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Document, Interest, Instrument: 8861130.2

Billing Code: 58 Beechwood Road

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View Instrument Details



Instrument No 8861130.2
Status Registered
Date & Time Lodged 09 September 2011 17:09
Lodged By Stewart, Bruce Anthony
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
553382	Wellington
553383	Wellington
553384	Wellington
553385	Wellington
553386	Wellington
553387	Wellington
553388	Wellington
553389	Wellington
553390	Wellington
553391	Wellington
553392	Wellington
553393	Wellington
553394	Wellington
553395	Wellington
553396	Wellington

Annexure Schedule: Contains 5 Pages.

Signature

Signed by Bruce Anthony Stewart as Territorial Authority Representative on 14/09/2011 01:17 PM

*** End of Report ***

MANAWATU DISTRICT COUNCIL

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

IN THE MATTER LAND TRANSFER PLAN NO. 442890 BEING A
SUBDIVISION OF Section 123 Town of Sandon

AND

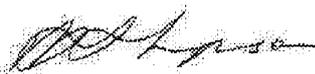
IN THE MATTER OF SUBDIVISION CONSENT PURSUANT TO SECTIONS
105, 108 AND 220 OF THE RESOURCE MANAGEMENT
ACT 1991

Pursuant to Section 220(1)(c) of the Resource Management Act 1991 the Manawatu District Council by resolution passed on the 18th day of March 2009 imposed the following condition in respect of Lots 1, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27 on the subdivision depicted on Land Transfer Plan No 442890

1. Buildings must be limited to areas clear of the maximum water level on Lots 14, 15 and 16 as depicted on plans attached to John Philpott & Associates Ltd report dated 23 June 2011
2. Ongoing maintenance and protection of dams is required on Lots 15 and 27.
3. Future dwellings and accessory buildings on all Lots are not permitted within 9 metres of a front boundary and within 6 metres of a side or rear boundary without a land-use consent from the Manawatu District Council.
4. Future dwellings and accessory buildings on Lots, 20, 21 and 25 are not permitted within 100 metres of Sandon Road.
5. Future buildings on all Lots must meet the recommendations outlined in Hamish Wells Engineering report dated 7 July 2011.
6. Any onsite wastewater system must be in compliance with the requirements of the Manawatu-Wanganui Regional Councils "Manawatu Catchment Water Quality Regional Plan" and "Proposed One Plan" and any relevant subsequent Regional Plans. The Issuance of any Project Information Memorandum and Building Consent is subject to approval of the wastewater disposal design by Manawatu-Wanganui Regional Council. No works must commence prior to the issuance of the same. Any onsite wastewater system must be designed and installed by a professional and suitably qualified person experienced in onsite effluent disposal systems. The system must be situated and installed so as to avoid any significant adverse effects on human health or the environment, and must not create a nuisance to neighbouring properties. The Lot owner must furnish a copy of the annual inspection report to the Manawatu District Council on the anniversary date of the issuance of the code of compliance certificate.

7. Future dwellings and accessory buildings on Lot 1 cannot be located within the non-buildable areas shown on Drawing Z1682502/C001/A (MWH Geotechnical Assessment dated 11 September 2008).
8. The following level of design must apply to all lots:
 - a. Where the development is on ground no steeper than 15°, the design of the building platforms, dwelling foundations, and access driveways should be undertaken by a Chartered Professional Engineer.
 - b. Where development is on ground steeper than 15° and is more than 5m from the defined non-buildable area (refer to Drawing Z1682502/C001/A in the MWH Geotechnical Assessment dated 11 September 2008), the design of the building platforms, dwelling foundations, and access driveways should be undertaken by a Chartered Professional Engineer and reviewed by a Chartered Professional Engineer competent in the Geotechnical practice area.
 - c. Where development is on ground steeper than 15° and is proposed closer than 5m to the defined non-buildable area (refer to Drawing Z1682502/C001/A in the MWH Geotechnical Assessment), then the location of the non-buildable area must be defined accurately by a site assessment to be carried out by a Chartered Professional Engineer competent in the Geotechnical practice area. Thereafter, the design of the building platforms, dwelling foundations, and access driveways should be undertaken by a Chartered Professional Engineer and reviewed by a Chartered Professional Engineer competent in the Geotechnical practice area.

Dated this Feilding this 11th day of August 2011


Wendy Thompson
PRINCIPAL PLANNER
MANAWATU DISTRICT COUNCIL



CONSENT OF MORTGAGEE

WESTPAC NEW ZEALAND LIMITED the Mortgagee under and by virtue of Memorandum of Mortgage 8600514.1 hereby consents to the deposit of subdivisional plan being DP 442890, creation and registration of an easement relating to stormwater drainage in favour of the Manawatu District Council; creation and registration of easements relating to water supply, stormwater drainage, and electricity and water supply; creation and registration of an easement relating to electricity in favour of Powerco Limited; and issue of new Certificates of Title 553382- 553396 (inclusive) in relation to Certificate of Title WN22C/966 **SUBJECT TO AND WITHOUT PREJUDICE TO** its rights and remedies under the said Mortgage.

Dated this 3rd day of June 2011

Signed by

WESTPAC NEW ZEALAND LIMITED

by its attorney


TIMOTHY URQUHART-HAY

in the presence of:


BANK OFFICER
WESTPAC NEW ZEALAND LIMITED
LEGAL SERVICES UNIT
AUCKLAND

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **TIMOTHY JULIAN URQUHART-HAY**, of Auckland in New Zealand, Bank Officer

HEREBY CERTIFY -

1. **THAT** by Deed dated 6 September 2006, a copy of which is deposited with Land Information New Zealand and numbered 7032934.1, **WESTPAC NEW ZEALAND LIMITED**, incorporated in New Zealand and having its principal place of business at Westpac on Takutai Square, 16 Takutai Square, Auckland appointed me its attorney on the terms and subject to the conditions set out in that Deed.
2. **THAT** at the date of this certificate I am a Tier Two Attorney for Westpac New Zealand Limited.
3. **THAT** at the date of this certificate I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of **Westpac New Zealand Limited** or otherwise.

SIGNED at Auckland

On this 3rd day of June 2011



Timothy Urquhart-Hay

26. May. 2011 13:00

VDB MANAGEMENT SERVICES LTD
PROPERTY FUNDING LTD

No. 1843 P. 27

IN THE MATTER of the Land Transfer Act
1952

AND

IN THE MATTER of Mortgage Number 7696890.3

Instant Funding Limited being the Mortgagee under the above mortgage **HEREBY**
CONSENTS to the deposit of plan number 442890 and to all easements referred to in the
Memorandum of Basements

DATED this 26th day of May 2011



A handwritten signature in black ink, appearing to be 'M. S.', is written above a horizontal line.