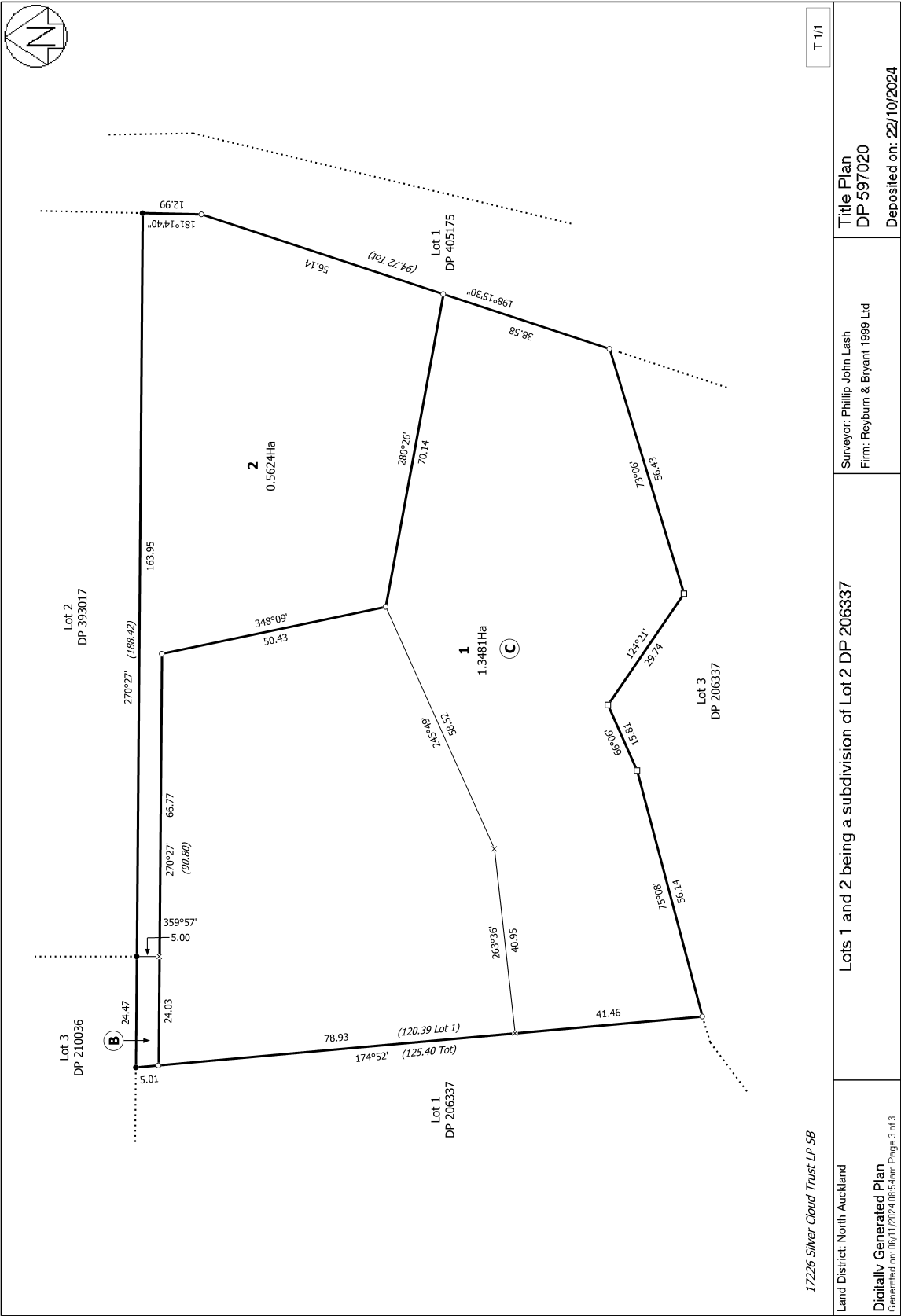
Prior References
NA134C/330

Estate Fee Simple
Area 1.3481 hectares more or less
Legal Description Lot 1 Deposited Plan 597020
Registered Owners
Brian Ross Read, Edwina Clare Read and Sarah Nicole Pratt

Estate Fee Simple - 1/20 share
Area 2.8365 hectares more or less
Legal Description Lot 6 Deposited Plan 102262
Registered Owners
Brian Ross Read, Edwina Clare Read and Sarah Nicole Pratt

Interests

Appurtenant hereto is a right to convey water specified in Easement Certificate B463221.6 - 25.9.1985 at 3.00 pm
The easements specified in Easement Certificate B463221.6 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a right to convey water specified in Easement Certificate B530663.4 - 29.4.1986 at 2.15 pm
The easements specified in Easement Certificate B530663.4 are subject to Section 309 (1) (a) Local Government Act 1974
Subject to a right to convey water over Lot 6 DP 102262 specified in Easement Certificate B774641.3 - 25.1.1988 at 1.23 pm
Appurtenant hereto is a right to transmit electricity specified in Easement Certificate D536022.8 - 28.8.2000 at 2.55 pm
The easements specified in Easement Certificate D536022.8 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto are Rights of way and Rights to Transmit Telecommunications, Rights to Transmit Electricity and a Right to Convey Water created by Easement Instrument 5363585.1 - 3.10.2002 at 3:56 pm
The easements created by Easement Instrument 5363585.1 are subject to Section 243 (a) Resource Management Act 1991
Subject to Section 241(2) Resource Management Act 1991 (affects DP 597020)
13101831.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.10.2024 at 9:31 am (affects Lot 1 DP 597020)
Appurtenant to Lot 1 DP 597020 is a right of way, right to convey water, gas, electricity & telecommunications created by Easement Instrument 13101831.3 - 22.10.2024 at 9:31 am
The easements created by Easement Instrument 13101831.3 are subject to Section 243 (a) Resource Management Act 1991





View Instrument Details

Instrument No	13101831.2
Status	Registered
Lodged By	Bosua, Breggie Sophia
Date & Time Lodged	22 Oct 2024 09:31
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1157022	North Auckland
1157021	North Auckland

Annexure Schedule	Contains 3 Pages
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Signature

Signed by Michael Jeremy Badham as Territorial Authority Representative on 22/10/2024 07:24 AM

*** End of Report ***

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

A N D

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 597020 ("Plan")

A N D

IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by **WHANGAREI DISTRICT COUNCIL** ("Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as conditions of approval for the subdivision as effected by the Plan.

Lot 2 DP 597020

1. Any development shall comply with the restrictions and recommendations identified in the LDE Geotechnical Suitability Report reference 22911 dated 14/12/2022, available from Council under file SD2300070 ("Council file"), unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
2. A wastewater treatment system capable of treating the domestic wastewater generated by the dwelling to a secondary standard, shall be installed and the treated wastewater shall be discharged to land by way of pressure compensating dripper irrigation unless an alternative system is approved by Council's Building Consent officer.
3. A maintenance contract for the on-site wastewater system shall be in place at all times which includes inspections and maintenance of both the wastewater treatment and disposal systems.
4. Upon construction of any habitable building, sufficient water supply for firefighting purposes is to be provided and be accessible by firefighting appliances in accordance with Council's Engineering Standards 2022 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS

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4509:2008'. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ.

5. At the time of building consent the Owner must provide suitable evidence/design to illustrate that stormwater attenuation will be provided for all impervious surfaces to ensure compliance with Chapter 4 of Council's Engineering Standards 2022, to the satisfaction of the Building Officer.
6. Any development of Lot 2 shall be in accordance with the Design Guidelines section contained within the Landscape Assessment Report prepared by Simon Cocker Landscape Architecture, dated 08 May 2023, Reference: 23008_01 (the "Landscape Report", available on Council file). The Design Guidelines are to be complied with an on-going basis.

Lot 1 DP 597020

7. Any future development must not be undertaken within the 'No Build' area marked as "C" on the Plan.

Lot 1 DP 597020 & Lot 2 DP 597020

8. Any boundary fences shall be of a rural typology such as post and rail. No solid fences are permitted along the Lots' internal and external boundaries, in accordance with the Landscape Report. This design guideline is to be complied with on an on-going basis.

DATED at Whangarei this 10th day of September 2024

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SIGNED for **WHANGAREI DISTRICT COUNCIL**
pursuant to the authority of the Council given pursuant
to the Local Government Act 2002 and the Resource
Management Act 1991

RG Zucchetto

RG Zucchetto (Sep 10, 2024 07:45 GMT+12)

Authorised Signatory
Ricardo Giovanni Zucchetto
Post Approval RMA Officer

3770310

STATEMENT OF PASSING OVER

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