

CERTIFICATE OF TITLE



SUE & DAMIEN

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OWN
REAL ESTATE



**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

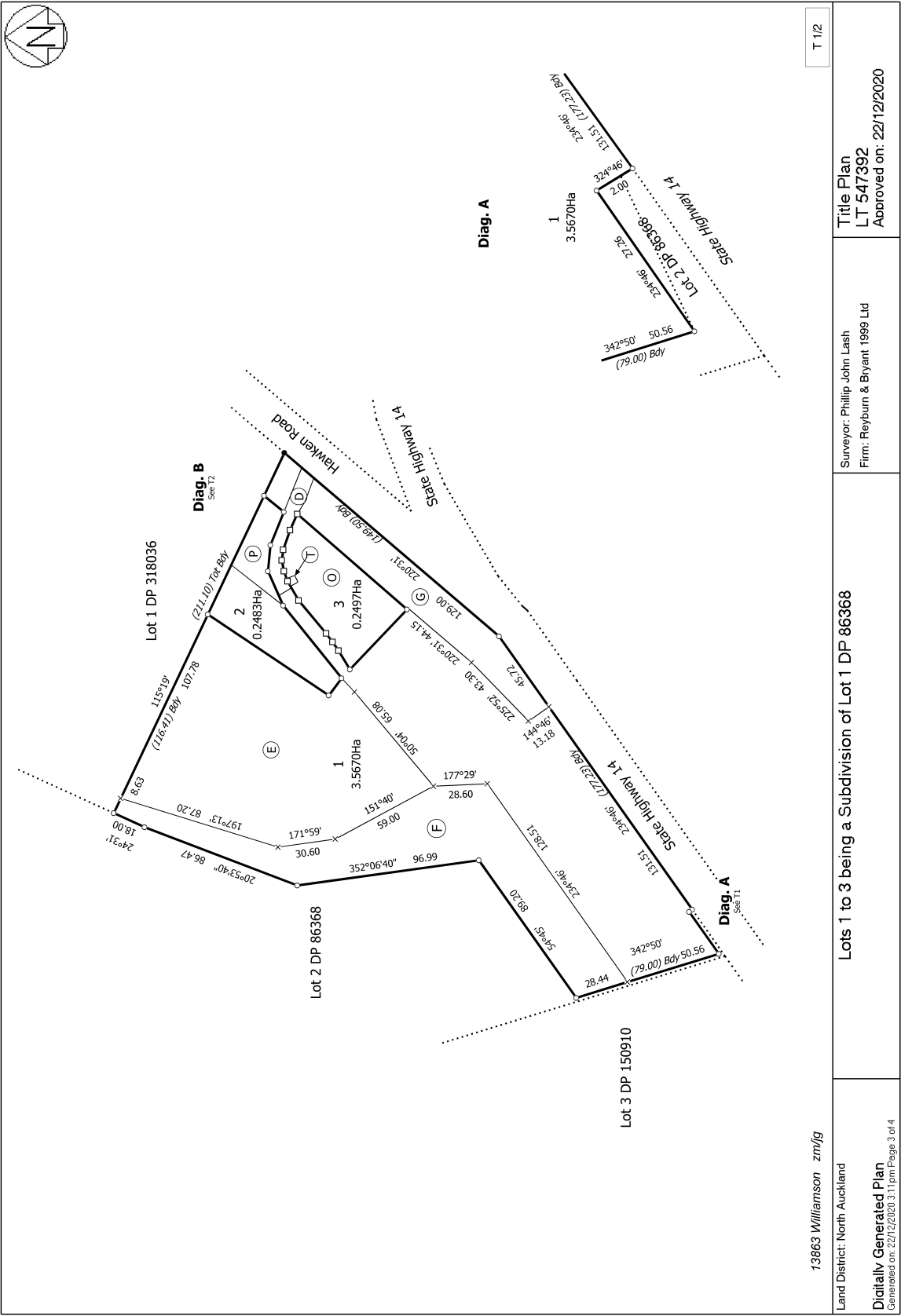
Identifier **934353**
Land Registration District **North Auckland**
Date Issued 23 December 2020

Prior References
NA44A/620

Estate Fee Simple
Area 3.5670 hectares more or less
Legal Description Lot 1 Deposited Plan 547392
Registered Owners
Shane Thomas Williamson and Debra Faye Williamson

Interests

Appurtenant hereto is a right of way specified in Easement Certificate A257074 - 10.11.1967 at 11:30 am
775617.1 Gazette Notice (7 August 1980 No 92 p 2348) declaring adjoining road (S.H. No 14) to be a limited access road
- 1.10.1980 at 9.01 am
C315124.1 Gazette Notice (N.Z. Gazette 22nd August 1991 No. 126 page 2744) revoking (part) declaration of State
Highway No. 14 (Whangarei to Maungatapere) to be a limited access road - 18.10.1991 at 11.25 am
5414160.1 Mortgage to ASB Bank Limited - 26.11.2002 at 9:00 am
11801314.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2020 at 11:04 am
11801314.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 23.12.2020 at 11:04 am
Subject to a right of way, and a right to convey water, electricity and telecommunications over part marked D on DP
547392 created by Easement Instrument 11801314.4 - 23.12.2020 at 11:04 am
Appurtenant hereto is a right to convey water - storage for fire fighting purposes only created by Easement Instrument
11801314.4 - 23.12.2020 at 11:04 am
The easements created by Easement Instrument 11801314.4 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity and telecommunications over part marked D on DP 547392 in favour of
Northpower Limited and Northpower Fibre Limited created by Easement Instrument 11801314.5 - 23.12.2020 at 11:04 am
The easements created by Easement Instrument 11801314.5 are subject to Section 243 (a) Resource Management Act 1991



View Instrument Details



Instrument No	11801314.2
Status	Registered
Date & Time Lodged	23 December 2020 11:04
Lodged By	Dodds, Sharlene Janet
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
934353	North Auckland
934354	North Auckland
934355	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Vaughan Bevan Syers as Territorial Authority Representative on 23/12/2020 10:38 AM

*** End of Report ***

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

AND

IN THE MATTER of a subdivision consent as evidenced
by Land Transfer Plan No. 547392

AND

IN THE MATTER of a Consent Notice issued pursuant to
Section 221 of the Act by
WHANGAREI DISTRICT COUNCIL
("the 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 a condition/s of approval for the subdivision as effected by Land Transfer Plan No. (547392) ("the plan")

A. The following conditions shall apply to Lots 2 and 3 ("the Lots") on the plan:

1. At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provide for all impervious surfaces to ensure compliance with Chapter 4, and more specifically Section 4.11 of Council's Environmental Engineering Standards 2010, to the satisfaction of the Senior Environmental Engineering Officer.
2. Any development shall comply with the Restrictions and recommendations identified in the Base Group Consulting Structural & Civil Engineering Subdivision Assessment reference 16036_C01_180416 dated 18 April 2016 (a copy of which is available from the Council under Reference SL1600006) unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
3. Upon construction of any habitable building, sufficient water volume, pressure and flows is provided in accordance with *NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008*. If the water supply is to be provided by way of tank storage, this should be located a safe distance away from any habitable dwelling in accordance with *NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008*. Any tank used for the storage of firefighting water supplies is to be fitted with a 100mm female round thread suction hose adaptor in accordance with the *NZFS Specification for Firefighting Waterway Equipment SNZ PAS 4505:2007*.



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Note: Prior to the development of any habitable dwelling, it is recommended the owners seeks the advice of the New Zealand Fire Service in relation to water supply. A communal tank for firefighting water supply may be a cost effective method for the owners in providing a reliable water supply for the New Zealand Fire Service.

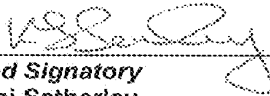
5. Future owners of the Lots are advised that there is no telecommunications connection provided. The Council will not be responsible for ensuring nor providing telecommunication connections to the Lots, upon future development of the Lots, or at the time of further subdivision.

B. The following conditions shall apply to Lot 1 ("Lot 1") on the plan:

1. No new buildings shall be constructed within the areas "E" and "G" identified on the plan.

DATED at Whangarei this 2nd Day of September 2020

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



Authorised Signatory
Karen Toni Satherley
Post Approval & Development Contributions Officer

View Instrument Details



Instrument No	11801314.3
Status	Registered
Date & Time Lodged	23 December 2020 11:04
Lodged By	Dodds, Sharlene Janet
Instrument Type	Covenant (All types except Land covenants)



Toitū Te Whenua
Land Information
New Zealand

Affected Records of Title	Land District
934353	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Vaughan Bevan Syers as Grantor/Grantee Representative on 23/12/2020 10:14 AM

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

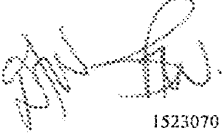
IN THE MATTER of a Conservation Covenant entered
into pursuant to Section 77 of the
Reserves Act 1977

WHEREAS

- A. SHANE THOMAS WILLIAMSON and DEBRA FAYE WILLIAMSON ("the Covenantors") are the registered proprietors of an estate in fee simple in that piece of land being area comprising 4.0653 hectares more or less being Lot 1 Deposited Plan 86368 and being the land comprised and described in Record of Title NA44A/620 (hereinafter called "the land").
- B. WHANGAREI DISTRICT COUNCIL ("Council") is the local authority within whose district the land is situated.
- C. Council is authorised by Section 77 of the Reserves Act 1977 ("the Act") to obtain conservation covenants in respect of private land for the purposes of managing such land so as to preserve the natural environment, or landscape amenity, or wildlife or fresh water life or marine life habitat or historical value of such land.
- D. The Covenantors have agreed to grant to Council a conservation covenant for the purpose and intent of preserving the natural environment of the land and to satisfy a condition in this regard of Council's consent to a subdivision as evidenced by Deposited Plan 547392 ("the plan").

NOW THEREFORE in pursuance of this authority the Covenantors HEREBY GRANT to the Council Conservation Covenants pursuant to Section 77 of the Act over the area comprising 0.7465 hectares more or less being that part of Lot 1 on the plan as shown marked thereon with the letter "F" (such area being hereinafter referred to as "the conservation area") to the intent that this covenant shall have effect in perpetuity or until the Council shall resolve to release this covenant.

THE Covenantors and the Council with the intent and so as to bind Lot 1 on the plan into whosoever hands such may come mutually covenant at all times to observe and perform the respective duties and obligations imposed upon them pursuant to the provisions of the


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Act and any statutory amendment or re-enactment thereof or any Act or Acts passed in substitution therefore.

THE COVENANTORS COVENANT WITH THE COUNCIL TO:

1. Undertake pest and weed control measures within the conservation area should the need arise, including the removal of faun and/or flora recognised as pests or weeds by the Council's Parks Department.
2. Access the conservation area by way of any existing track(s) and these track(s) can be maintained to existing standards should the need arise, including minor clearing of vegetation over, and/or adjacent to the existing track(s).
3. Undertake restoration and/or enhancement and/or pruning of vegetation cover in the conservation area should the need arise provided prior approval has been obtained from Council's Resource Consents Manager or their delegated representative.

IN WITNESS WHEREOF these presents have been executed this 8 day of December 2020

SIGNED by SHANE THOMAS)

WILLIAMSON and DEBRA)

FAYE WILLIAMSON as)

Covenantors in the presence of :)

Witness

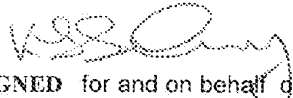
Signature: _____

Name (in full): _____

Occupation: _____ Address: _____

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SIGNED for and on behalf of
WHANGAREI DISTRICT COUNCIL
By Karen Toni Satherley

Authorised Officer
in the presence of:



Witness to complete in BLOCK letters

Name: *Kantea Kulkarni*
Address: *308 Beach Road, Whangarei*
Occupation: *Team Leader RMA Wairarapa*

STATEMENT OF PASSING OVER

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