



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **825757**
Land Registration District **Taranaki**
Date Issued 10 March 2020

Prior References
879722

Estate Fee Simple
Area 23.8797 hectares more or less
Legal Description Lot 2 Deposited Plan 521660
Registered Owners
Claire Alayne Bolton and Warren Lawrence Bolton

Interests

Subject to a right of way over parts marked D, F and G on DP 521660 created by Transfer 83929 - 29.1.1951 at 3.00 pm
Land Covenant in Transfer 5839846.9 - 16.12.2003 at 9:00 am

Land Covenant in Transfer 5839846.10 - 16.12.2003 at 9:00 am

Land Covenant in Transfer 6197789.11 - 29.10.2004 at 9:00 am

Subject to a right to drain sewage over part marked M on DP 521660 created by Easement Instrument 6705916.6 -
23.12.2005 at 9:00 am

Subject to a right (in gross) to convey water over parts marked B, K and L on DP 521660 in favour of the New Plymouth
District Council created by Easement Instrument 7114089.7 - 15.11.2006 at 9:00 am

Land Covenant in Easement Instrument 8033797.7 - 19.12.2008 at 9:00 am

Subject to a right (in gross) to a sewer easement over parts marked N, O and P on DP 521660 in favour of New Plymouth
District Council created by Easement Instrument 8033797.10 - 19.12.2008 at 9:00 am

The easements created by Easement Instrument 8033797.10 are subject to Section 243 (a) Resource Management Act 1991
9914304.2 Variation of Land Covenant 8033797.7 - 10.8.2015 at 5:18 pm

Subject to a right of way, right to convey water, electricity, telecommunications, gas and computer media and right to drain
sewage over part marked Q on DP 521660 created by Easement Instrument 10628935.2 - 3.3.2017 at 2:50 pm

Some of the easements created by Easement Instrument 10628935.2 are subject to Section 243 (a) Resource Management
Act 1991 (see DP 502580)

Land Covenant in Easement Instrument 10628935.2 - 3.3.2017 at 2:50 pm

Land Covenant in Easement Instrument 10760986.9 - 2.6.2017 at 11:57 am

10976499.1 Variation of the conditions of the Land Covenant in Transfer 6197789.11 - 4.12.2017 at 9:20 am

Land Covenant in Easement Instrument 11030409.3 - 22.3.2018 at 10:08 am

11108472.1 Surrender of the Land Covenant in Transfer 6197789.11 appurtenant to CT's 150941, 150943, 150944,
150945, 416456, 416460, 416464 - 7.5.2018 at 4:47 pm

11108472.2 Surrender of the Land Covenant created by Easement Instrument 8033797.7 appurtenant to CT's 416456, 416460, 416464 - 7.5.2018 at 4:47 pm

Land Covenant in Easement Instrument 11108472.3 - 7.5.2018 at 4:47 pm

11027479.1 Surrender of the Land Covenant in Transfer 6197789.11 appurtenant to CT's 150933, 150934, 150939, 416450, 416452, 416455, 416459, 416461, 416462, 416465, 416466 - 11.5.2018 at 2:28 pm

11027479.2 Surrender of the Land Covenant created by Easement Instrument 8033797.7 appurtenant to CT's 416450, 416452, 416455, 416459, 416461, 416462, 416465, 416466 - 11.5.2018 at 2:28 pm

11033916.1 Surrender of the Land Covenant in Transfer 6197789.11 appurtenant to CT 416451 - 28.6.2018 at 4:11 pm

11033916.2 Surrender of the Land Covenant in Easement Instrument 8033797.7 appurtenant to CT 416451 - 28.6.2018 at 4:11 pm

11033916.3 Surrender of the Land Covenant in Transfer 6197789.11 appurtenant to CT's 150936, 150942 & 231300 - 28.6.2018 at 4:11 pm

11030549.1 Surrender of the Land Covenant created by Transfer 6197789.11 appurtenant to CTs 150937 and 150940 - 9.7.2018 at 1:50 pm

11030549.2 Surrender of the Land Covenant created by Transfer 6197789.11 appurtenant to CTs 416453, 416454, 416458 and 416463 - 9.7.2018 at 1:50 pm

11030549.3 Surrender of the Land Covenant created by Easement Instrument 8033797.7 appurtenant to CTs 416453, 416454, 416458 and 416463 - 9.7.2018 at 1:50 pm

11169916.1 Surrender of the Land Covenant created by Transfer 6197789.11 appurtenant to CT 416457 - 16.7.2018 at 9:37 am

11169916.2 Surrender of the Land Covenant created by Easement Instrument 8033797.7 appurtenant to CT 416457 - 16.7.2018 at 9:37 am

11176961.1 Surrender of the Land Covenant created by Transfer 6197789.11 appurtenant to CTs 150938 and 416449 - 17.7.2018 at 1:47 pm

11176961.2 Surrender of the Land Covenant created by Easement Instrument 8033797.7 appurtenant to CTs 150938 and 416449 - 17.7.2018 at 1:47 pm

11187863.1 Surrender of the Land Covenant in Transfer 6197789.11 appurtenant to CT 753264 - 30.7.2018 at 1:44 pm

11187863.2 Surrender of the Land Covenant in Easement Instrument 8033797.7 appurtenant to CT 753264 - 30.7.2018 at 1:44 pm

Subject to a right of way over parts marked A, B, C and E on DP 534197 created by Easement Instrument 11296239.2 - 27.11.2018 at 3:03 pm

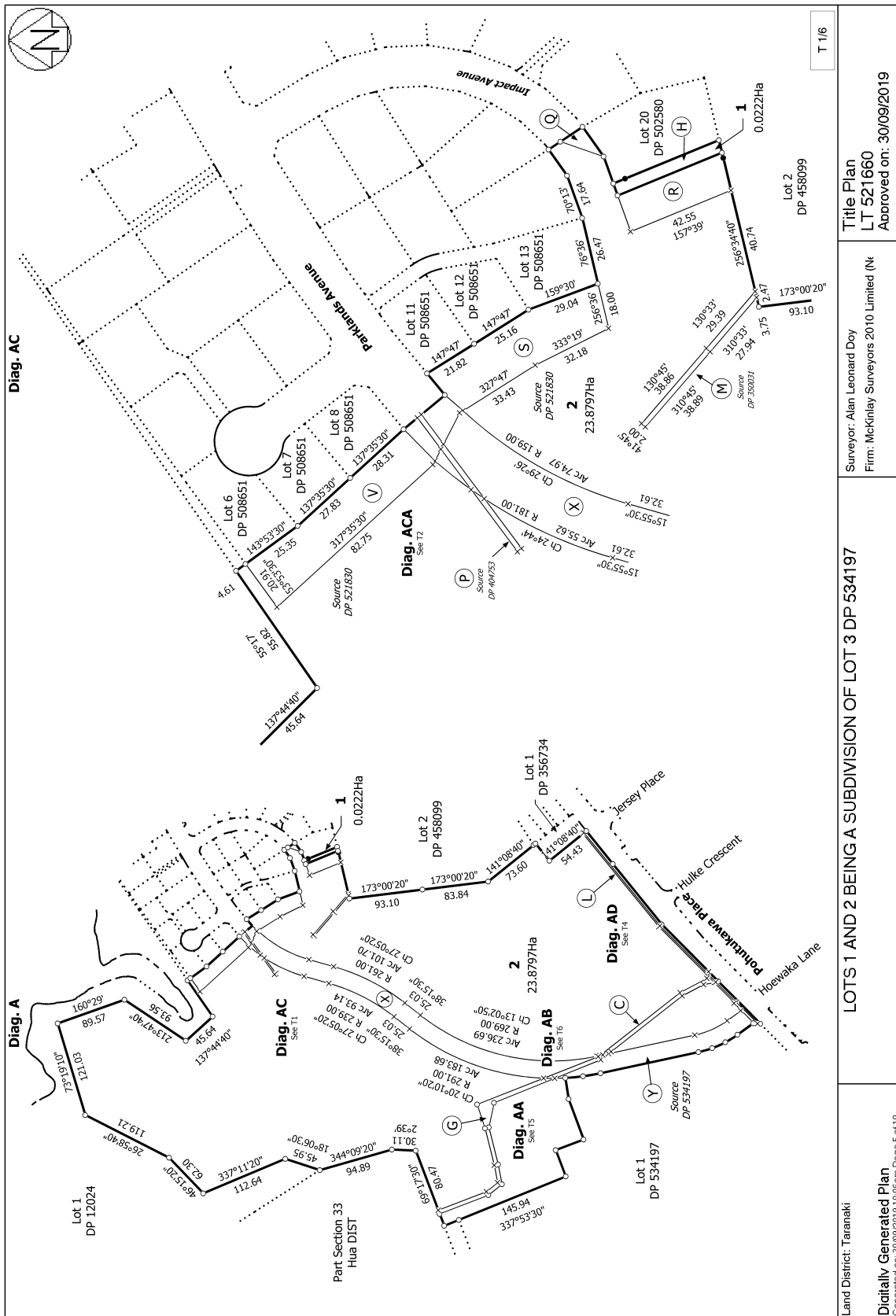
Subject to a right (in gross) to convey water over parts marked I and J on DP 521660 in favour of New Plymouth District Council created by Easement Instrument 11421141.2 - 4.7.2019 at 4:39 pm

The easements created by Easement Instrument 11421141.2 are subject to Section 243 (a) Resource Management Act 1991

11421141.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.7.2019 at 4:39 pm

Land Covenant in Covenant Instrument 11427694.3 - 22.8.2019 at 12:20 pm

Subject to a right of way over part marked A & B on DP 543125 created by Easement Instrument 11765625.1 - 9.6.2020 at 4:51 pm



View Instrument Details



Instrument No	11421141.3
Status	Registered
Date & Time Lodged	04 July 2019 16:39
Lodged By	Ansley, Peter John
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
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879722	Taranaki
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Annexure Schedule Contains 1 Pages.

Signature

Signed by Peter John Ansley as Territorial Authority Representative on 04/07/2019 04:34 PM

*** End of Report ***

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

IN THE MATTER of Lot 17 DP 508651

AND

IN THE MATTER of Subdivision
Consent pursuant to Sections 105, 108,
220 and 221 of the Resource
Management Act 1991

Pursuant to Section 221 of the Resource Management Act 1991 the New Plymouth District Council by resolution passed under delegated authority on 30 November 2018 imposed the following condition on the consent for subdivision of Lot 17 DP 508651 being LT 534197;

'No buildings or structures shall be erected, and no earthworks (other than minor works) shall be undertaken within the areas shown 'T', 'N', 'U', 'W', 'O', 'X', 'F', 'E', 'Y', 'I' and 'Z' on Lot 3.'

DATED at New Plymouth this 3rd day of April 2019

Signed by the said
ROWAN MARGARET ANNE WILLIAMS



Authorised Officer
of the New Plymouth District Council

Document Number 7964721.
Property ID: 114948
Resource Consent: SUB18/47129.01



Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

RESOURCE CONSENT SUB18/47129

Granted under Sections 95, 104, 108, and 220 of the Resource Management Act 1991.

Applicant: Claire and Warren Bolton
Location: 56 Pohutukawa Place, NEW PLYMOUTH
Legal Description: Lot 17 DP 508651
Status: The proposal is subject to rules Res56, Res59, Res62, Res 64 and OL42 and is a Discretionary Activity
Proposal: To undertake a four lot subdivision

DECISION:

In accordance with Section 104 and 104B of the Resource Management Act 1991, consent is granted to subdivide SUB18/47129 submitted by McKinlay Surveyors and entitled "Proposed Subdivision of Lot 1 DP 508651", Drawing No RC-07, Job W-180403, Dated 09/07/2018

Subject to the following conditions imposed under Section 108 of the Resource Management Act 1991:

1. General

- 1.1 The subdivision activity shall be carried out in accordance with the plans and all information submitted with the application, and all referenced by the Council as consent number SUB18/47129.
- 1.2 The application for a certificate under section 224(c) of the RMA shall be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with and that in respect of those conditions that have not been complied with:
- i. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - ii. a consent notice has been or will be issued that in relation to any conditions to which section 221 applies;
 - iii. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

2. **Survey Plan Approval**

- 2.1 The consent holder shall submit a survey plan in accordance with the approved resource consent subdivision plan.
- 2.2 One copy of the Computer Freehold Register sheet (A3 size or e-certification) is to be provided when the survey plan is submitted for approval.
- 2.3 The survey plan shall conform with the subdivision consent plan submitted with application no: SUB18/47129 submitted by McKinlay Surveyors and entitled "Proposed Subdivision of Lot 1 DP 508651", Drawing No RC-07, Job W-180403, Dated 09/07/2018.
- 2.4 All buildings shall meet the standards specified in the New Plymouth District Plan for a permitted activity relative to the new boundaries.

3. **Road to Vest**

- 3.1 The indicative road within Lot 2 shall vest in the Council as road. The width of the road vested shall be no less than 20m and shall extend to Pt Sec 33 Hua District. This road may be located within either the northern or southern extent of Lot 2.

4. **Easement in Gross**

- 4.1 An easement in gross for water shall be granted over Lot 1 in favour of New Plymouth District Council. The width of this easement shall be in accordance with the requirements specified in the Council's Land Development & Subdivision Infrastructure Standard. Such Easement in Gross is to be created and registered at the time of deposit of the plan of subdivision. The Council will pay reasonable survey and legal fees associated with the recreation of the easement.

Advice note:

Council are receptive to water main being relocated to within Pohutukawa Place road reserve.

5. **Parklands Avenue**

- 5.1 Lot 3 shall be subject to Consent Notice under Section 221 of the Resource Management Act 1991 restricting buildings, structures and earthworks (other than minor works) within the indicative roading alignment of Parklands Avenue. This area shall be shown on the survey plan, with a minimum width of 22m.
- 5.2 Prior to approval under s223, a scheme design of Parklands Avenue shall be submitted to Council for approval showing long sections and cross sections including levels relative to Lot 1, and confirming that all batters and retaining structures are located outside of the road reserve.

6. **Amalgamation Condition**

- 6.1 That Lot 4 hereon be held with Lot 15 DP 21080 (RT 150935) and held together in one record of title (see request 1563305)

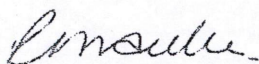
Advice notes:

I. Consent Lapse Date

This consent lapses on 30 November 2023 unless the consent is given effect to before that date; or unless an application is made before the expiry of that date for the Council to grant an extension of time for establishment of the use. An application for an extension of time will be subject to the provisions of section 125 of the Resource Management Act 1991.

This consent is subject to the right of objection as set out in section 357A of the Resource Management Act 1991.

Dated: 30 November 2018



Rowan Williams
Planning Lead