



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA123B/758**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 December 1999

**Prior References**  
NA44D/217

---

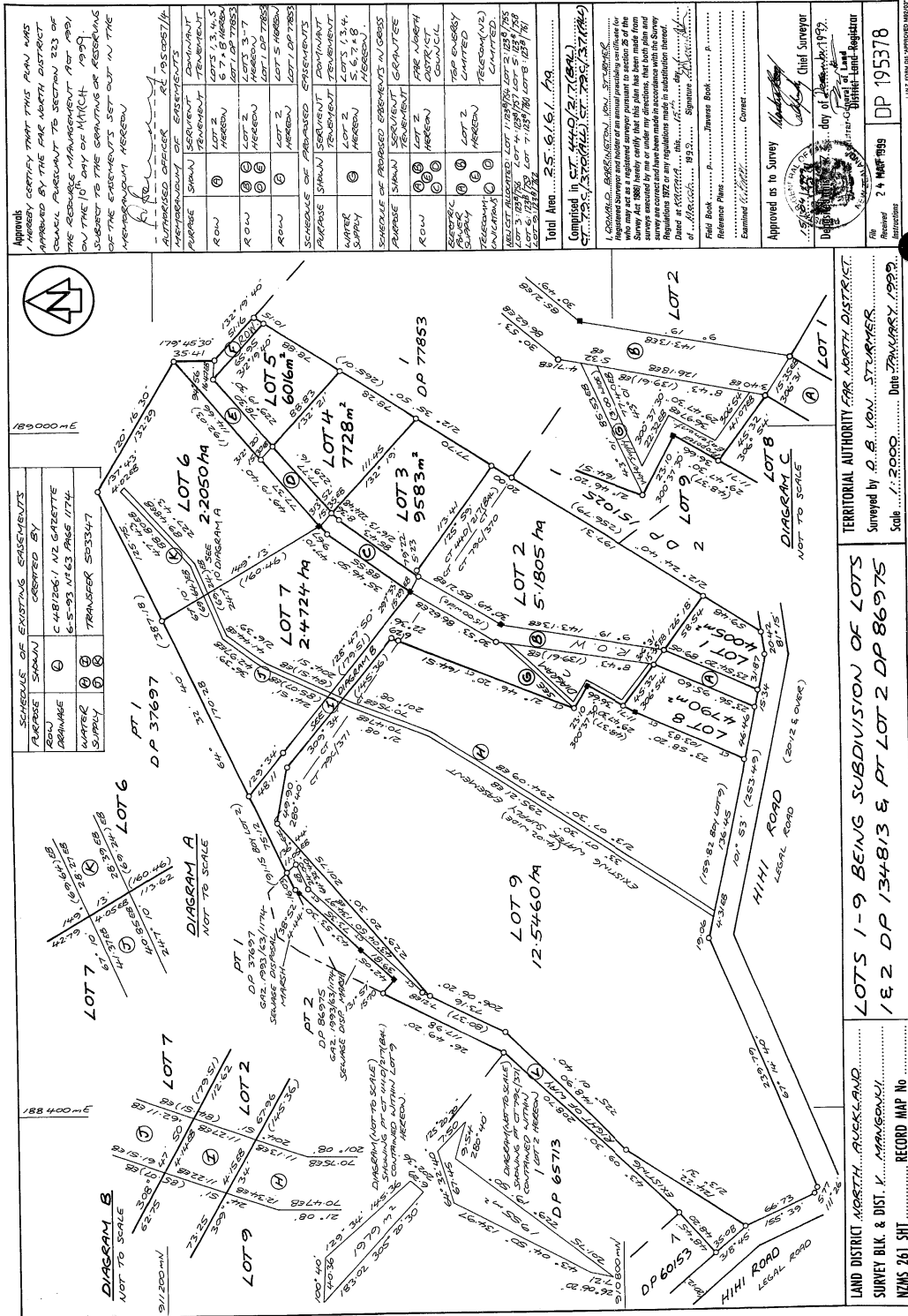
**Estate** Fee Simple  
**Area** 6016 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 195378

**Registered Owners**  
John Richard Nicholls

---

**Interests**

D459841.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 7.12.1999 at 3.04 pm  
Appurtenant hereto are rights of way and a water supply right specified in Easement Certificate D459841.8 - 7.12.1999 at 3.04 pm  
Some of the easements specified in Easement Certificate D459841.8 are subject to Section 243 (a) Resource Management Act 1991 (See DP 195378)  
Land Covenant in Transfer 5986888.1 - 30.4.2004 at 9:00 am



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:

The Subdivision of Lots 1 and 2 DP 134813 and Part Lot 2 DP 86975 Blocks I and V Mangonui Survey District North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in Schedule 1 below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

- (i) No building which requires effluent disposal shall be erected on Lots 1-7 without the prior approval of the Council to specific design for such effluent disposal, including an indication of compliance with Regional Council rules. Such design may be in accordance with the recommendations of the "Site Assessment, Field Testings and Report for on-site Wastewater Disposal" prepared for this subdivision by Brown and Thomson Consulting Engineers, and dated March 1997. *Alternative designs from Registered Engineers may be accepted by Council approval should they provide to adequately avoid mitigate adverse effects.*
- (ii) Undertake at the intervals recommended, the appropriate and specified maintenance for the engineer designed sewerage system installed on each allotment.
- (iii) Stormwater control silt traps on Lots 2 and 8 are to be checked after each rainstorm exceeding 75mm and are to be cleaned out as required.
- (iv) No building shall be erected on the formed building platform on Lot 2 without the prior approval of the Council to specific designs for foundations, prepared by a registered engineer with geotechnical expertise.
- (v) No building shall be erected on the filled areas of the constructed building platforms on Lots 3, 4 and 5 without the prior approval of the Council to specific designs for foundations, prepared by a registered engineer with geotechnical expertise.
- (vi) Maintain and replace if necessary, the erosion control plantings on the earthworks embankments. (Lots 2, 3, 4 & 5).

*DL* *DL*

D459841.8 EC.



## EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

→ We **Karl PANY** being the registered proprietor of the lands described in the Schedule hereto as Lots 1, 2, 3, 4, 5, 6, 7, and 8 DP 195378 and **Leslie Albert FOSTER** being the registered proprietor of the land described in the Schedule hereto as Lot 1 DP 77853

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at **NORTH AUCKLAND**

on the \_\_\_\_\_ day of \_\_\_\_\_ under No. **195378**  
are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

### SCHEDULE DEPOSITED PLAN NO. 195378

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 2 DP 195378	A	Lots 1, 3, 4, 5, <del>6, 7 &amp; 8</del> DP 195378 and <sup>6, 7</sup> Lot 1 DP 77853	123B/755 ) 123B/754 ) 123B/756 ) 123B/757 ) 123B/758 ) 123B/759 ) 123B/760 ) 123B/761 ) 34A/877 )
Right of Way	Lot 2 DP 195378	B, C, D, E	Lots 3, 4, 5, <del>6 &amp; 7</del> <sup>6 &amp; 7</sup> DP 195378 and Lot 1 DP 77853	123B/755 ) 123B/756 ) 123B/757 ) 123B/758 ) 123B/759 ) 123B/760 ) 34A/877 )
Right of Way	Lot 2 DP 195378	F	Lot 5 DP 195378 and Lot 1 DP 77853	123B/755 ) 123B/758 ) 34A/877 )
<i>Proposed</i> Water Supply	Lot 2 DP 195378	G	Lots 1, 3, 4, 5, <del>6, 7 &amp; 8</del> DP 195378 <sup>6, 7</sup>	123B/755 ) 123B/754 ) 123B/756 ) 123B/757 ) 123B/758 ) 123B/759 ) 123B/760 ) 123B/761 )



**CODE COMPLIANCE CERTIFICATE  
UNDER Section 95, Building Act 2004**

**APPLICABLE TO BUILDING CONSENT NUMBER  
BC-2008-1017/1**

**OWNER:**

John Richard Nicholls

**ADDRESS:**

458E Hihi Road  
RD 1  
Mangonui 0494



**CONTACT PERSON:**

**CONTACT DETAILS:**

Phone Daytime:  
Phone After Hours:  
Mobile:  
Fax:  
Email:  
Website:

**LOCATION OF BUILDING:**

Address:	458E Hihi Road, Hihi 0494 LOT 5 DP 195378 BLK V	Level Unit No.
Legal Description:	MANGONUI SD-SUBJ TO DRAINAGE, 3337149	Current, lawfully established, use:
Location of Building:		Year first constructed:

**PROJECT DESCRIPTION:**

Description of Work: New 3 Bedroom Dwelling & Attached Garage  
Intended Life: Not less than 50 years

This certificate is issued subject to and in reliance on the Chartered Engineers, designers, builders, roofers, waterproofers and plasterers, Producer Statements for the weather tightness of the exterior cladding, enclosed decks and roofing of the building.

The Building consent authority named below is satisfied, on reasonable grounds, that:

(a) the building work complies with the building consent; and

(b) the specified systems in the building area capable of performing to the performance standards set out in the building consent and subject to any specified conditions listed.

This certificate is issued subject to the conditions specified in the attached \_\_\_\_\_ pages headed "Conditions of Code Compliance Certificate" (being this certificate).

SIGNED FOR AND ON BEHALF OF THE FAR NORTH DISTRICT COUNCIL

Name: Stuart Jobe  
Position: BUILDING OFFICER  
Date: 4 August 2010



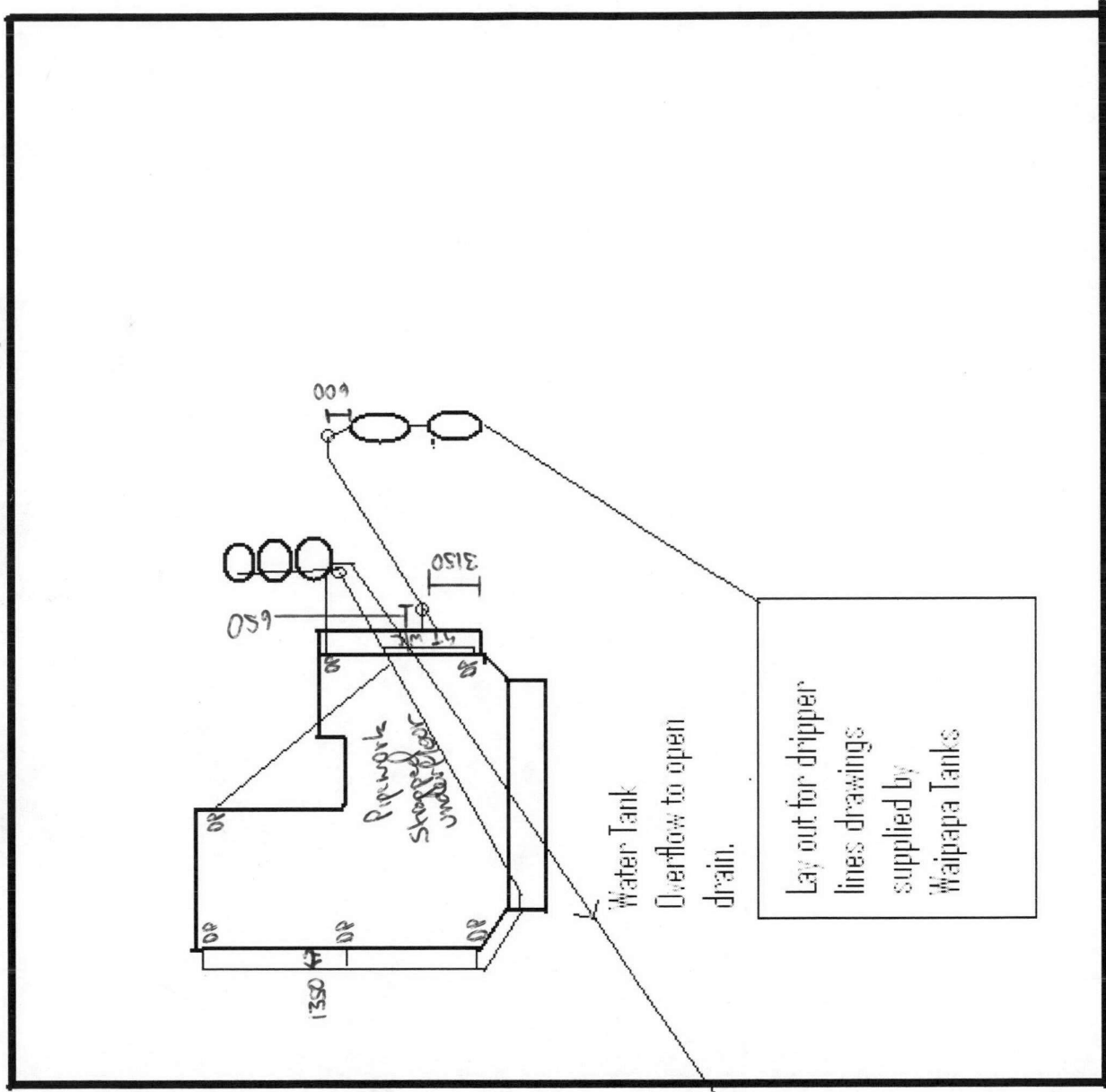
As Built Drainage Plan

John Nicholls

458E Hihiri Rd

Mangonui

POOR QUALITY



R.O.W.

6/1 05-04-92  
P.L. 37119

UNNAMED