



TA Approvals

Territorial Authority	Whangarei District Council TA Certification Division	TA Reference	SD1800110 - Stage 3
Survey Number	LT 548998	Survey Purpose	LT Subdivision
Surveyor Reference	14333-WFH Stage 3	Land District	North Auckland
Surveyor	Guy Martin McGregor		
Surveyor Firm	Cook Costello Limited		
Dataset Description	Lots 67-120, 130-138, 453-465, 601, 701-703, 711, 716, 800-802, 1000, 1001 and 1002 Being a Subdivision of Sections 2, 3, 6-8 SO 534617 and Lot 4 DP 197696		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Whangarei District Council and that a consent notice has been issued in respect of those conditions that have not been complied with. Dated this 03 rd day of August 2020.



Signature

Signed by Ricardo Giovanni Zucchetto, Authorised Officer, on 03/08/2020 02:04 PM

Receipt Information

Transaction Receipt Number	13516286
Signing Certificate (Distinguished Name)	Zucchetto, Ricardo Giovanni
Signing Certificate (Serial Number)	1292652220
Signature Date	03/08/2020

*** End of Report ***

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Territorial Authority	Whangarei District Council TA Certification Division	TA Reference	SD1800110 on P115763
Survey Number	LT 548998	Survey Purpose	LT Subdivision
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TA Certificates

I hereby certify that plan LT 548998 was approved by the Whangarei District Council pursuant to section 223 of the Resource Management Act 1991 on the 19th day of June 2020.

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the amalgamation conditions set out hereon

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan LT 548998

Signature

Signed by Karen Toni Satherley, Authorised Officer, on 19/06/2020 10:03 AM

Receipt Information

Transaction Receipt Number	13405822
Signing Certificate (Distinguished Name)	Satherley, Karen Toni
Signing Certificate (Serial Number)	1292635875
Signature Date	19/06/2020

*** End of Report ***



Title Plan - LT 548998

Survey Number LT 548998
Surveyor Reference 14333-WFH Stage 3
Surveyor Guy Martin McGregor
Survey Firm Cook Costello Limited
Surveyor Declaration

Survey Details

Dataset Description Lots 67-120, 130-138, 453-465, 601, 701-703, 711, 716, 800-802, 1000, 1001 and 1002 Being a Subdivision of Sections 2, 3, 6-8 SO 534617 and Lot 4 DP 197696

Status Initiated

Land District North Auckland **Survey Class** Class A

Submitted Date **Survey Approval Date**
Deposit Date

Territorial Authorities

Whangarei District

Comprised In

RT 910391
RT 910378
RT NA126A/441

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 67 Deposited Plan 548998	Fee Simple Title	0.0601 Ha	942243
Lot 68 Deposited Plan 548998	Fee Simple Title	0.0600 Ha	942244
Lot 69 Deposited Plan 548998	Fee Simple Title	0.0682 Ha	942245
Lot 70 Deposited Plan 548998	Fee Simple Title	0.0643 Ha	942246
Lot 71 Deposited Plan 548998	Fee Simple Title	0.0648 Ha	942247
Lot 72 Deposited Plan 548998	Fee Simple Title	0.0638 Ha	942248
Lot 73 Deposited Plan 548998	Fee Simple Title	0.0652 Ha	942249
Lot 74 Deposited Plan 548998	Fee Simple Title	0.0639 Ha	942250
Lot 75 Deposited Plan 548998	Fee Simple Title	0.0623 Ha	942251
Lot 76 Deposited Plan 548998	Fee Simple Title	0.0607 Ha	942252
Lot 77 Deposited Plan 548998	Fee Simple Title	0.0581 Ha	942253
Lot 78 Deposited Plan 548998	Fee Simple Title	0.0589 Ha	942254
Lot 79 Deposited Plan 548998	Fee Simple Title	0.0587 Ha	942255
Lot 80 Deposited Plan 548998	Fee Simple Title	0.0589 Ha	942256
Lot 81 Deposited Plan 548998	Fee Simple Title	0.0584 Ha	942257
Lot 82 Deposited Plan 548998	Fee Simple Title	0.0597 Ha	942258
Lot 83 Deposited Plan 548998	Fee Simple Title	0.0591 Ha	942259
Lot 84 Deposited Plan 548998	Fee Simple Title	0.0588 Ha	942260
Lot 85 Deposited Plan 548998	Fee Simple Title	0.0592 Ha	942261
Lot 86 Deposited Plan 548998	Fee Simple Title	0.0519 Ha	942262
Lot 87 Deposited Plan 548998	Fee Simple Title	0.0507 Ha	942263

Title Plan - LT 548998

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 88 Deposited Plan 548998	Fee Simple Title	0.0664 Ha	942264
Lot 89 Deposited Plan 548998	Fee Simple Title	0.0695 Ha	942265
Lot 90 Deposited Plan 548998	Fee Simple Title	0.0599 Ha	942266
Lot 91 Deposited Plan 548998	Fee Simple Title	0.0611 Ha	942267
Lot 92 Deposited Plan 548998	Fee Simple Title	0.0697 Ha	942268
Lot 93 Deposited Plan 548998	Fee Simple Title	0.0681 Ha	942269
Lot 94 Deposited Plan 548998	Fee Simple Title	0.0685 Ha	942270
Lot 95 Deposited Plan 548998	Fee Simple Title	0.0517 Ha	942271
Lot 96 Deposited Plan 548998	Fee Simple Title	0.0518 Ha	942272
Lot 97 Deposited Plan 548998	Fee Simple Title	0.0615 Ha	942273
Lot 98 Deposited Plan 548998	Fee Simple Title	0.0617 Ha	942274
Lot 99 Deposited Plan 548998	Fee Simple Title	0.0600 Ha	942275
Lot 100 Deposited Plan 548998	Fee Simple Title	0.0600 Ha	942276
Lot 101 Deposited Plan 548998	Fee Simple Title	0.0603 Ha	942277
Lot 102 Deposited Plan 548998	Fee Simple Title	0.0688 Ha	942278
Lot 103 Deposited Plan 548998	Fee Simple Title	0.0756 Ha	942279
Lot 104 Deposited Plan 548998	Fee Simple Title	0.0725 Ha	942280
Lot 105 Deposited Plan 548998	Fee Simple Title	0.0631 Ha	942281
Lot 106 Deposited Plan 548998	Fee Simple Title	0.0594 Ha	942282
Lot 107 Deposited Plan 548998	Fee Simple Title	0.0600 Ha	942283
Lot 108 Deposited Plan 548998	Fee Simple Title	0.0598 Ha	942284
Lot 109 Deposited Plan 548998	Fee Simple Title	0.0598 Ha	942285
Lot 110 Deposited Plan 548998	Fee Simple Title	0.0599 Ha	942286
Lot 111 Deposited Plan 548998	Fee Simple Title	0.0652 Ha	942287
Lot 112 Deposited Plan 548998	Fee Simple Title	0.0602 Ha	942288
Lot 113 Deposited Plan 548998	Fee Simple Title	0.0602 Ha	942289
Lot 114 Deposited Plan 548998	Fee Simple Title	0.0603 Ha	942290
Lot 115 Deposited Plan 548998	Fee Simple Title	0.0603 Ha	942291
Lot 116 Deposited Plan 548998	Fee Simple Title	0.0649 Ha	942292
Lot 117 Deposited Plan 548998	Fee Simple Title	0.0700 Ha	942293
Lot 118 Deposited Plan 548998	Fee Simple Title	0.0641 Ha	942294
Lot 119 Deposited Plan 548998	Fee Simple Title	0.0602 Ha	942295
Lot 120 Deposited Plan 548998	Fee Simple Title	0.0600 Ha	942296
Lot 130 Deposited Plan 548998	Fee Simple Title	0.0678 Ha	942297
Lot 131 Deposited Plan 548998	Fee Simple Title	0.0601 Ha	942298
Lot 132 Deposited Plan 548998	Fee Simple Title	0.0601 Ha	942299
Lot 133 Deposited Plan 548998	Fee Simple Title	0.0609 Ha	942300
Lot 134 Deposited Plan 548998	Fee Simple Title	0.0601 Ha	942301
Lot 135 Deposited Plan 548998	Fee Simple Title	0.0607 Ha	942302
Lot 136 Deposited Plan 548998	Fee Simple Title	0.0601 Ha	942303
Lot 137 Deposited Plan 548998	Fee Simple Title	0.0601 Ha	942304
Lot 138 Deposited Plan 548998	Fee Simple Title	0.0747 Ha	942305
Lot 453 Deposited Plan 548998	Fee Simple Title	0.0589 Ha	942306
Lot 454 Deposited Plan 548998	Fee Simple Title	0.0624 Ha	942307

Title Plan - LT 548998

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 455 Deposited Plan 548998	Fee Simple Title	0.0719 Ha	942308
Lot 456 Deposited Plan 548998	Fee Simple Title	0.0650 Ha	942309
Lot 457 Deposited Plan 548998	Fee Simple Title	0.0649 Ha	942310
Lot 458 Deposited Plan 548998	Fee Simple Title	0.0521 Ha	942311
Lot 459 Deposited Plan 548998	Fee Simple Title	0.0606 Ha	942312
Lot 460 Deposited Plan 548998	Fee Simple Title	0.0529 Ha	942313
Lot 461 Deposited Plan 548998	Fee Simple Title	0.0586 Ha	942314
Lot 462 Deposited Plan 548998	Fee Simple Title	0.0518 Ha	942315
Lot 463 Deposited Plan 548998	Fee Simple Title	0.0519 Ha	942316
Lot 464 Deposited Plan 548998	Fee Simple Title	0.0523 Ha	942317
Lot 465 Deposited Plan 548998	Fee Simple Title	0.0534 Ha	942318
Lot 601 Deposited Plan 548998	Vesting on Deposit for Road	0.0244 Ha	
Lot 701 Deposited Plan 548998	Fee Simple Title	0.0162 Ha	Multiple
Lot 702 Deposited Plan 548998	Fee Simple Title	0.0279 Ha	Multiple
Lot 703 Deposited Plan 548998	Fee Simple Title	0.0177 Ha	Multiple
Lot 711 Deposited Plan 548998	Fee Simple Title	0.0621 Ha	Multiple
Lot 716 Deposited Plan 548998	Fee Simple Title	0.0195 Ha	Multiple
Lot 800 Deposited Plan 548998	Fee Simple Title	0.6935 Ha	942320
Lot 801 Deposited Plan 548998	Fee Simple Title	1.0159 Ha	942321
Lot 802 Deposited Plan 548998	Fee Simple Title	0.6274 Ha	942322
Lot 1000 Deposited Plan 548998	Fee Simple Title	9.7954 Ha	942323
Lot 1001 Deposited Plan 548998	Vesting on Deposit for Road	1.8981 Ha	
Area A Deposited Plan 548998	Easement		
Area B Deposited Plan 548998	Easement		
Area C Deposited Plan 548998	Easement		
Area E Deposited Plan 548998	Easement		
Area F Deposited Plan 548998	Easement		
Area G Deposited Plan 548998	Easement		
Area H Deposited Plan 548998	Easement		
Area I Deposited Plan 548998	Easement		
Area J Deposited Plan 548998	Easement		
Lot 1002 Deposited Plan 548998	Vesting on Deposit for Local Purpose Reserve	0.0038 Ha	942319
Total Area		18.8634 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Survey Number

LT 548998

Territorial Authority (the Council)

Whangarei District

Memorandum of Easements

Last Edited: 18 Jun 2020 13:27:28

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement (Burdened Land)</u>	<u>Dominant Tenement (Benefited Land)</u>
Right to drain sewage	C, E	Lot 801	Lot 802
Right to convey water, electricity, telecommunications	C, E	Lot 801	Lot 802
Right to drain water	I	Lot 464	Lot 465

Memorandum of Easements in Gross

Last Edited: 15 May 2020 17:27:18

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement (Burdened Land)</u>	<u>Grantee</u>
Right to drain water, sewage	Lot 701	Lot 701	Whangarei District Council
	Lot 702	Lot 702	Whangarei District Council
	Lot 703	Lot 703	Whangarei District Council
	Lot 711	Lot 711	Whangarei District Council
	Lot 716	Lot 716	Whangarei District Council
Right to drain water	B, C	Lot 801	Whangarei District Council
	F	Lot 802	Whangarei District Council
	H	Lot 459	Whangarei District Council
	G	Lot 800	Whangarei District Council
Right to convey electricity, telecommunications	Lot 701	Lot 701	Northpower Limited & Northpower Fibre Limited
	Lot 702	Lot 702	Northpower Limited & Northpower Fibre Limited
	Lot 703	Lot 703	Northpower Limited & Northpower Fibre Limited
	Lot 711	Lot 711	Northpower Limited & Northpower Fibre Limited
	Lot 716	Lot 716	Northpower Limited & Northpower Fibre Limited
Right of Way	J	Lot 1000	Whangarei District Council
Right to convey electricity, telecommunications, water	J	Lot 1000	Whangarei District Council
Right to drain water, sewage	J	Lot 1000	Whangarei District Council

Schedule of Existing Easements in Gross

Last Edited: 15 May 2020 09:58:44

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement (Burdened Land)</u>	<u>Creating Document Reference</u>
Right to drain water, sewage	A	Lot 801	EI 6389851.4

Schedule / Memorandum

Land Registration District

North Auckland

Survey Number

LT 548998

Territorial Authority (the Council)

Whangarei District

Amalgamation Conditions

Last Edited: 18 Jun 2020 13:32:50

The following amalgamations are required as part of this subdivision - LINZ Ref 1612210 and 1658852

That Lot 701 hereon (Legal Access) be held as to two undivided one-half shares by the owners of Lots 103 and 104 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith (Linz Ref. 1612210)

That Lot 702 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 90, 91, 92 and 101 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith. (Linz Ref. 1612210)

That Lot 703 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lot 85 and Lots 88 & 89 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith. (Linz Ref. 1612210)

That Lot 711 hereon (Legal Access) be held as to six undivided one-sixth shares by the owners of Lots 456, 457, 458, 459, 460 and 461 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith. (Linz Ref. 1658852)

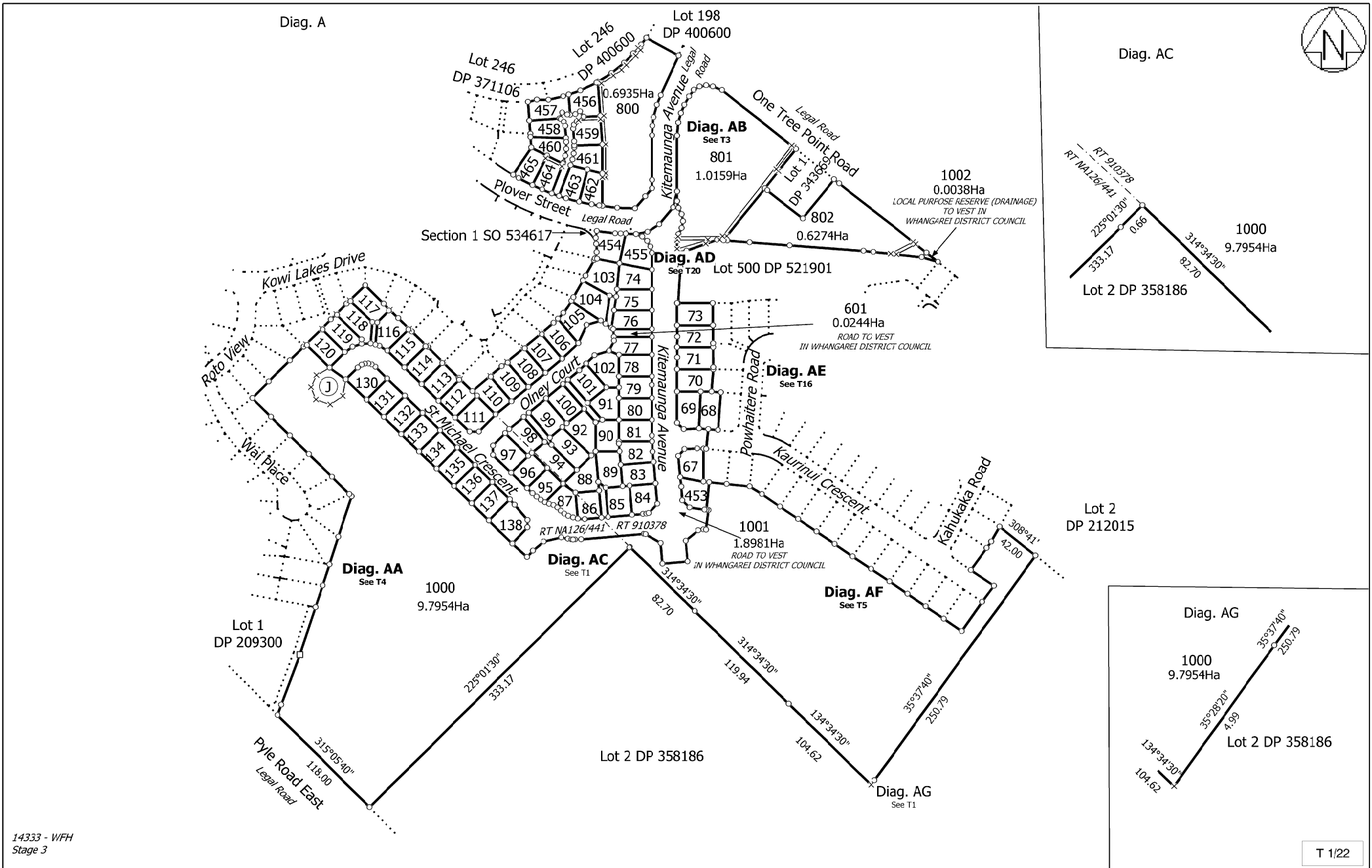
That Lot 716 hereon (Legal Access) be held as to three undivided one-third shares by the owners of lots 93, 94 and 99 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith. (Linz Ref. 1612210)

Notes

Last Edited: 18 Jun 2020 13:34:00

Lot 601 and Lot 1001 is Road to Vest on Deposit with Whangarei District Council

Lot 1002 is to Vest on Deposit for Local Purpose Reserve (Drainage) with Whangarei District Council



14333 - W/FH
Stage 3

Land District: North Auckland

Lots 67-120, 130-138, 453-465, 601, 701-703, 711, 716, 800-802, 1000, 1001 and 1002 Being a Subdivision of Sections 2, 3, 6-8 SO 534617 and Lot 4 DP 197696

Surveyor: Guy Martin McGregor
Firm: Cook Costello Limited

Title Plan
LT 548998
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14333 - WFH
Stage 3

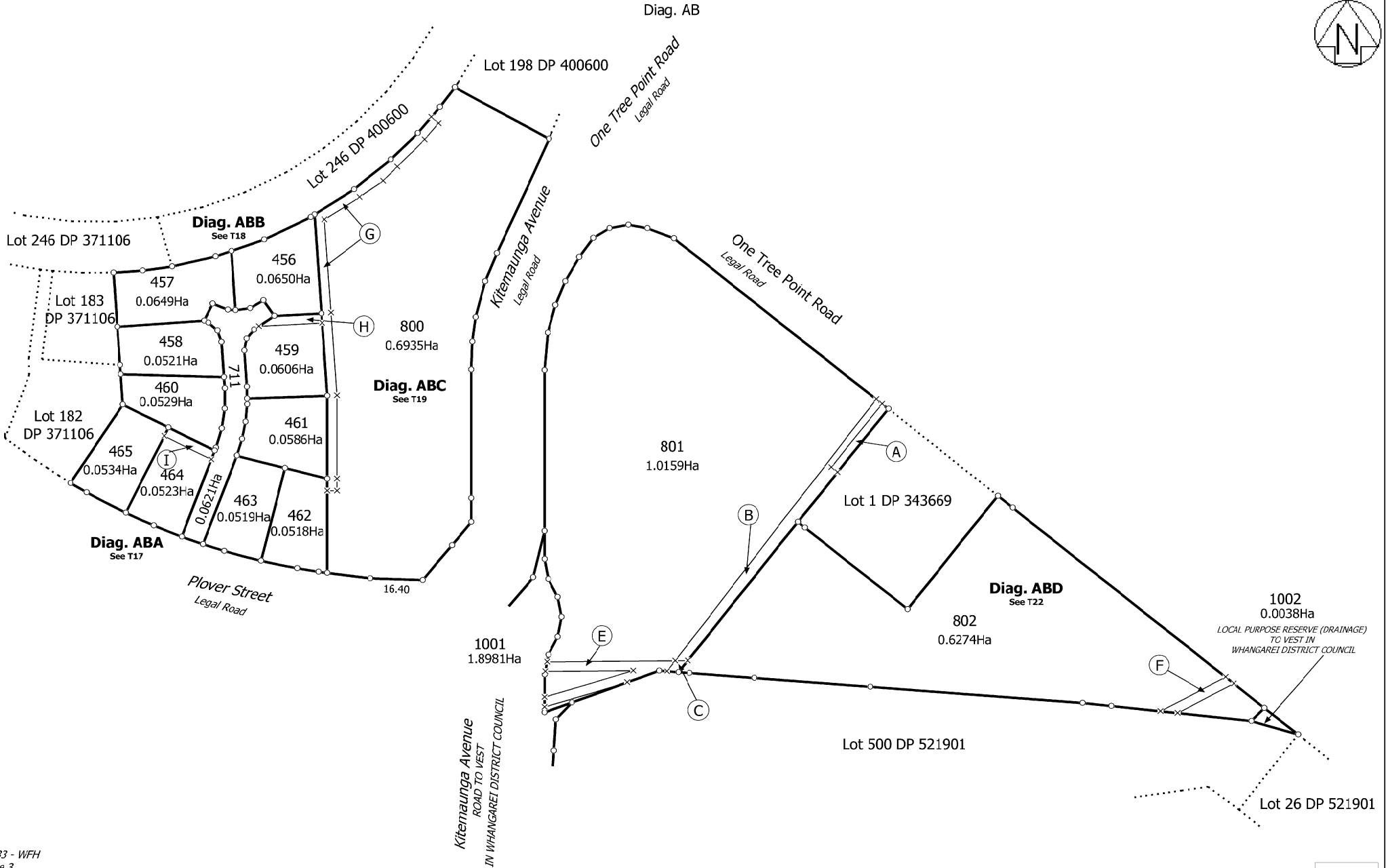
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Land District: North Auckland

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Title Plan
LT 548998
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14333 - WFH
Stage 3

T 3/22

<p>Land District: North Auckland</p> <p>Digitally Generated Plan Generated on: 13/06/2020 1:55pm Page 8 of 27</p>	<p>Lots 67-120, 130-138, 453-465, 601, 701-703, 711, 716, 800-802, 1000, 1001 and 1002 Being a Subdivision of Sections 2, 3, 6-8 SO 534617 and Lot 4 DP 197696</p>	<p>Surveyor: Guy Martin McGregor Firm: Cook Costello Limited</p>	<p>Title Plan LT 548998 DRAFT</p>
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Diag. AA

Diag. AAA
See T4

Lot 85
DP 391253

Lot 87
DP 398964

Lot 88 DP 398964

Lot 89 DP 398964

Lot 90 DP 398964

Lot 127 DP 398964

Lot 128 DP 398964

Lot 129 DP 398964

Lot 131 DP 398964

Lot 132 DP 398964

Lot 138 DP 391253

Pyle Road East
Legal Road

1000
9.7954Ha

Diag. AAA

Lot 79
DP 401637

120
0.0600Ha

Lot 83
DP 391253

1000
9.7954Ha

14333 - WFH
Stage 3

T 4/22

Land District: North Auckland

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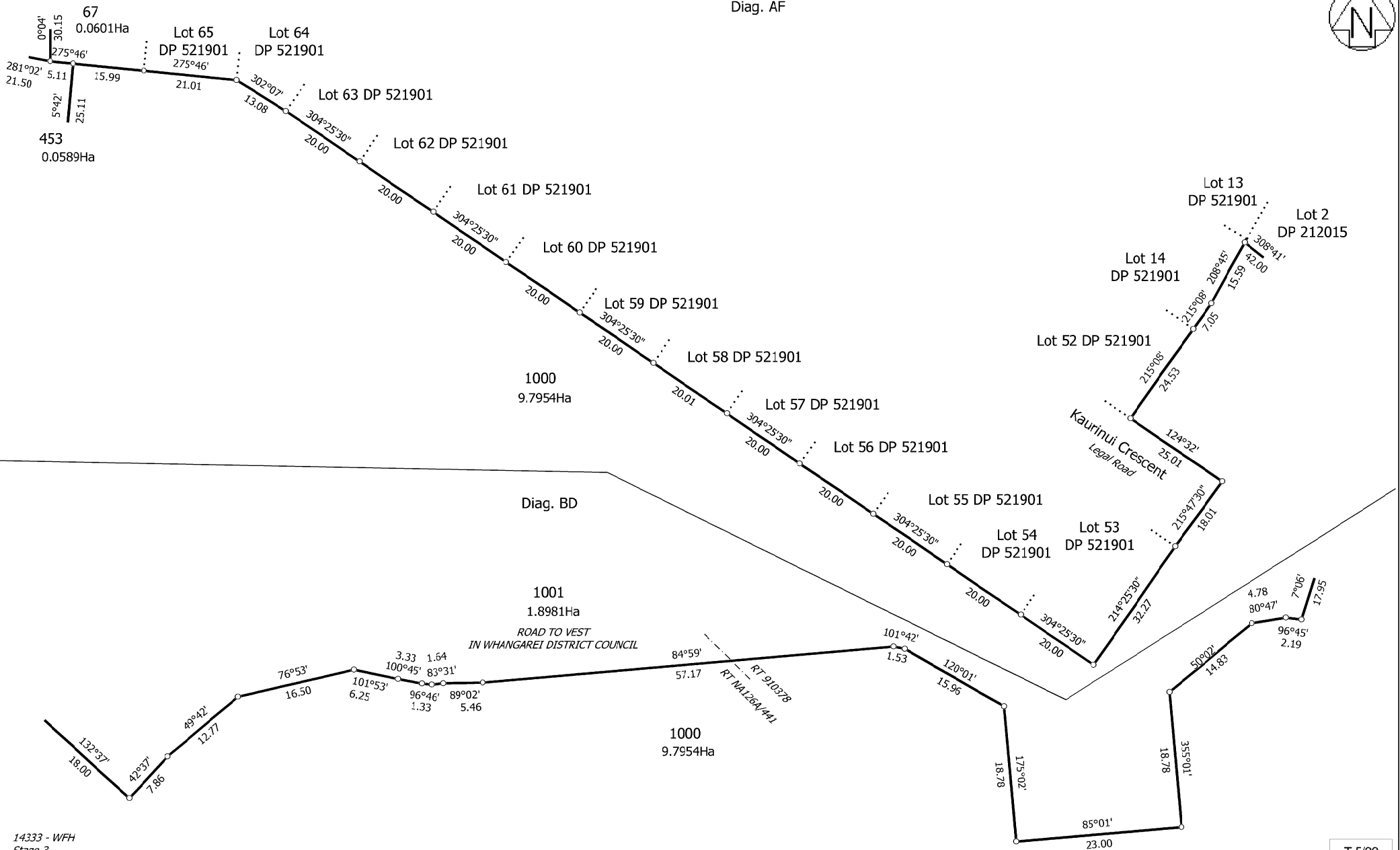
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LT 548998
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14333 - WFH Stage 3

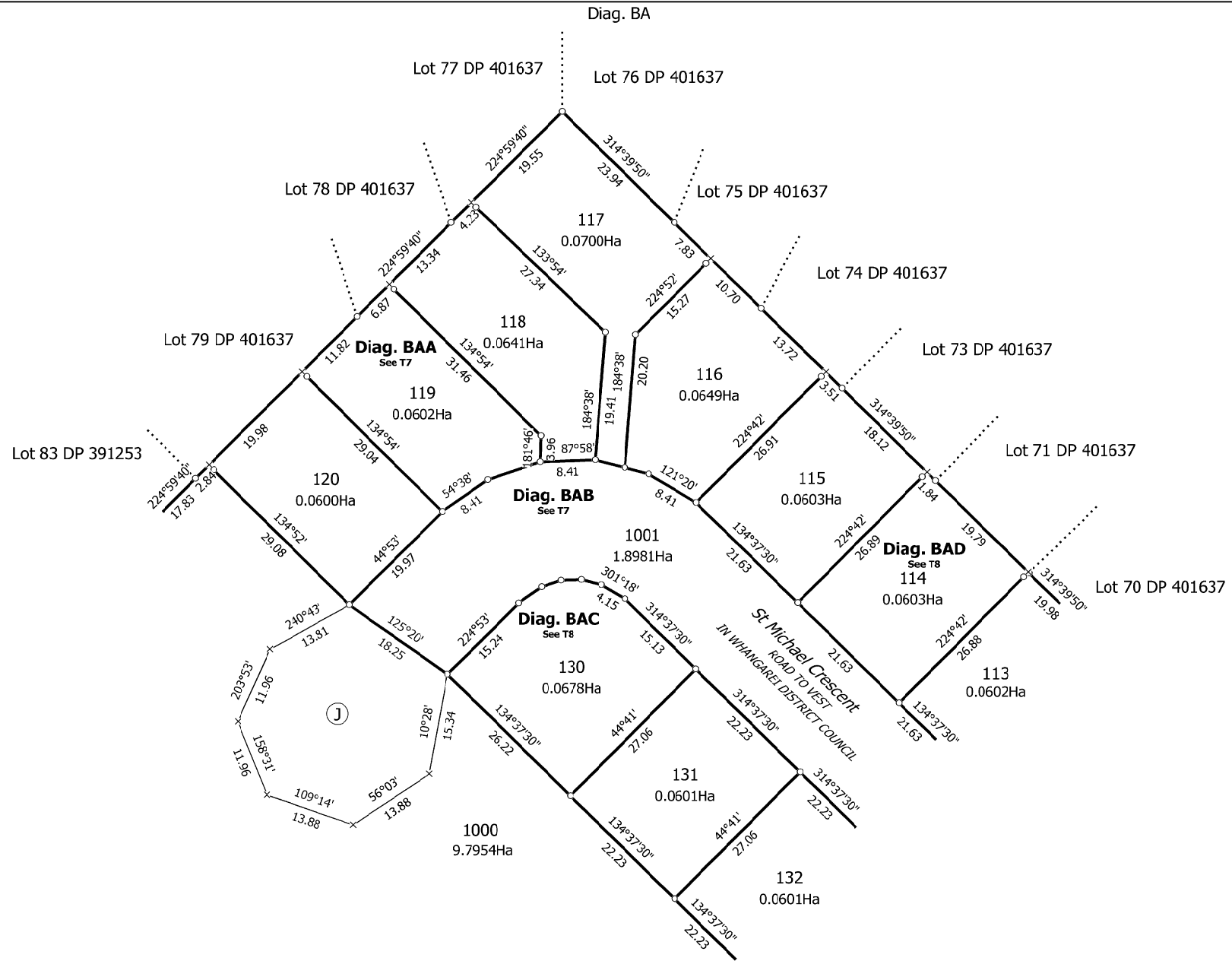
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Title Plan
LT 548998
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14333 - WFH
Stage 3

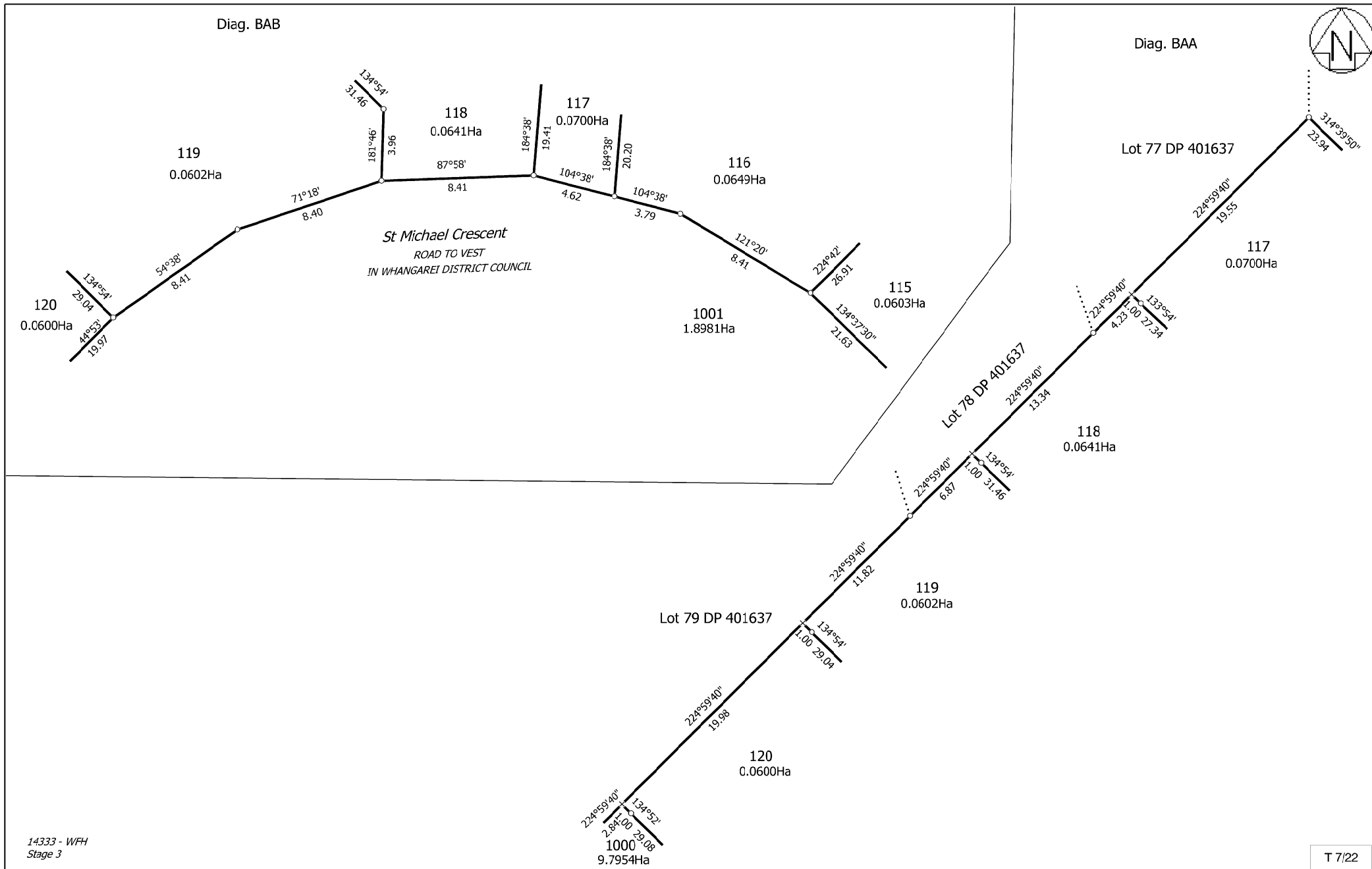
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Stage 3

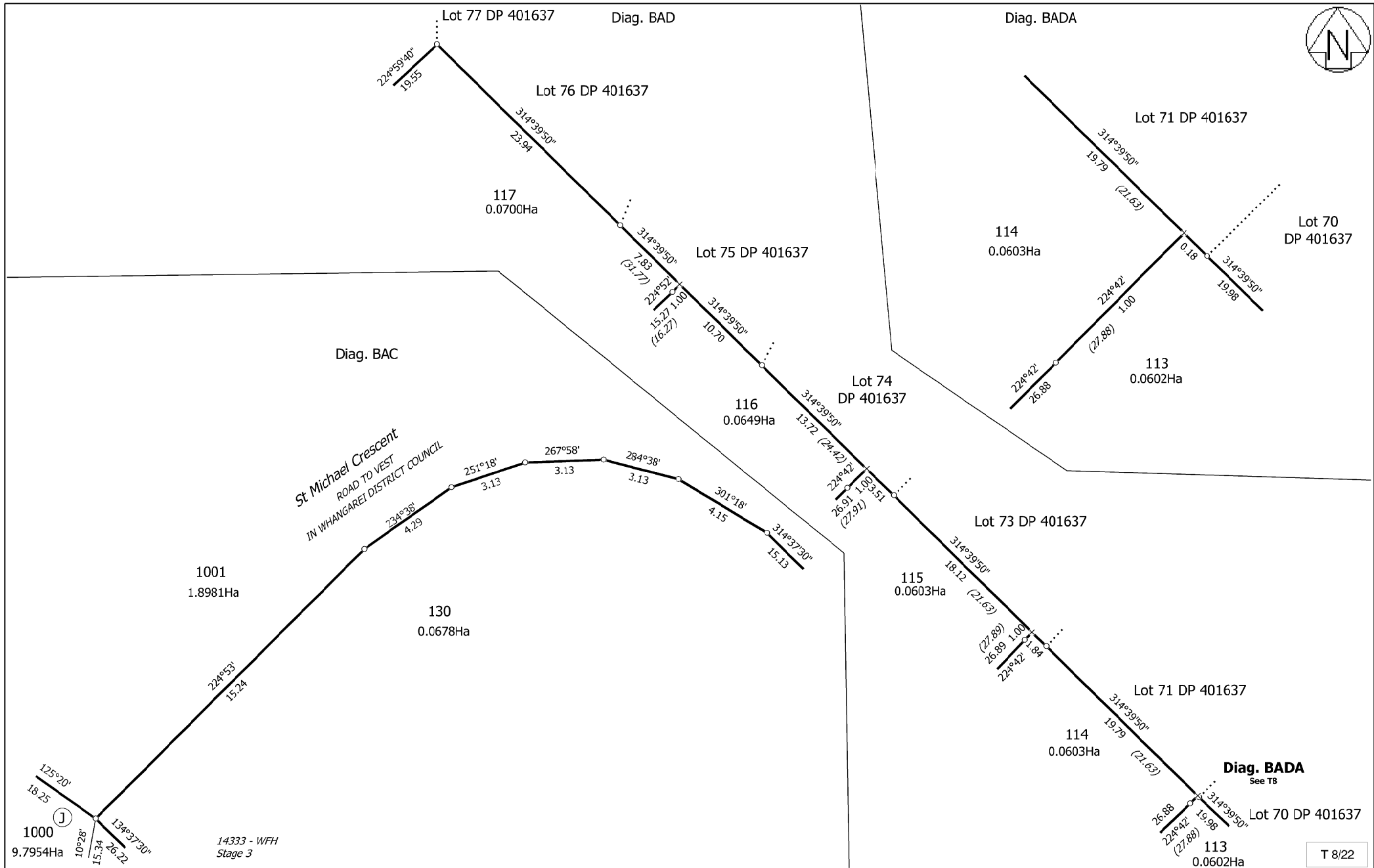
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Land District: North Auckland
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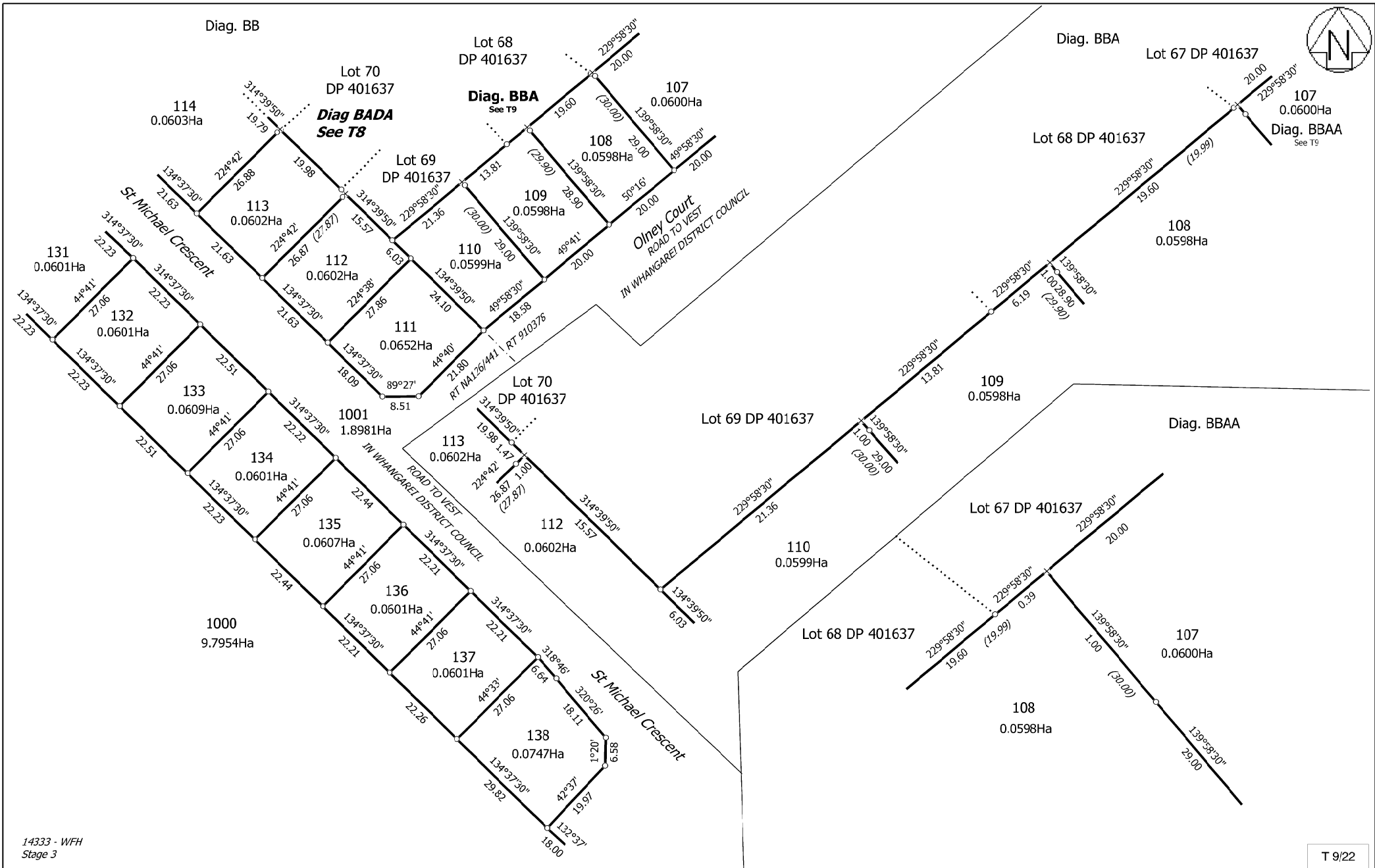


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14333 - WFH
Stage 3

T 9/22

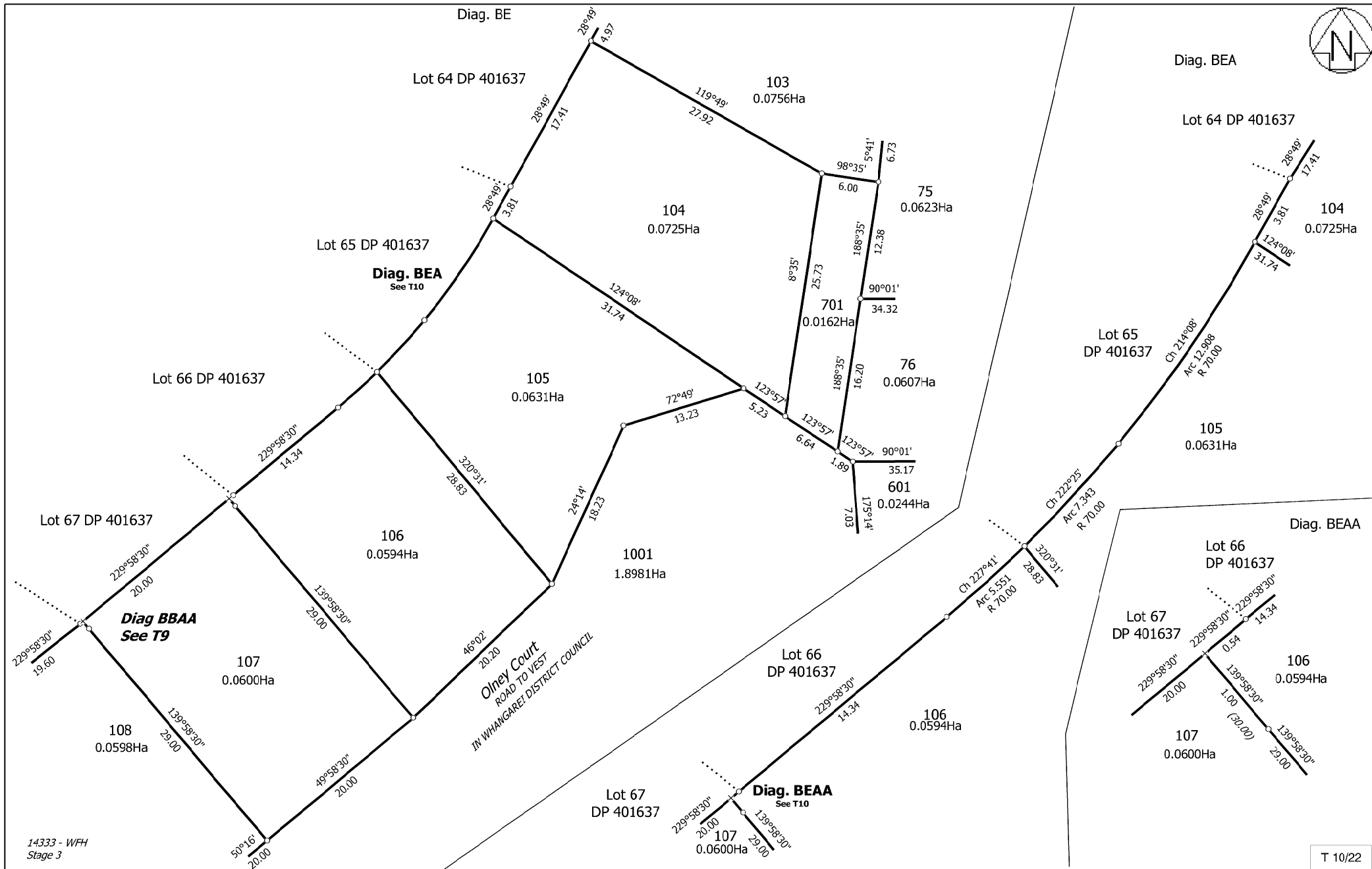
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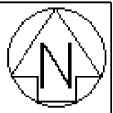
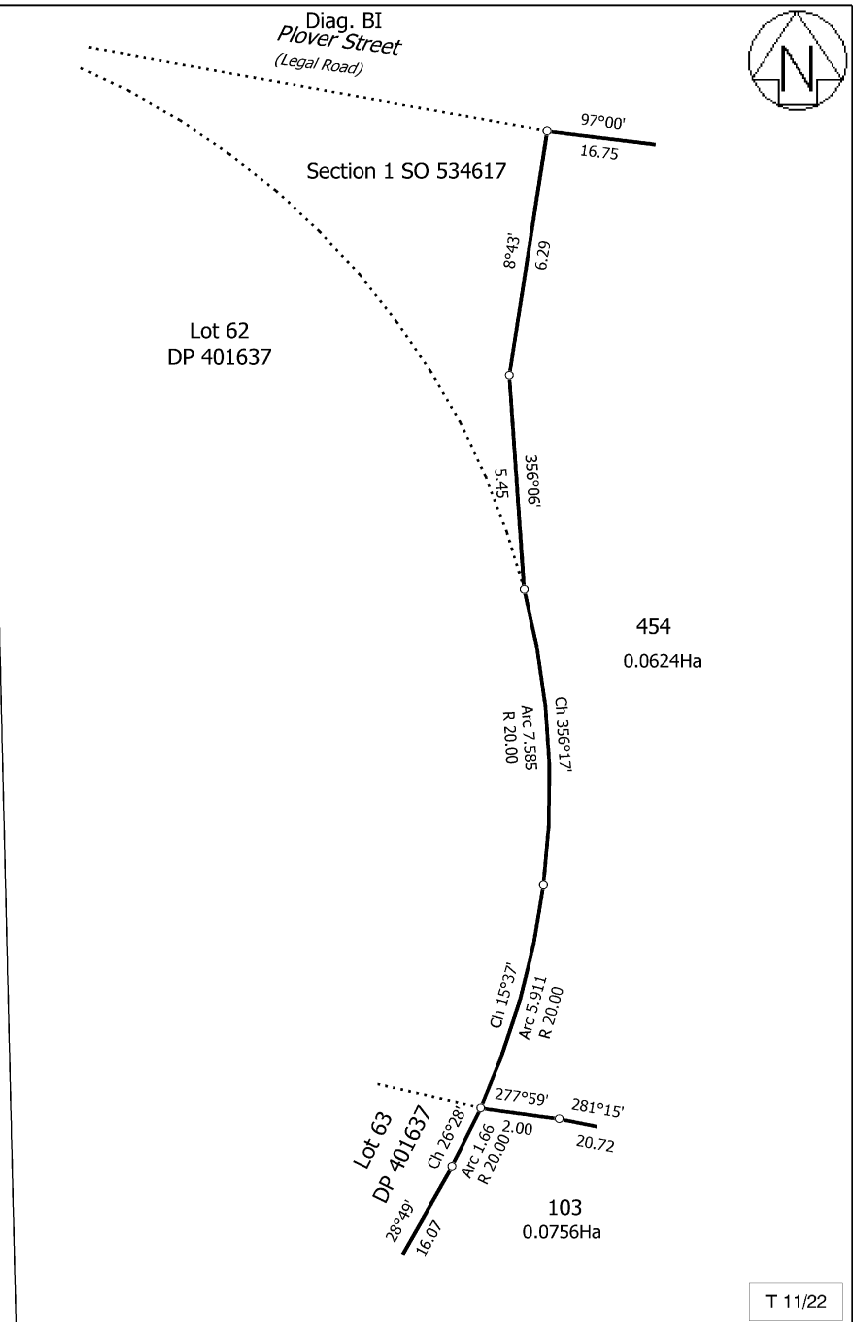
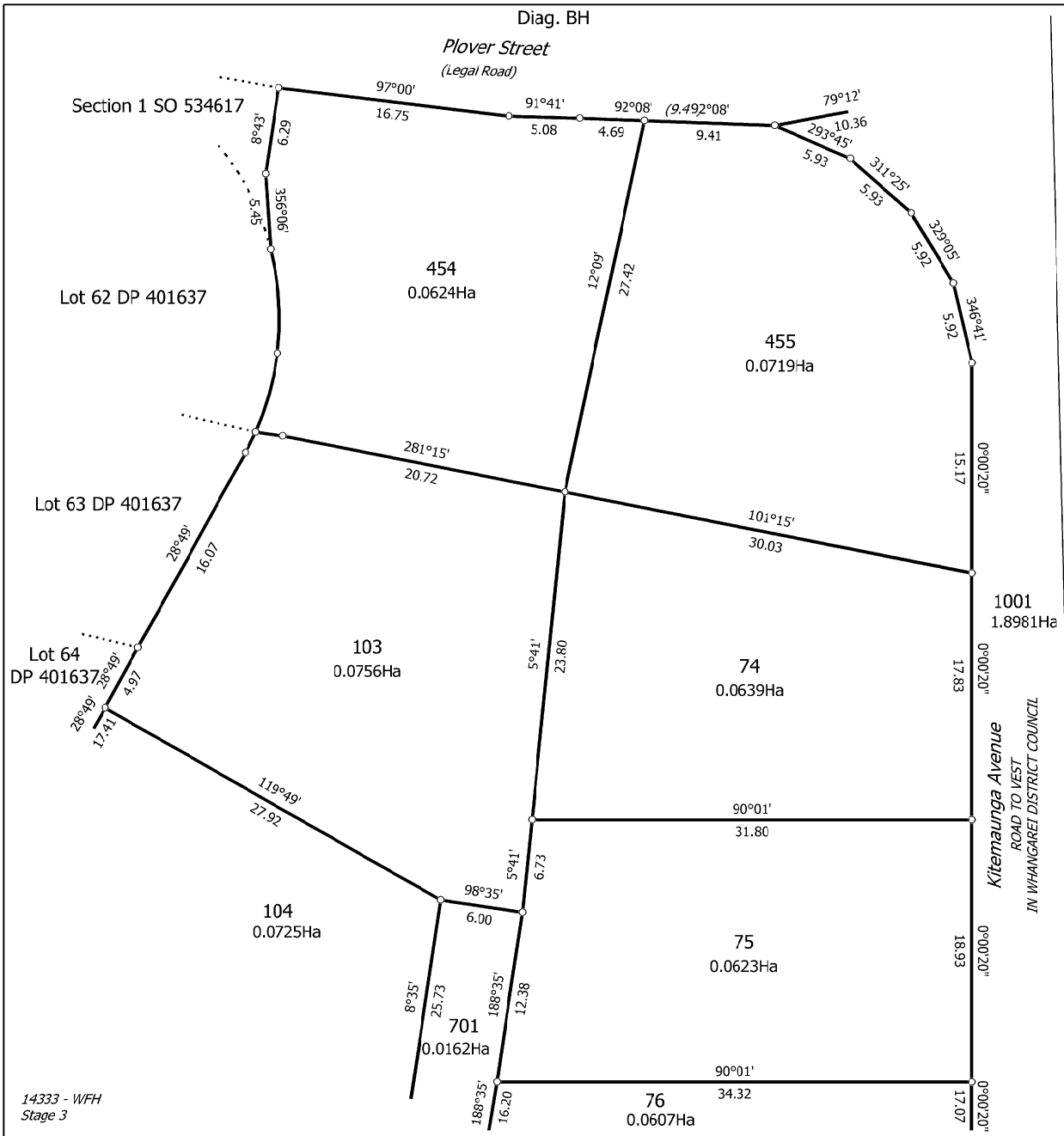
Land District: North Auckland

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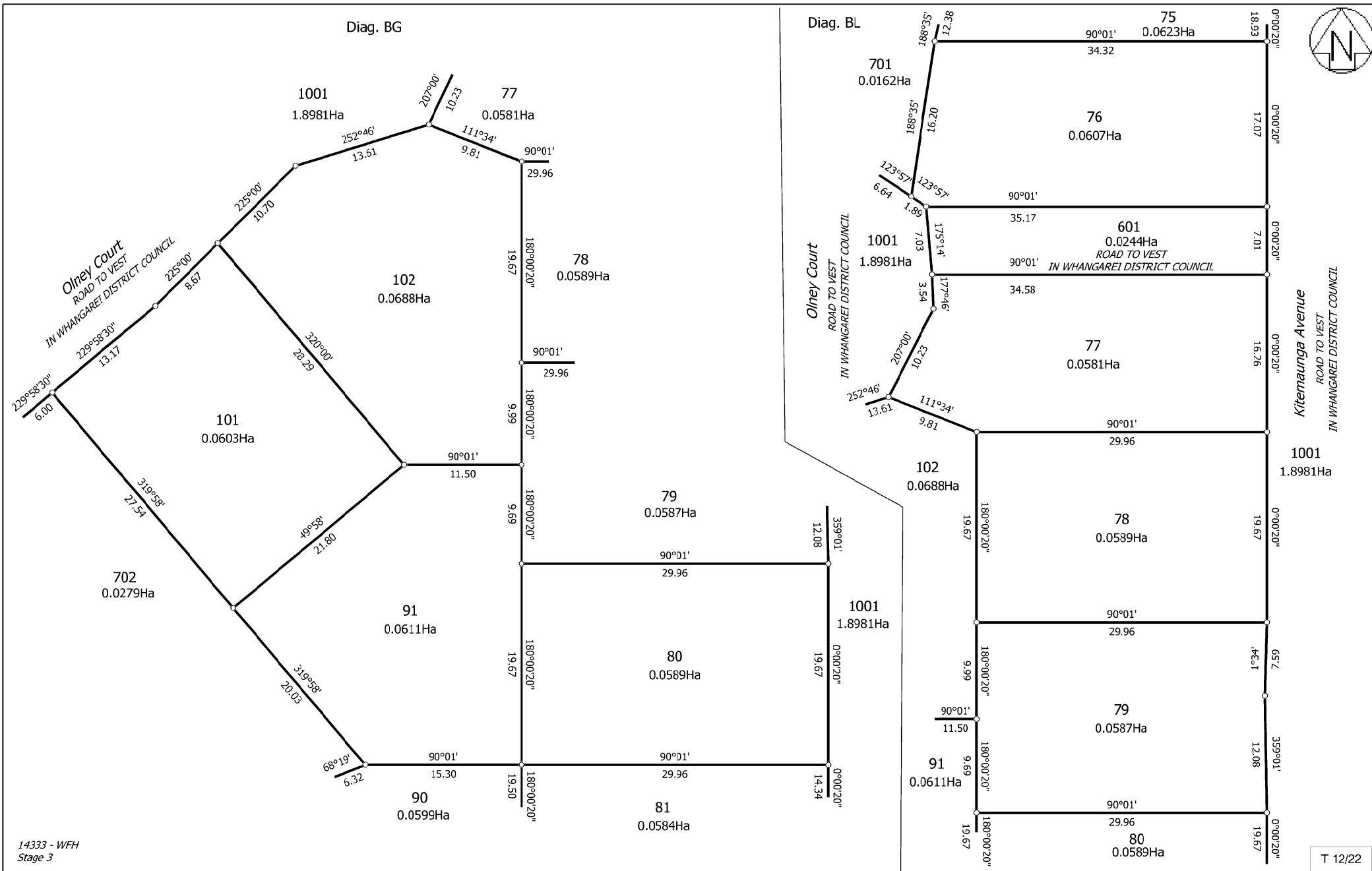
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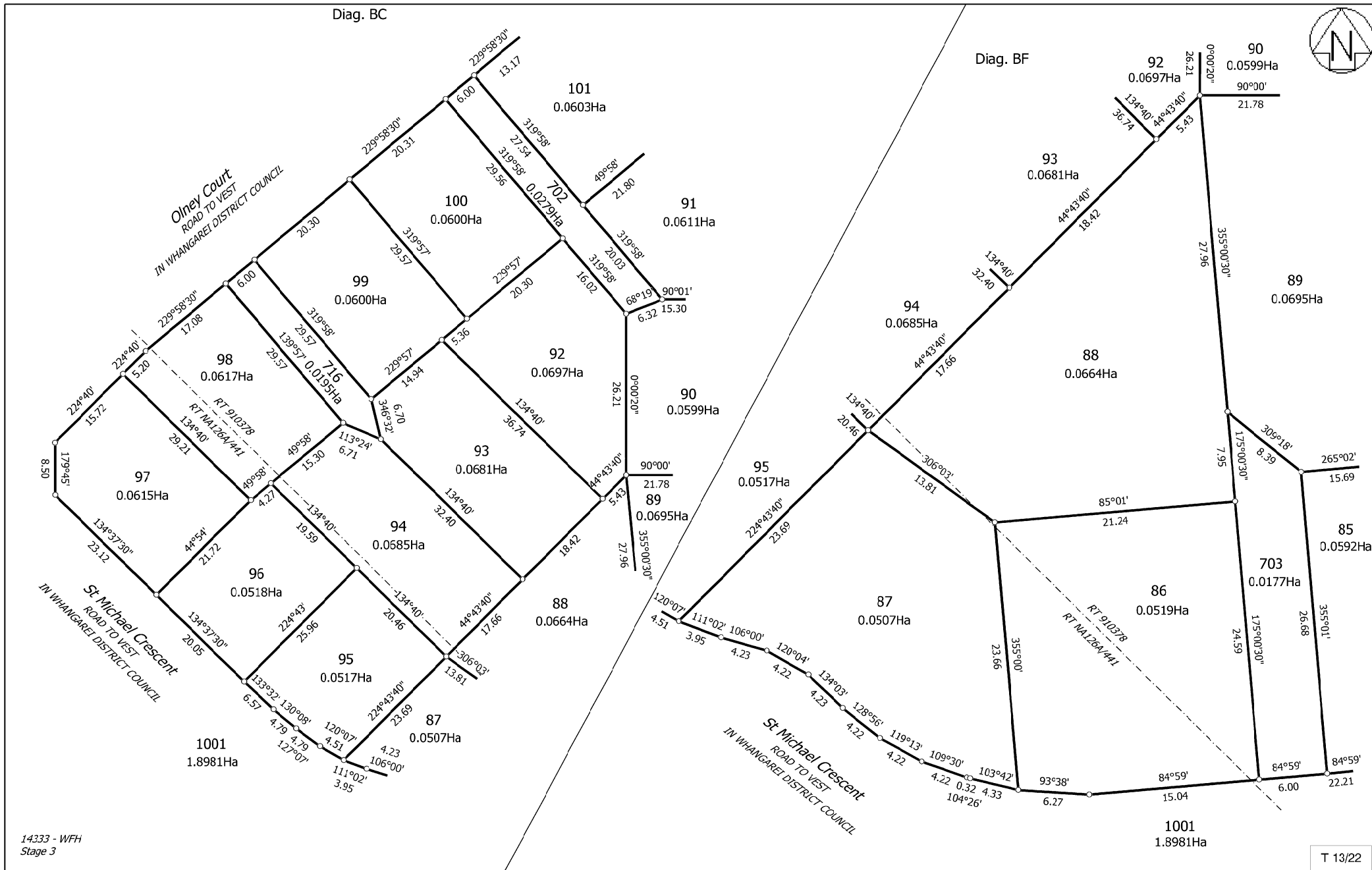


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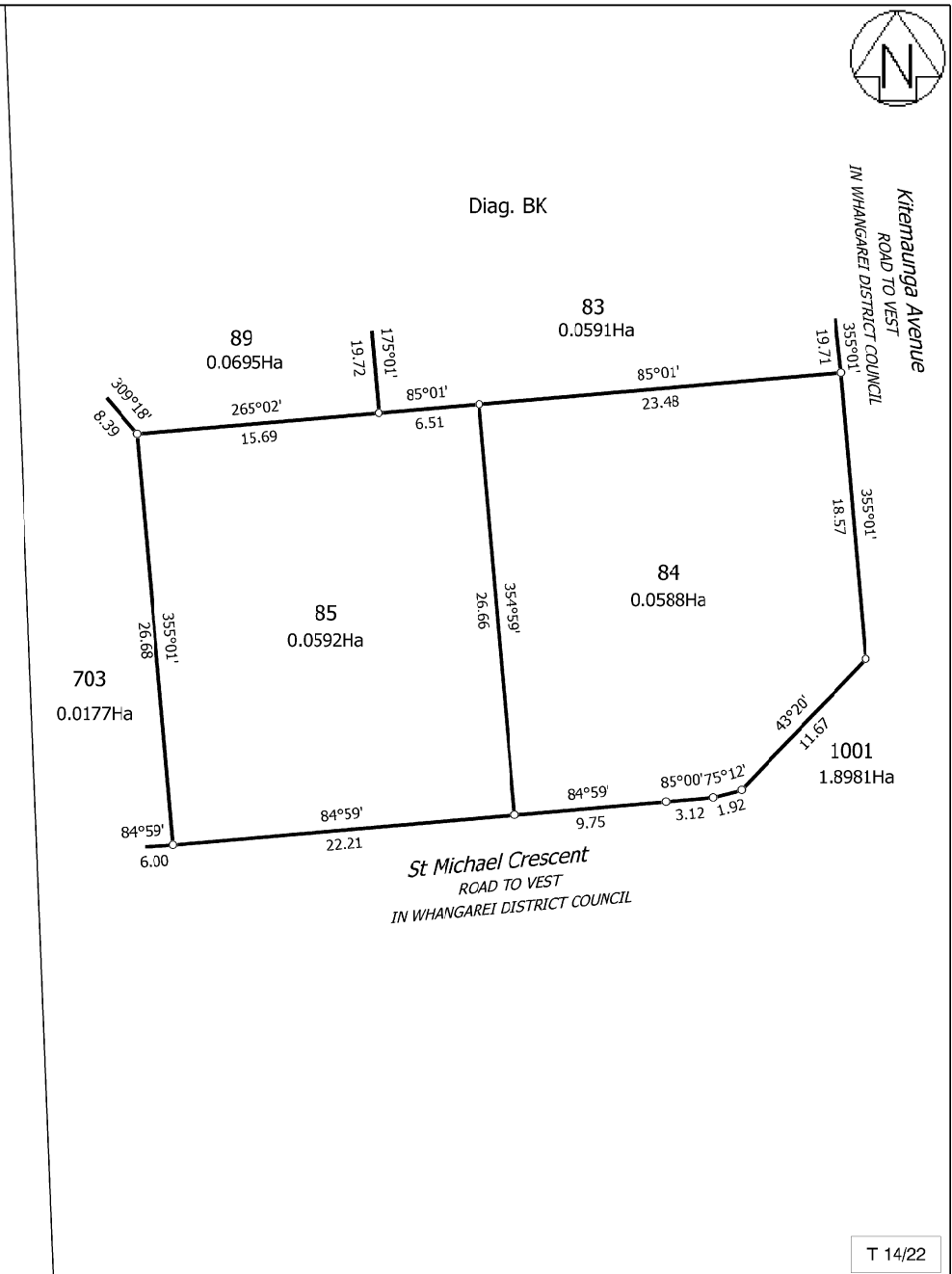
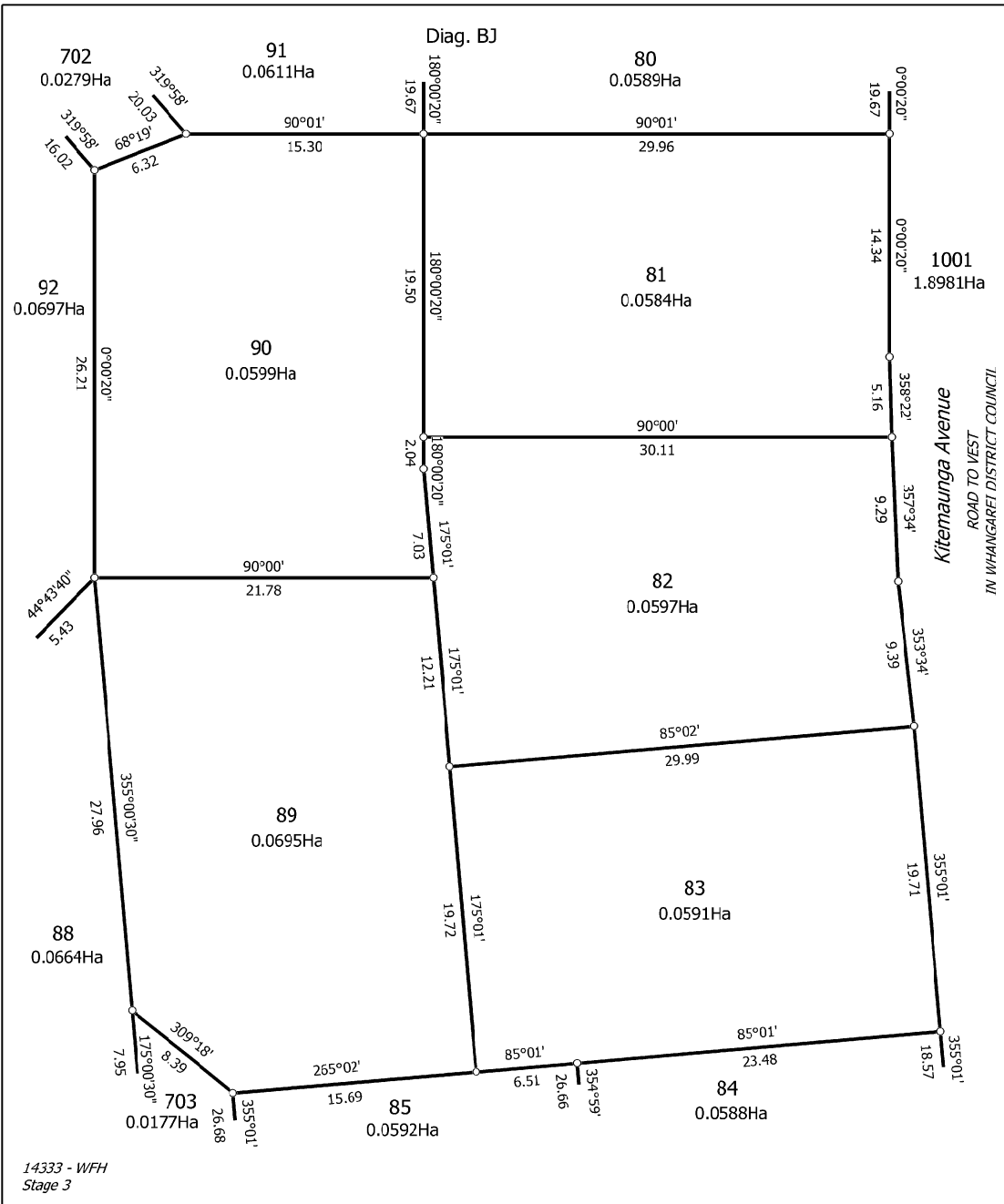
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Stage 3

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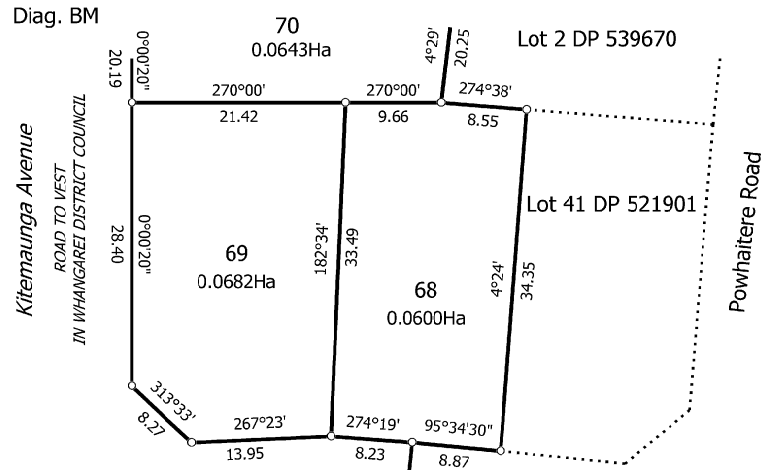
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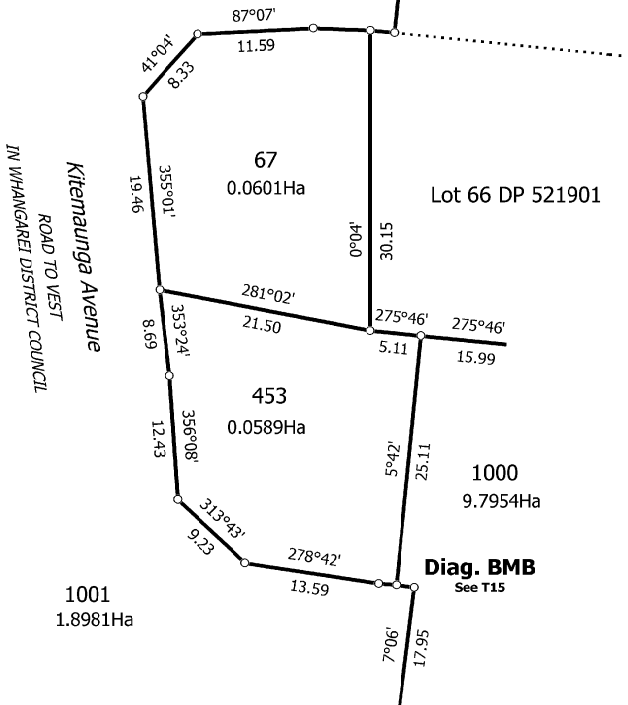
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LT 548998
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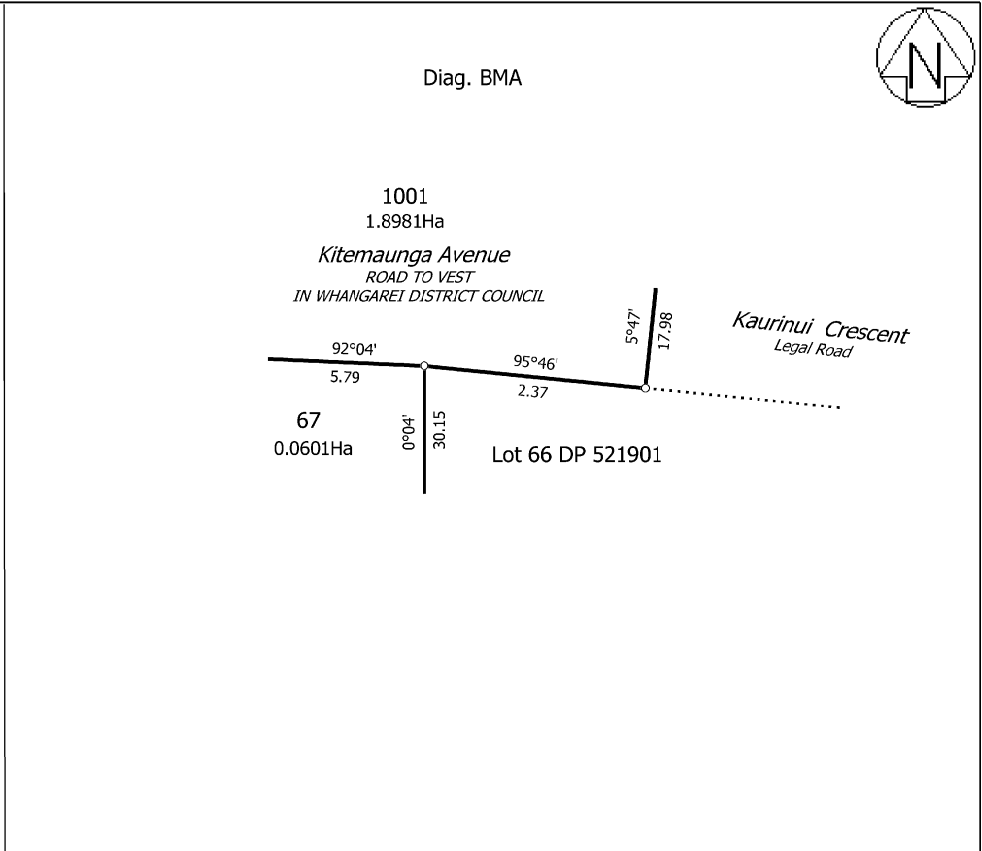
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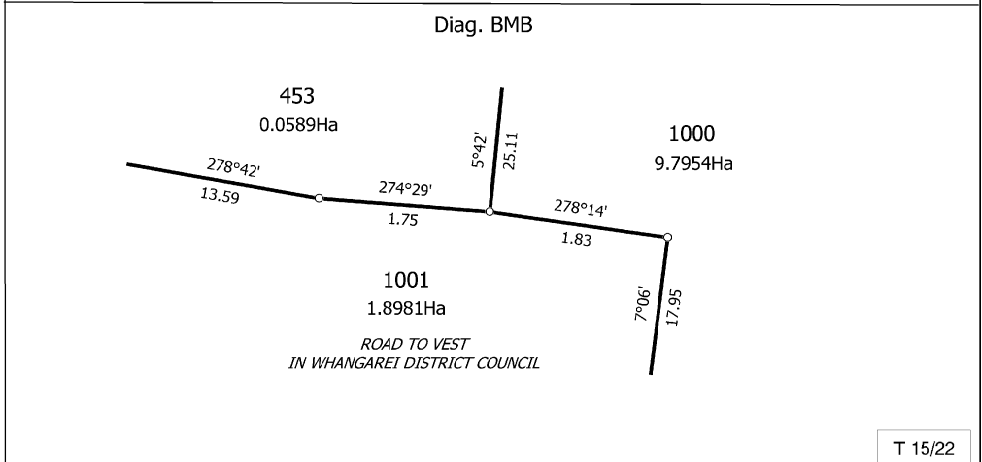
Diag. BMA
See T15



Diag. BMB
See T15



Diag. BMA



Diag. BMB



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Stage 3

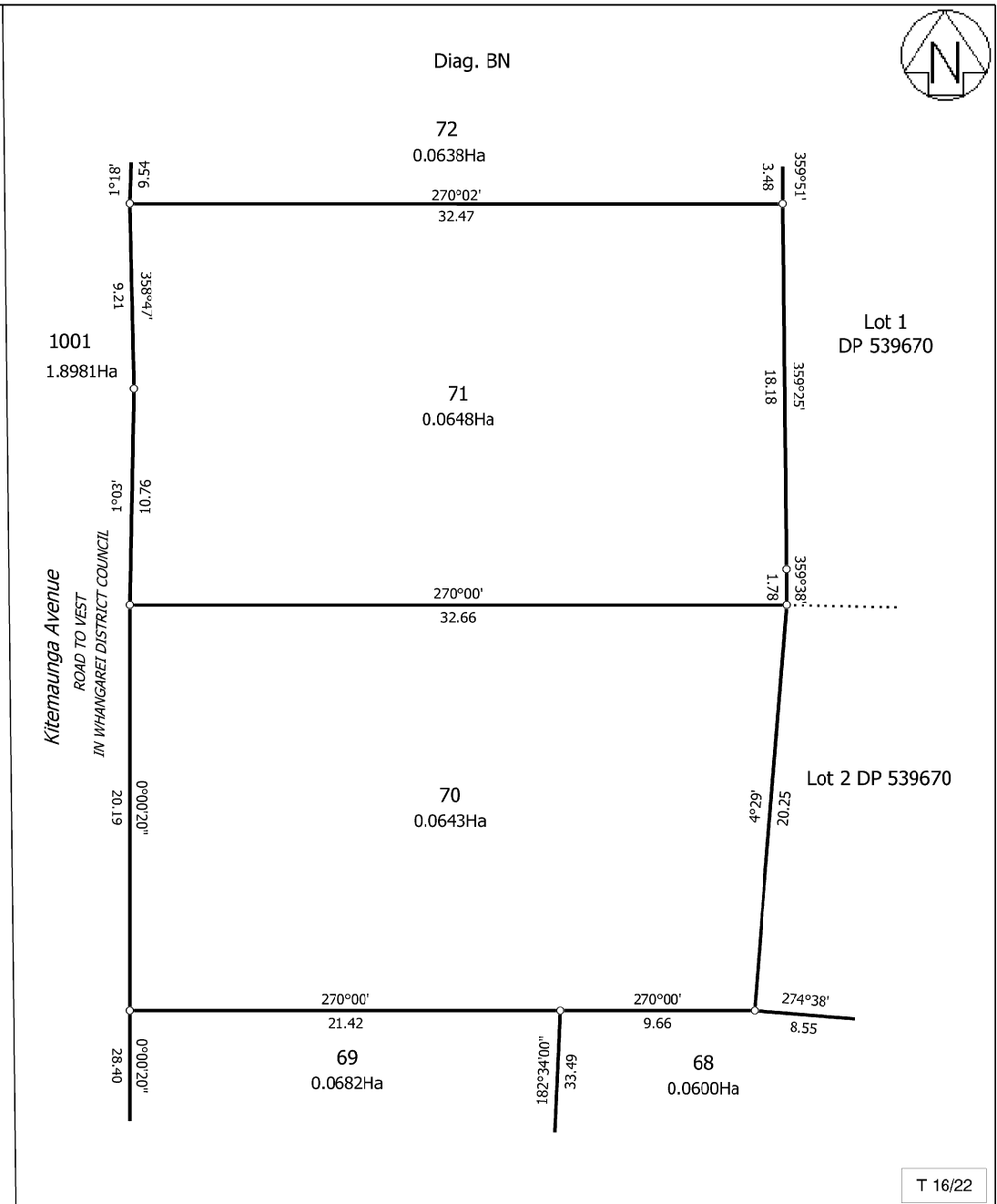
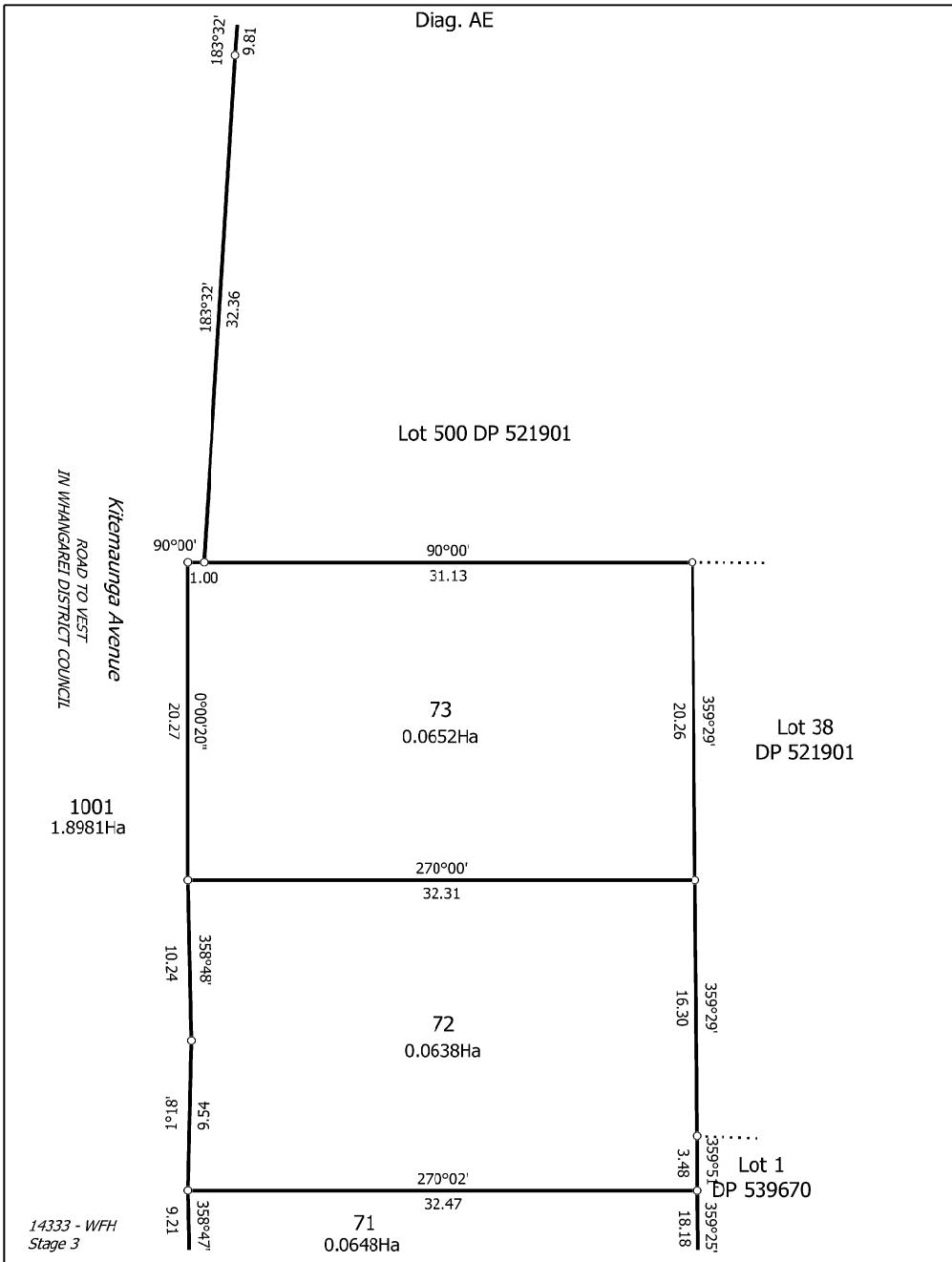
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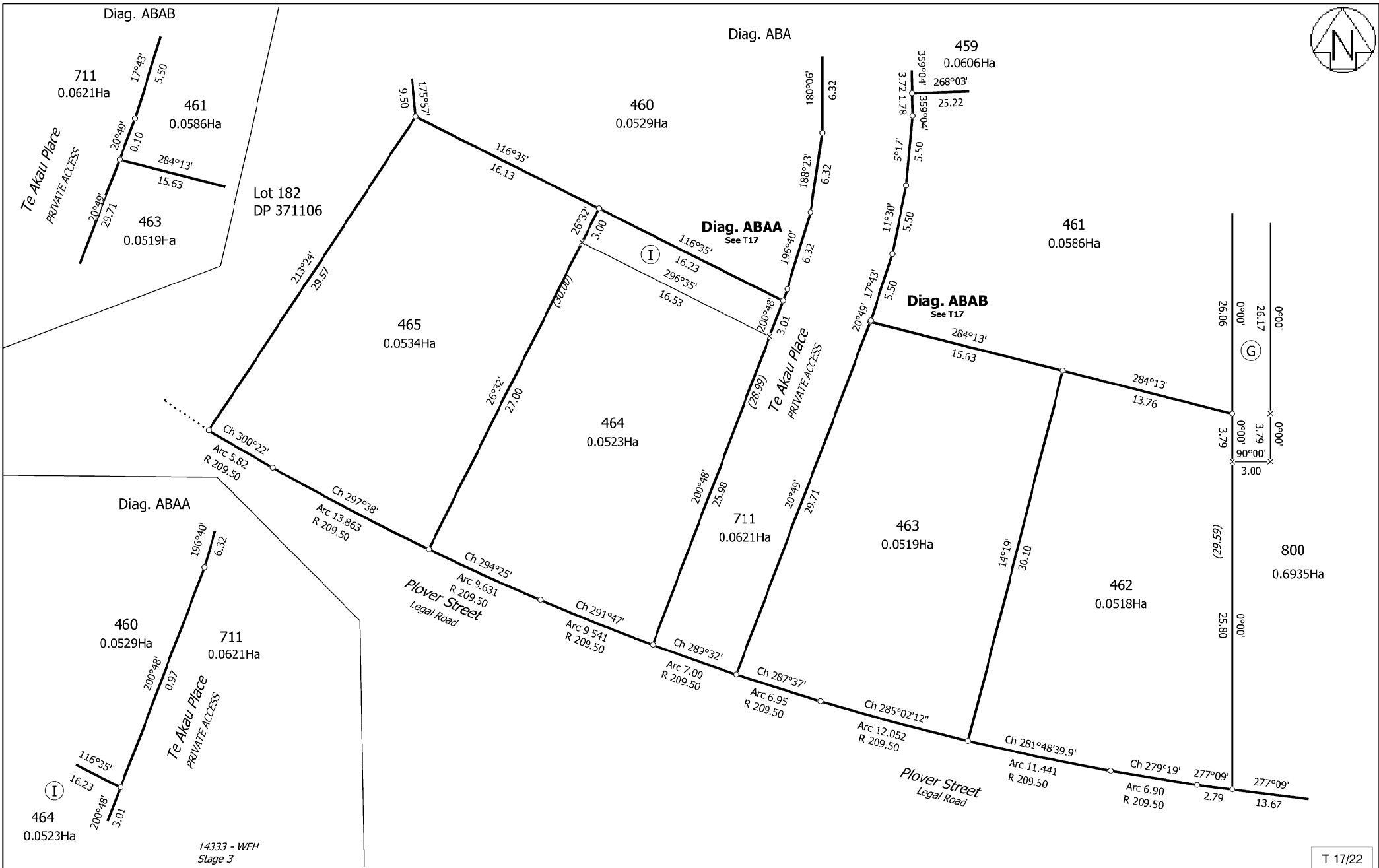
Land District: North Auckland

Lots 67-120, 130-138, 453-465, 601, 701-703, 711, 716, 800-802, 1000, 1001 and 1002 Being a Subdivision of Sections 2, 3, 6-8 SO 534617 and Lot 4 DP 197696

Surveyor: Guy Martin McGregor
Firm: Cook Costello Limited

Title Plan
LT 548998
DRAFT





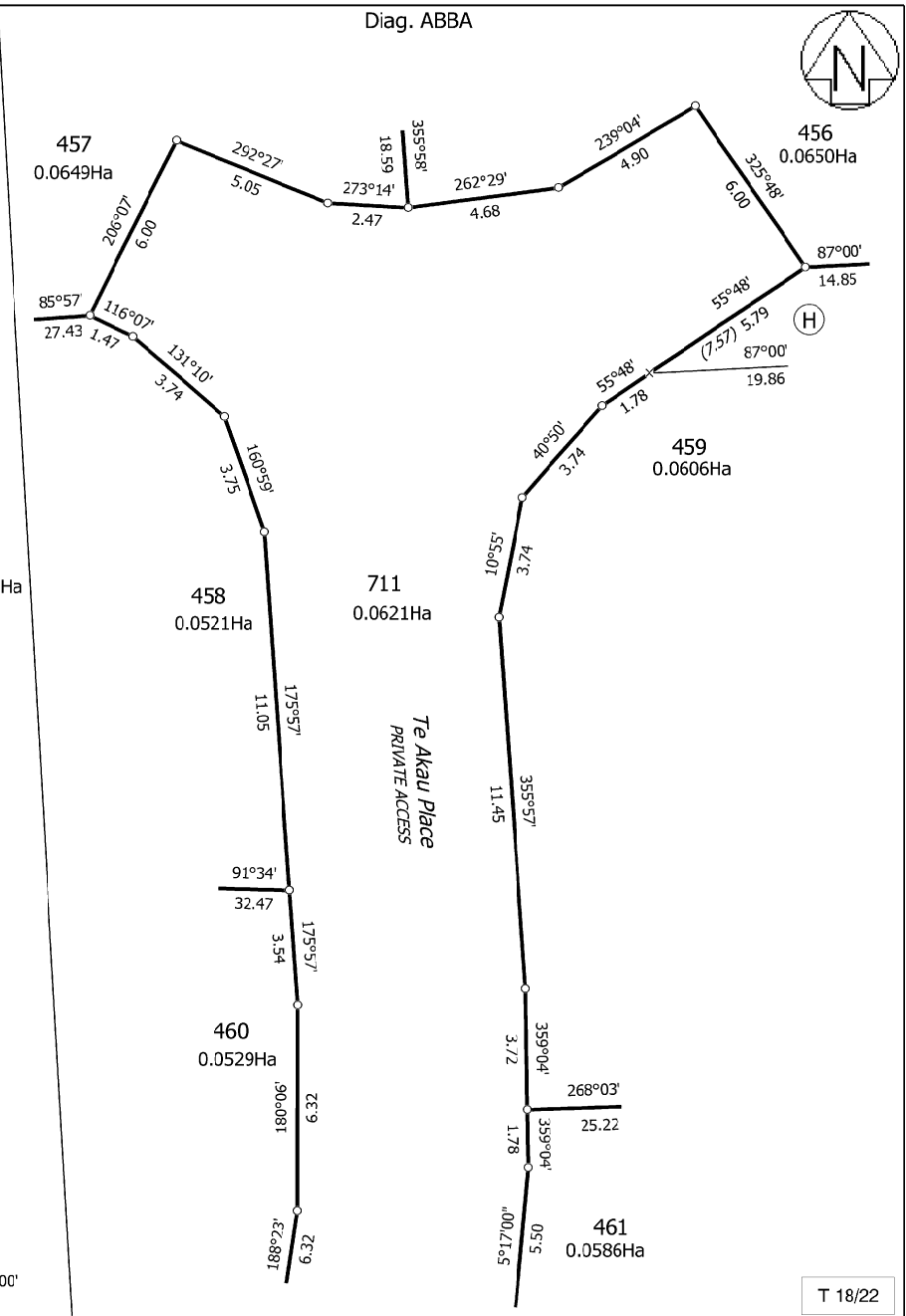
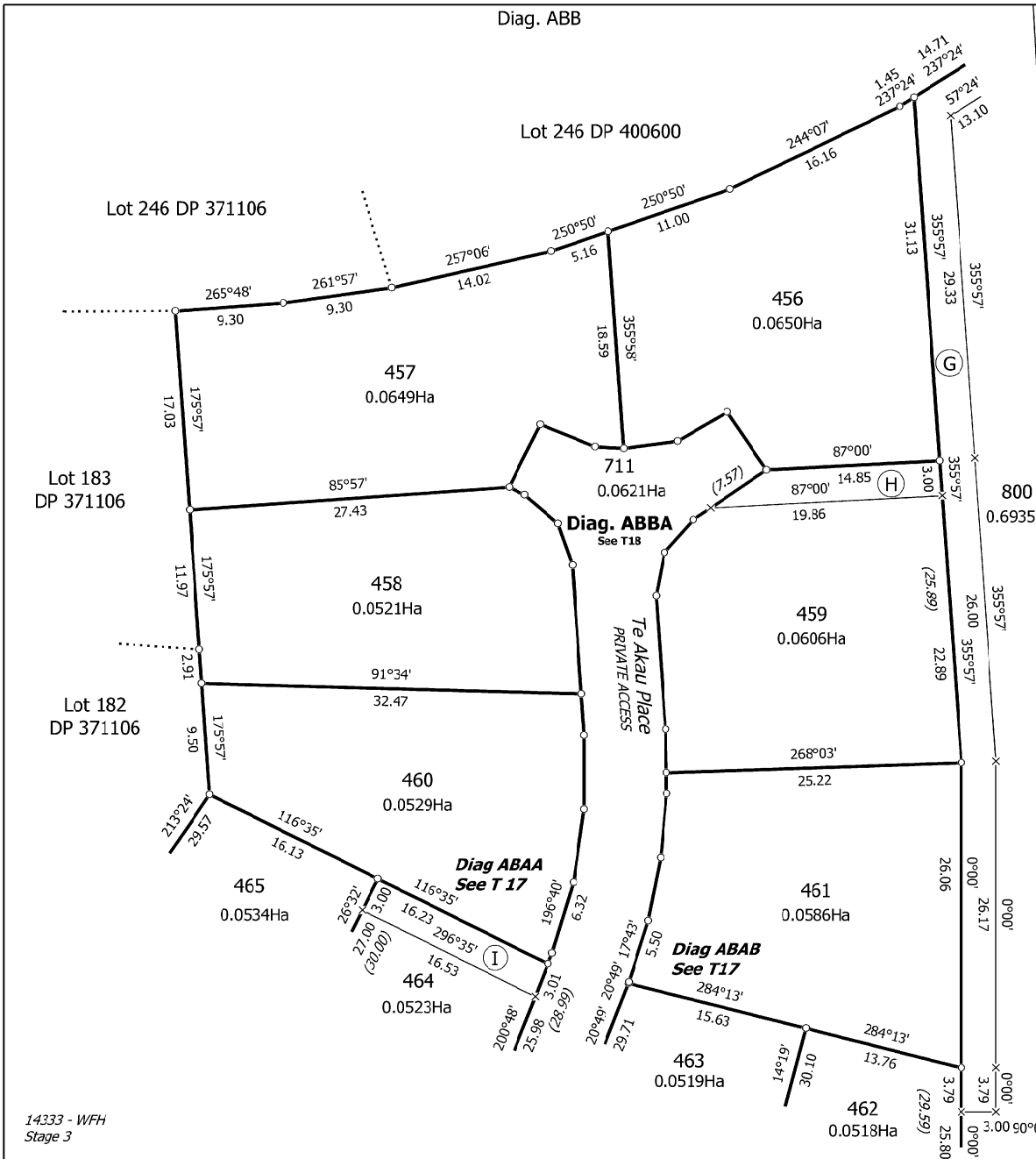
T 17/22

Land District: North Auckland
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Lots 67-120, 130-138, 453-465, 601, 701-703, 711, 716, 800-802, 1000, 1001 and 1002 Being a Subdivision of Sections 2, 3, 6-8 SO 534617 and Lot 4 DP 197696

Surveyor: Guy Martin McGregor
 Firm: Cook Costello Limited

Title Plan
 LT 548998
 DRAFT



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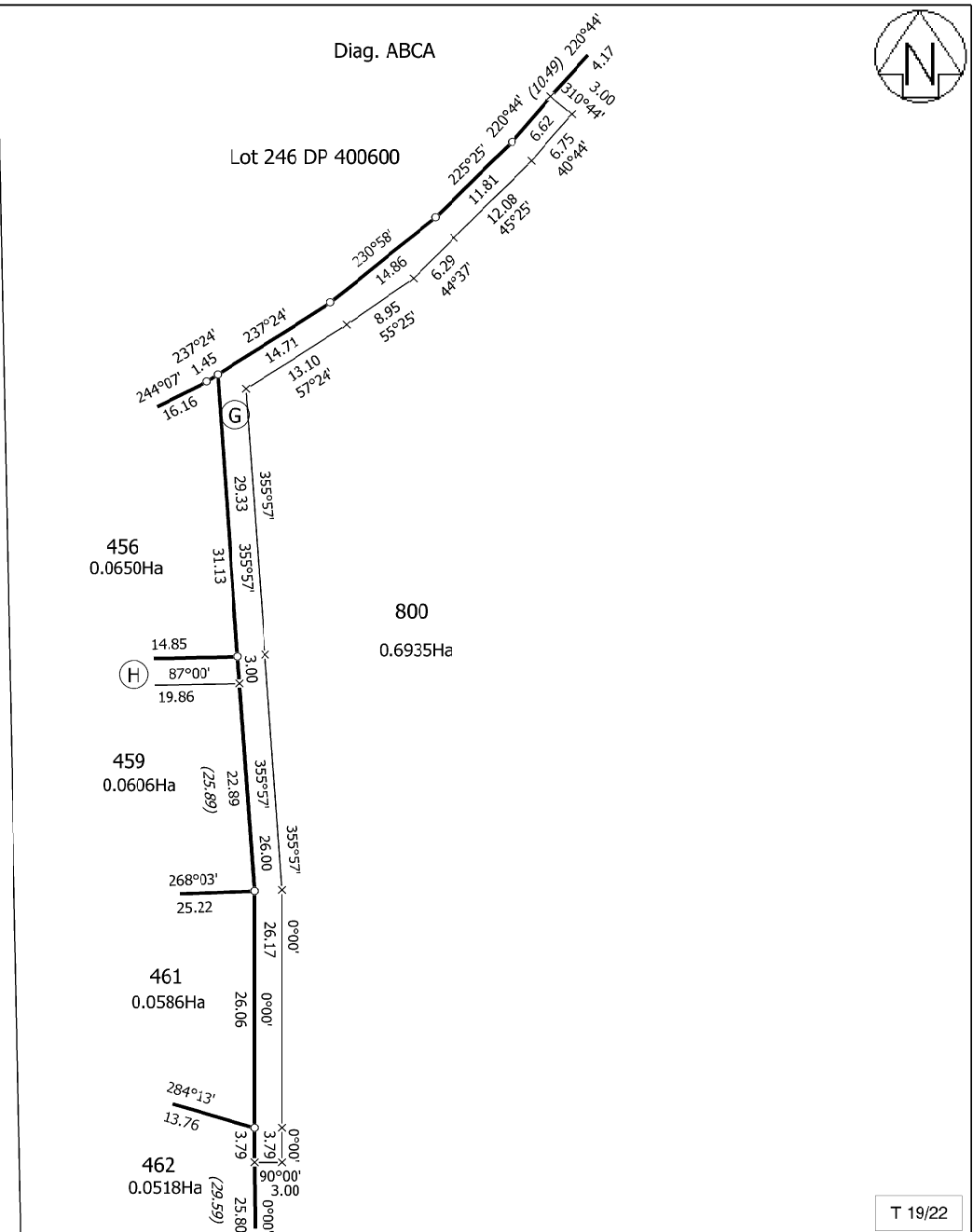
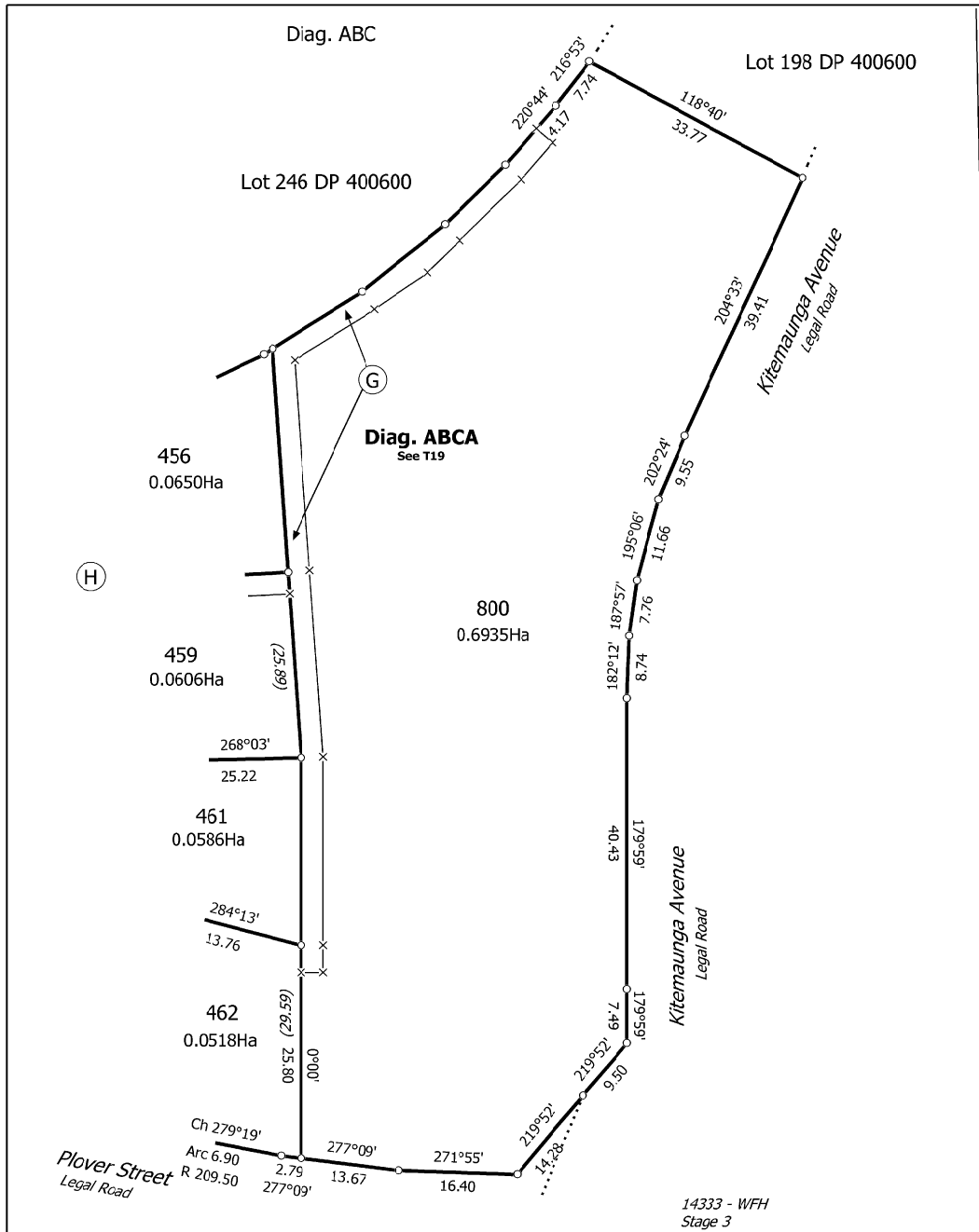
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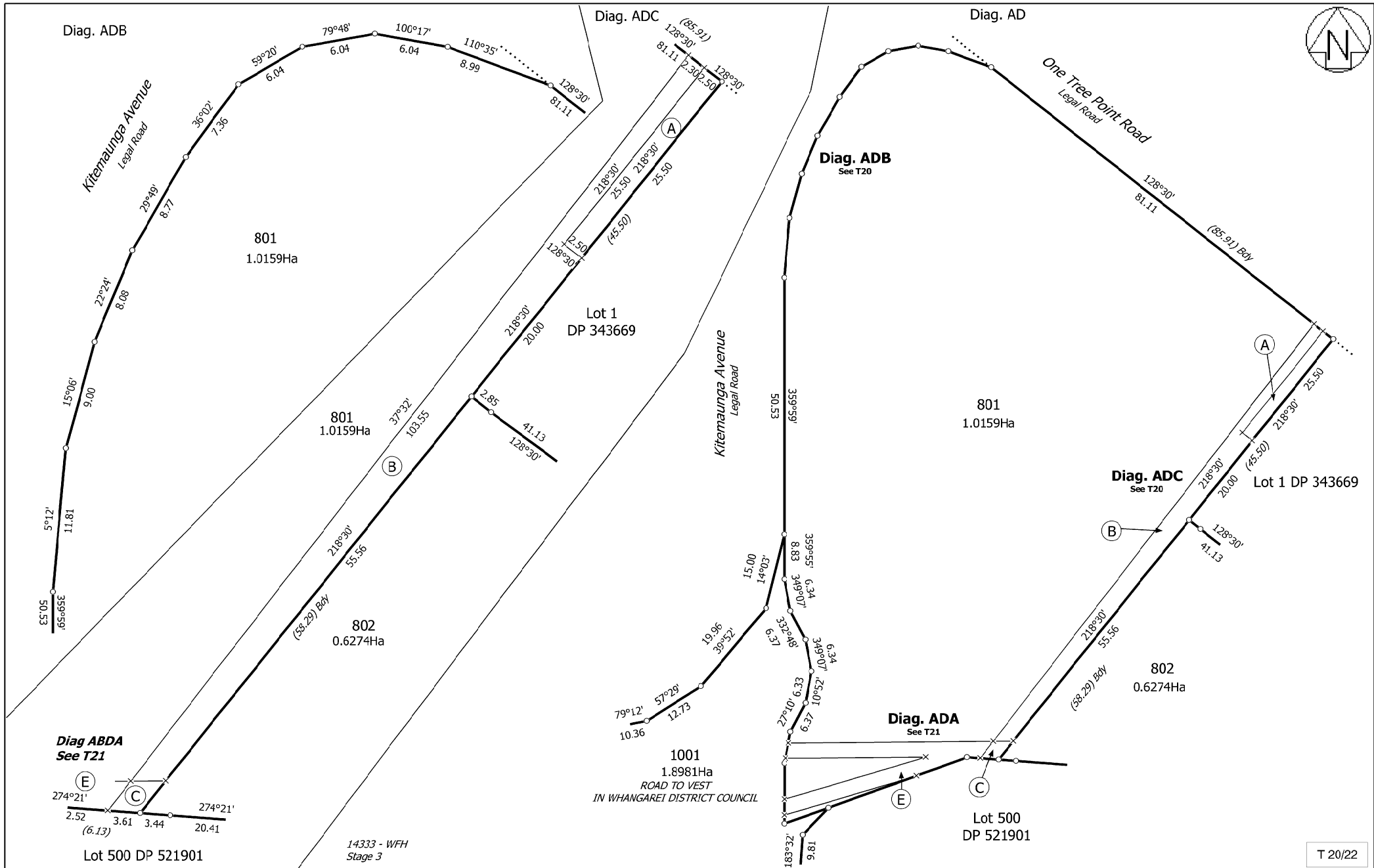
Land District: North Auckland
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Lots 67-120, 130-138, 453-465, 601, 701-703, 711, 716, 800-802, 1000, 1001 and 1002 Being a Subdivision of Sections 2, 3, 6-8 SO 534617 and Lot 4 DP 197696

Surveyor: Guy Martin McGregor
Firm: Cook Costello Limited

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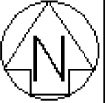


Land District: North Auckland
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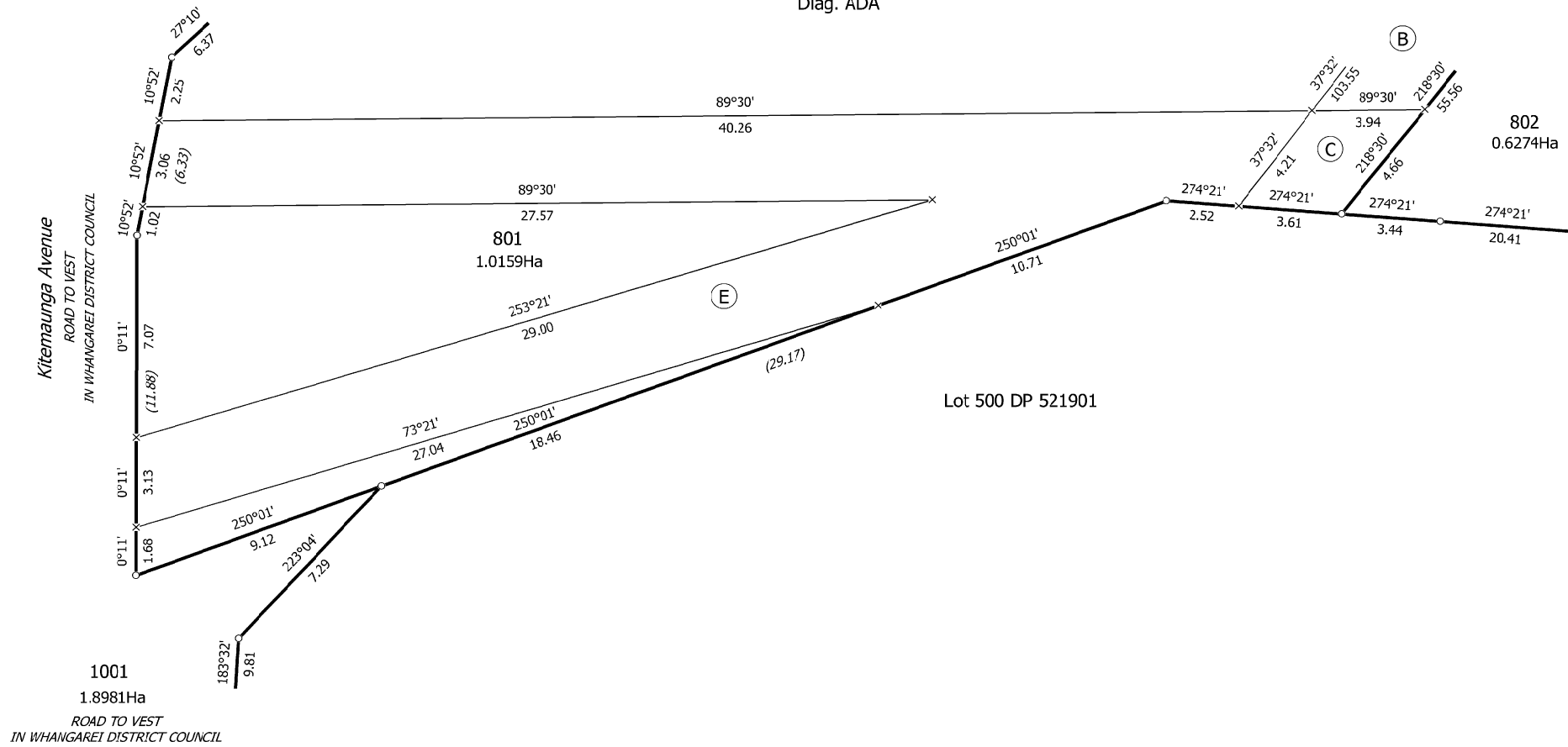
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Surveyor: Guy Martin McGregor
 Firm: Cook Costello Limited

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Diag. ADA



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T 21/22

Land District: North Auckland

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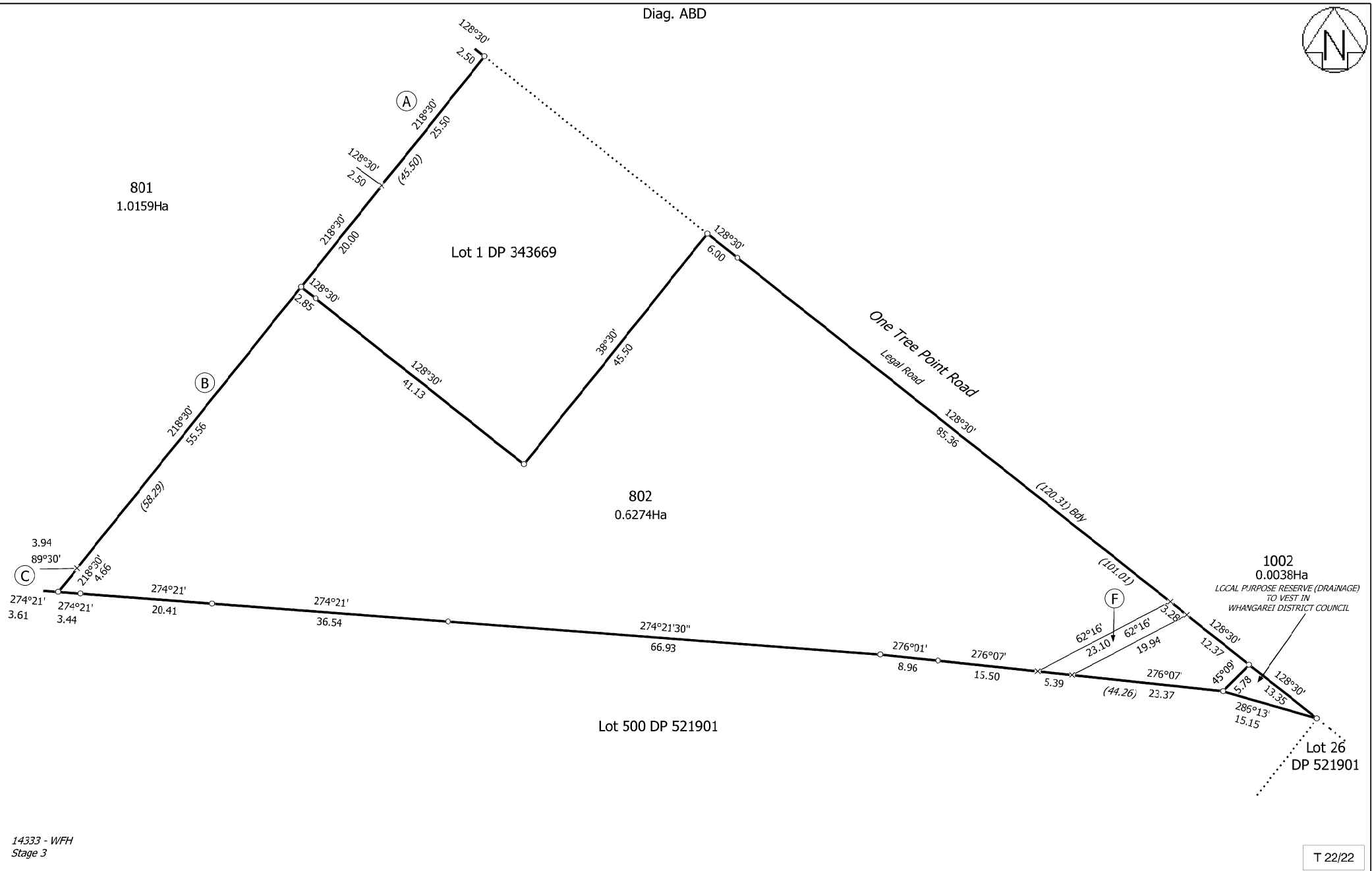
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Surveyor: Guy Martin McGregor
Firm: Cook Costello Limited

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Diag. ABD



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Stage 3

T 22/22

Land District: North Auckland

Lots 67-120, 130-138, 453-465, 601, 701-703, 711, 716, 800-802, 1000, 1001
and 1002 Being a Subdivision of Sections 2, 3, 6-8 SO 534617 and Lot 4 DP
197696

Surveyor: Guy Martin McGregor
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