

8 July 2010

Please Quote: 63-10-015

Your Ref: 214381-R-S-C019

Doc.No: RDC-130833

MTEC Consultants Ltd
PO Box 878
ROTORUA 3040

copy to P29266
P29265

Attention: Chris Hopper

Dear Chris

APPLICATION FOR SUBDIVISION CONSENT

CONSENT NO: 6310015

APPLICANT: SAGE ONE HOLDINGS LTD

LOCATION OF PROPOSAL: TE WETA ROAD

You will have been advised electronically on 7th July 2010 that certification has been given for the above subdivision pursuant to Section 223 and Section 224(c) of the Resource Management Act 1991.

A copy of the TA Approvals reports is enclosed for your records.

The Consent Notice forwarded is also returned herewith signed pursuant to Section 221 of the Resource Management Act 1991.

Yours faithfully



Jane Thomsen
Planning Support Officer

Encl.

TA Approvals

Territorial Authority	Rotorua District Council TA Certification Division	TA Reference	6310015 Sage One Holdings
Survey Number	LT 432575	Survey Purpose	LT Subdivision
Surveyor Reference	214381 - SAGE ONE HOLDINGS LTD	Land District	South Auckland
Surveyor	Christopher Paul Hopper		
Surveyor Firm	MTEC Consultants Limited (Rotorua)		
Dataset Description	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 6 DPS 84898		

TA Certificates

I hereby certify that plan DP 432575 was approved by the ROTORUA DISTRICT COUNCIL pursuant to section 223 of the Resource Management Act 1991 on the 7th day of July 2010. ☒

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

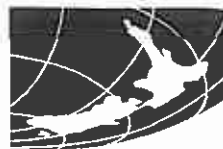
Signature

Signed by Tracey-Lee May, Authorised Officer, on 07/07/2010 01:55 PM

Receipt Information

Transaction Receipt Number	4950511
Signing Certificate (Distinguished Name)	May, Tracey-Lee
Signing Certificate (Serial Number)	1019690896
Signature Date	07/07/2010

*** End of Report ***



TA Approvals

Territorial Authority	Rotorua District Council TA Certification Division	TA Reference	6310015 Sage One Holdings
Survey Number	LT 432575	Survey Purpose	LT Subdivision
Surveyor Reference	214381 - SAGE ONE HOLDINGS LTD	Land District	South Auckland
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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 ROTORUA DISTRICT COUNCIL and that a consent notice has been issued in respect of those conditions that have not been complied with. Dated this 7th day of July 2010.



Signature

Signed by Tracey-Lee May, Authorised Officer, on 07/07/2010 01:56 PM

Receipt Information

Transaction Receipt Number	4950514
Signing Certificate (Distinguished Name)	May, Tracey-Lee
Signing Certificate (Serial Number)	1019690896
Signature Date	07/07/2010

*** End of Report ***

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

IN THE MATTER of Lots 1 & 2 DP 432575

AND

IN THE MATTER of Subdivision Consent 6310015
pursuant to Sections 34(4), 104, 105, 108, 220 and
221 of the Resource Management Act 1991.

Subdivider: Sage One Holdings Ltd

Locality: Te Weta Road – Waikite Valley – Rotorua

- (i) The owners and subsequent owners of Lot 2 DP 432575 are advised that in accordance with the Operative Rotorua District Plan that no further Lifestyle Lots may be excised from Lot 2 DP 432575.
- (ii) The owners and subsequent owners of Lot 2 DP 432575 are advised:
- There is a disused woolshed within Lot 2 DP 432575.
 - The centre of the woolshed is located at Consent Notice point labelled "X" on DP 432575.
 - The woolshed and surrounding land may contain hazardous substances such as DDT, Dieldrin and / or Arsenic residues.
 - Any use of the area in the vicinity of the woolshed should be undertaken with advice from a suitably qualified person.
 - Removal of potentially contaminated material including the woolshed and / or soil should be undertaken with advice from a suitably qualified person.

This information will be recorded both as Consent Notice on the Certificate of Title and as a Hazard Notice on Council's property file for the property. This hazard information may be modified by Council upon provision of an appropriate technical report identifying the extent of any affected area and nature of the contamination.

- (iii) The owners and subsequent owners of Lot 1 DP 432575 are advised:
- There is a disused fertiliser bin within Lot 1 DP 432575
 - The centre of the fertiliser bin is located at Consent Notice point labelled "Y" on DP 432575
 - The fertiliser bin and surrounding land may contain hazardous substances such as heavy metals associated with agrochemicals such as cadmium, uranium and fluorine.
 - Any use of the area in the vicinity of the fertiliser bin should be undertaken with advice from a suitably qualified person.
 - Removal of potentially contaminated material including the fertiliser bin and / or soil should be undertaken with advice from a suitably qualified person.

This information will be recorded both as Consent Notice on the Certificate of Title and as a Hazard Notice on Council's property file for the property. This hazard information may be modified by Council upon provision of an appropriate technical report identifying the extent of any affected area and nature of the contamination.

Dated at Rotorua this 7TH day of JULY 2010

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Chief Executive Officer



Title Plan - LT 432575

Survey Number	LT 432575
Surveyor Reference	214381 - SAGE ONE HOLDINGS LTD
Surveyor	Christopher Paul Hopper
Survey Firm	MTEC Consultants Limited (Rotorua)
Surveyor Declaration	

Survey Details

Dataset Description	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 6 DPS 84898		
Status	Initiated		
Land District	South Auckland	Survey Class	Class B Cadastral Survey
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Rotorua District

Comprised In

CT SA67B/496

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 432575	Fee Simple Title	3.2500 Ha	525604
Lot 2 Deposited Plan 432575	Fee Simple Title	20.5660 Ha	525605
Area X Deposited Plan 432575	Covenant Area		
Area Y Deposited Plan 432575	Covenant Area		
Total Area		<hr/> 23.8160 Ha	

PRELIMINARY
Areas and measurements
subject to final plan
validation by LINZ

Schedule / Memorandum

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 432575

Territorial Authority (the Council)

ROTORUA DISTRICT COUNCIL

Amalgamation Condition

That Lot 1 DP 432575 be transferred to the owner of Lot 5 DPs 84898 (CFR SA67B/495) and that one Certificate of Title be issued to include both parcels.

See Request 915759.

LOTS 1 & 2 ARE SUBJECT TO PART IV A OF THE CONSERVATION ACT 1987

AREAS MARKED AREA X & Y ARE CONSENT NOTICE AREAS

PRELIMINARY
Areas and measurements
subject to final plan
validation by LINZ

