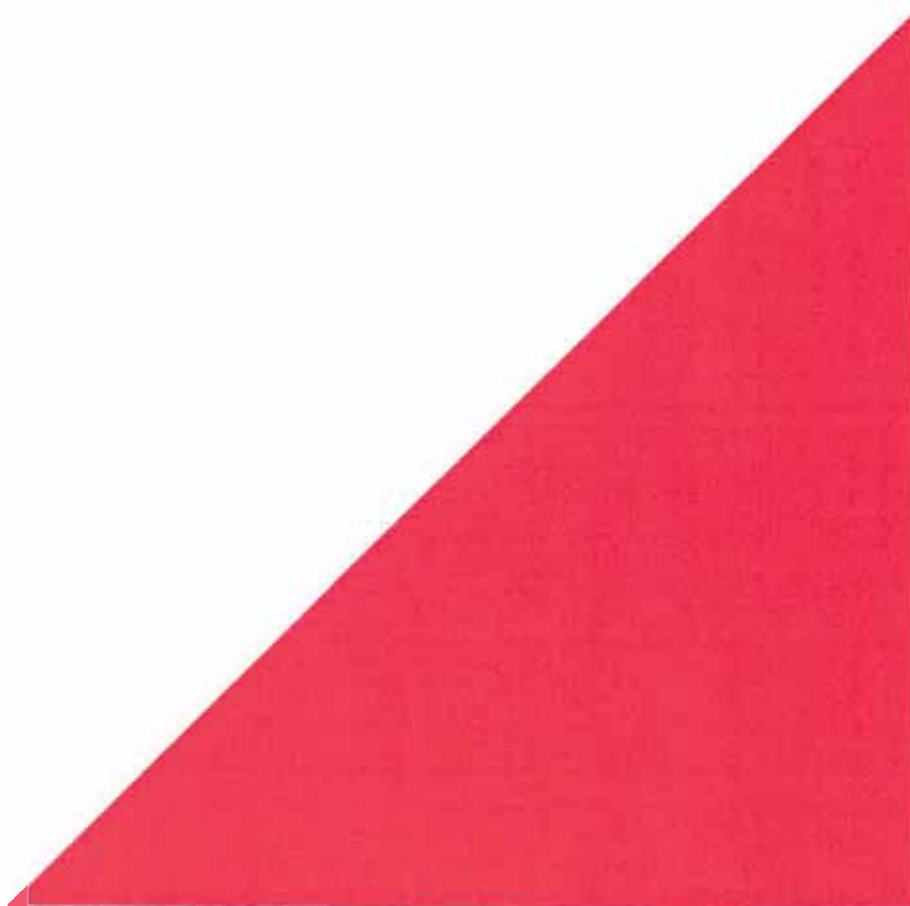




Notice to Wanganui District Council

Notice of Requirement for an Alteration to Existing Designation

Nathan Street extension



Notice to Wanganui District Council

Notice of Requirement for an Alteration to Existing Designation

Prepared By


Fleur Lincoln
Work Group Leader - Planning

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Reviewed By


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Date: October 2012
Reference: 5-WC530.05
Status: FINAL

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Part A Notice of requirement for an alteration to an existing designation under section 168A and clause 4(6) of the First Schedule of the Resource Management Act 1991

To: The Principal Planner
Wanganui District Council
PO Box 637
Wanganui 4540

From: Rui Leitao
Senior Roading Engineer
Wanganui District Council Infrastructure
PO Box 637
Wanganui 4540

1. Wanganui District Council Infrastructure gives notice of a notice of requirement for an alteration to an existing designation for:

A proposed road

2. The site to which the requirement applies is as follows:

Address: 44A Springvale Road, 48 Springvale Road, and 19A Bullock Drive, Wanganui

Legal Description: Lot 3 DP 91037, Lot 3 DP 87110, Lot 2 DP 328559 (respectively), plus spite strips Lot 1 DP 302640, and Lot 9 DP 68920.

Total Site Area: 1.1303 hectares

Area of Designation: Approximately 1,796m²

Zoning: Residential Zone in the Wanganui District Plan

3. The nature of the proposed public work is:

To designate a corridor of land between the two ends of Nathan Street, that when constructed, will connect these two sections of Nathan Street.

It is requested that the purpose of this designation is:

'Proposed road'

4. The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated, are:

Part B provides an assessment of the actual and potential effects that the proposed public work may have on the environment, and the measures proposed to be implemented to provide mitigation of these effects.

5. The actual and potential adverse effects have been assessed in section 4 of this notice, and are summarised as:

- (i) Effects on amenity values;
- (ii) Effects on connectivity;
- (iii) Effects on potential land development;
- (iv) Effects on natural and cultural features.

6. Alternative sites, routes, and methods have been considered to the following extent:

The proposal is site specific in that it is not a development proposal that can be accommodated on a different site. Alternative methods are restricted to outright land purchase. The construction of the connecting section of Nathan Street is not yet necessary and therefore immediate purchase is not required. Land will be appropriately acquired at the time of development. The other alternative to this proposal is not designating this area of land. The benefits of the option proposed will be further explored in the Assessment of Effects in section 4.

7. The public work and designation are reasonably necessary for achieving the objectives of the requiring authority because:

The Council is required under Part 2 Section 10 of the Local Government Act 2002 to: “...promote the social, economic, environmental and cultural well-being of communities, in the present and for the future”. The Local Government Act confers upon the territorial authority the responsibility of undertaking such works as are necessary to ensure a safe and efficient roading network.

The proposed designation will provide for the connection of the two ends of Nathan Street, a residential street in the suburb of Springvale. In the past, this connection has been shown as an ‘indicative road’ on the District Planning Maps. This indication was removed at some point; however I note that the indicative roading corridor again appears on the District Plan online Planning Maps. It was always the intention that at some point in the future, these two sections of Nathan Street would be connected via a new section of road carriageway. A designated corridor provides Council with a greater commitment to this intention, and is a recognised method to better communicate this intention to the affected landowners.

The following consultation has been undertaken with parties likely to be affected:

Either direct contact has been made, or attempts have been made to contact all landowners in relation to this designation. Further details in relation to consultation are provided in section 6 of this notice.

8. Wanganui District Council attaches the following information required to be included in this notice by the District Plan, Regional Plan, or any other regulations made under the Resource Management Act 1991:

- (i) Planning Report and Assessment of Environmental Effects
- (ii) Land Requirement Plan
- (iii) Evidence of Consultation
- (iv) Certificate of Title



Rui Leitao
Senior Roading Engineer
Wanganui District Council

PART B Planning Report and Assessment of Environmental Effects

1 Introduction

This report and assessment of environmental effects provides background and supporting information to the Notice of Requirement. It has been prepared in such detail as to correspond to the scale and significance of the actual and potential effects of the environment.

The Wanganui District Council has a responsibility under the Local Government Act 2002 to promote the social, economic, environmental and cultural wellbeing of its communities within the Wanganui district. This includes responsibility for a safe and efficient roading network.

2 Existing Environments and Site

The land to be designated is zoned Residential in the Wanganui District Plan and is accessed by the two ends of Nathan Street, as well as from Springvale Road and Bullock Drive in the suburb of Springvale. All roads, with the exception of Springvale Road which is a Collector Route, are Local Routes. Wanganui District Planning Maps online indicate an *'indicative road'* connecting the two ends of Nathan Street. This *'indicative road'* status has no associated provisions in the District Plan.

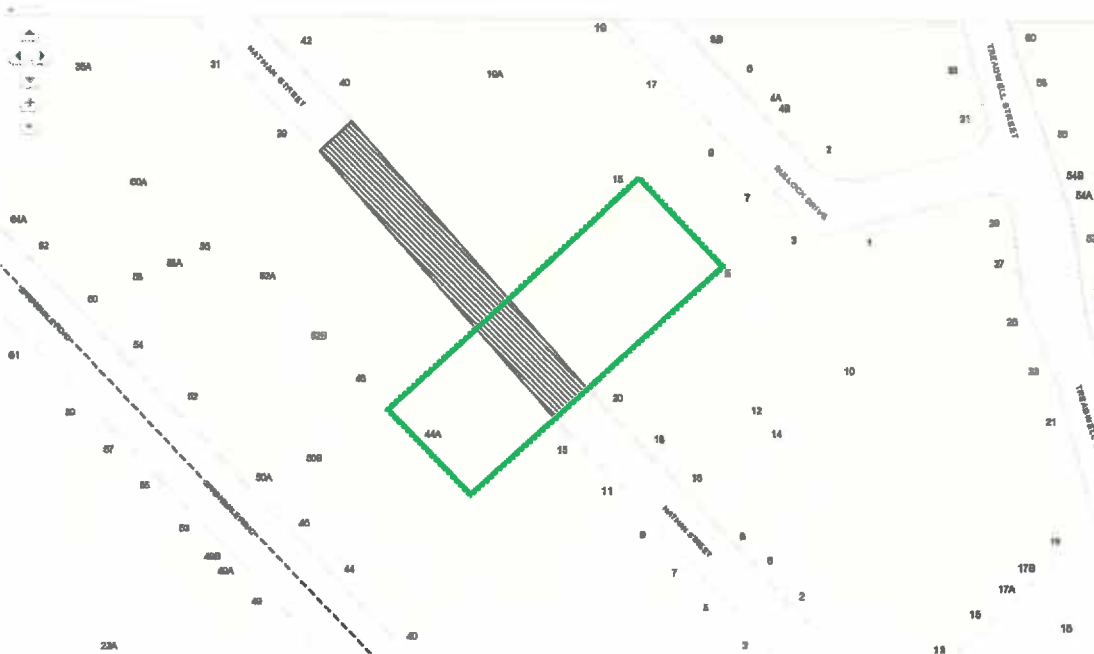


Figure 1 – District Plan Zoning & Indicative Road (lined area)
Source – Wanganui District Planning Maps online

The property at 44A Springvale Road currently consists of a paddock of mown long grass and a boundary of shrubby trees on the north-west boundary. The site contains no dwelling or any other buildings.

The property at 48 Springvale Road contains a dwelling, garage, and a large garden. Trees and shrubs bound the property on all sides.

The property at 19A Bullock Drive is a rear site with vehicle access from Bullock Drive, but with frontage to the end of Nathan Street. It contains a large dwelling at the Bullock Drive end of the site and a large garden area at the rear.

The two spite strips along either end of Nathan Street are owned separately, with the owner of the southernmost strip also owning the property at 44A Springvale Road, while the owner of the northernmost strip has no other landholdings in the immediate vicinity.



Figure 2 – Aerial view of site
Source – Google Earth Pro

3 Description of Work

At this stage, no works are proposed in relation to this designation. The construction of the Nathan Street connection would only occur if either funds were allocated in Council's budget, or if sufficient demand (as a result of the subdivision and development of the subject sites) required a more integrated approach to development. At this stage, no details in relation to road design (such as carriageway width, footpaths, lighting etc) are available. At the time of development, these details would be provided to Council.

4 Assessment of Environmental Effects

This assessment accompanies and addresses those actual and potential effects on the environment of the proposed works.

The following effects on the environment are addressed:

- (i) Effects on amenity values;
- (ii) Effects on connectivity;
- (iii) Effects on potential land development;
- (iv) Effects on natural and cultural features;

The level of assessment for each actual or potential effect corresponds to the scale of that effect.

4.1 Amenity Values

The proposed alteration to designation will not, on its own accord, affect amenity values. It is only when the opportunity arises to construct this connecting section of road that the visual appearance of this site will alter. Once constructed, the road will form part of a more developed landscape. It is likely that its construction will only be triggered by development pressure from those landowners through which the designation is proposed. Therefore the visual character of the immediate surrounds is likely to be significantly altered at the same time as the road's construction.

Those landowners not wishing to further develop their land in the future are the most impacted by this designation. As outlined above, demand will trigger the development of this connector road; however this may not necessarily mean that all landowners are ready or interested to develop their sites together. Those not wishing to develop their land may lose the ability to enjoy all of their land as one block, or their property may be reduced in size.

In relation to noise, a new connector road will result in traffic either passing through or adjacent to dwellings, or through properties not previously adjoining a public road. The construction of the road will also likely occur in conjunction with the development of one, some, or all of the properties directly affected. This will increase the number of vehicles entering Nathan Street.

4.2 Effects on connectivity

The proposed road, if/when constructed, will ensure that connectivity in this part of Springvale is improved as Nathan Street will now be a through road rather than two cul-de-sacs and will improve access to the public road from rear lots that currently get access via Springvale Road or Bullock Street.

4.3 Effects on potential land development

The proposed road would only be created if land development required it. As outlined in section 4.2 above, improved connectivity for these currently 'rear lots' may make them a more desirable option for future developers and buyers if the road was also constructed.

4.4 Effects on natural and cultural features

The proposed road, if/when built would result in the current open field and shrub areas around 48 Springvale Road being partially removed. However this removal would likely be done in conjunction with further housing development of the site which would also result in the semi-natural features being removed. There are no known cultural features in the area.

5 Statutory Framework

5.1 Resource Management Act 1991

The purpose of the Resource Management Act 1991 (RMA) is to promote the sustainable management of natural and physical resources.

In terms of meeting the purpose and principles of the RMA, it is considered that the proposed designation will have negligible adverse effects on natural and physical resources, and will not endanger the life-supporting capacity of air, soil and ecosystems. The proposed designation will in fact provide for the economic and safety needs of the community.

There are no section 6 Matters of National Importance that are relevant to this proposal.

The section 7 Other Matters of the RMA that are relevant to this proposal is limited to one matter, being:

The maintenance and enhancement of amenity values

As outlined in section 4.2 above, adverse effects on amenity values are likely to be negligible.

Section 8 of the RMA provides for the Council to take into account the principles of the Treaty of Waitangi. There are no specific Treaty issues arising from the proposed alteration to designation.

Notification

This notice has been prepared and lodged with Council in accordance with Schedule 1 clause 4(6), and section 181(3) of the RMA. As such, this notice will be notified alongside the rest of the changes proposed as part of the District Plan Review.

5.2 Wanganui District Plan

5.2.1 Objectives and Policies

The Wanganui District Plan sets out a number of objectives and policies that direct how the Plan will manage development for the district. Those objectives and policies that are relevant to this proposal are:

Objective O17 Infrastructure Development Which is Co-ordinated, Effective and Efficient in the Use of Natural and Physical Resources to Meet Present and Foreseeable Future Needs of the District.

Policy P74 Optimise the use of existing infrastructure and ensure the provision of additional infrastructure is timely, logical, affordable and cost-effective.

Policy P77 Encourage an efficient use of land for infrastructure development.

Policy P79 Manage roads in the District, consistent with their transportation functions, according to the following criteria:

6. Local roads

Local roads are all other roads whose primary function is property access.

This *policy** requires the adoption of a hierarchy for the roading network which is a major physical resource in the District. The use of a roading hierarchy is a well-established method to promote the safety and efficiency of the roading network. The hierarchy classifies roads based on their purpose (their relative through movement and property access functions) and the nature and volume of traffic that they can carry in a safe and efficient manner.

It also provides a framework to guide future development in the District as the hierarchy contains road designations and indicative roading patterns. These encourage strategic linkages which ensure the road network is not being compromised and/or future *development** is not stifled by lack of access. Indicative roads signify *council's** intentions with regards to the future function of the road and also which parcels of land should be able to gain access.

The intention is to promote safety, efficiency and linkage while ensuring that the final layout of the road is flexible and financial responsibility remains with the developer.

Policy P80 Protect infrastructure resources in the District from the adverse effects of other land use activities.

Assessment

The proposed designation is, in my opinion, consistent with the above objectives and policies.

The proposed designation will legally secure land that has already been identified as 'indicative roading' and will ensure that development is not stifled in the area due to lack of direct access to a public road. Any construction of the road would be in conjunction with development that is going to occur on the site ensuring that the additional infrastructure is timely, logical, affordable and cost-effective.

5.2.2 Rules Assessment

Although it is not proposed to construct a road at this time, this activity would be subject to the following rule:

R15 General Rule – Utilities

Permitted activities

g. Road, bridge, culvert and drain construction, upgrading and maintenance, traffic management and control structures, street lighting and street furniture, provided that the above is undertaken within road reserve or, if outside road reserve, that it is in accordance with an approved designation, subdivision* or resource consent.

Given that these portions of property would be contained within a designation for this purpose, it would be considered a permitted activity.

6 Consultation

The affected landowners, D & N Polkinghorne, M & A Van De Vyer, MR Mackintosh, WF Johns, MD Winchcombe and MJ & MA Anderson were first contacted by letter on the 20th of September 2012.

Fleur Lincoln received a phone call from Mr Polkinghorne on 24th September. He noted that he was not opposed to the proposal, but was keen to be involved in any meetings that were organised for the affected owners. He also provided a bit of history to the site as he had undertaken some subdivision development in that area in the past.

On 4th October, Rui Leitao confirmed via email to Fleur Lincoln that he had received a phone call from W Johns with some questions about the proposal and she confirmed she would be signing the form.

Fleur Lincoln received a phone call from Dr Van De Vyer on 11th October. He was concerned about Council taking land without compensation. He was assured that any land Council took would be paid for and any other requirements such as providing fences would be sorted out at the time of any development.

7 Alternatives

As outlined in Part A of this report, the alteration of this designation is site specific and it is not possible to identify and target alternative sites for designation. Alternative methods are restricted to outright purchase or landowner negotiations. Designation is seen as the most effective method of identifying the intended future purpose of an area of land, and securing the protection of it from development, whilst allowing for landowners use and enjoyment of their land until such time as development is necessary.

8 Conclusion

Wanganui District Council Infrastructure Group's proposal to alter the existing designation for a 'proposed road' to link both parts of Nathan Street will ensure that the area of land already marked as '*indicative road*' on the District Plan will be protected and available in the future, if ever required.

The designation will assist in ensuring connectivity through the area is available if any future development goes ahead and as any change in amenity of the areas as a result of the road being built would be in combination with other land development activities, the overall additional environmental effects of the road will be minimal.

The proposal is consistent with the objectives and policies of the Wanganui District Plan. The affected landowners have been contacted regarding the proposed designation and to date have not objected to the proposal.

Appendix 1

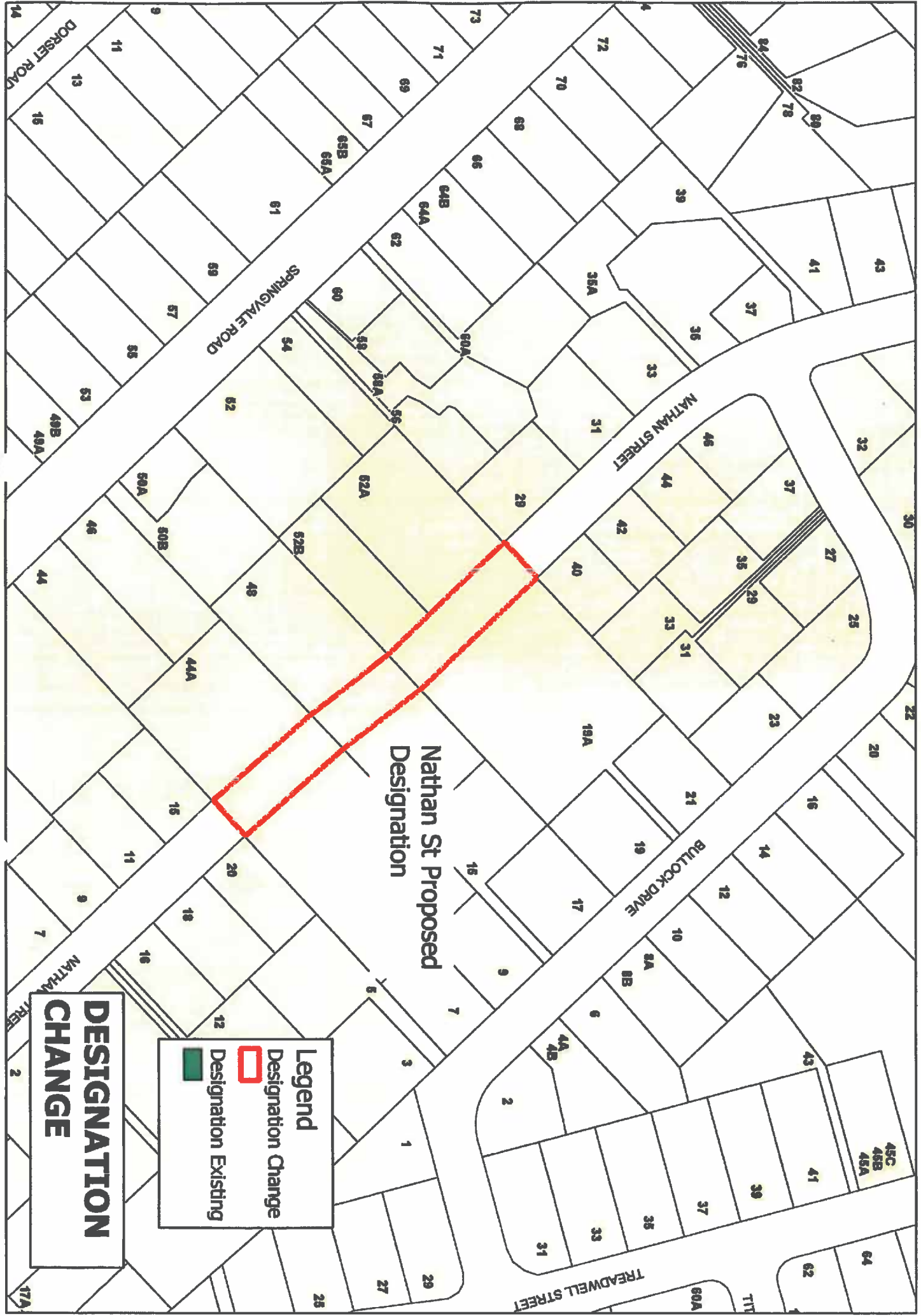
Land Requirement Plan

Nathan St Proposed Designation

Legend

- Designation Change
- Designation Existing

DESIGNATION CHANGE



Appendix 2

Evidence of Consultation

8 October 2012

MJ & MA Anderson
16 Turere Place
Wanganui 4501

Dear MJ & MA Anderson

Review of Roading Designations - Wanganui District Plan Review

On the 20 September 2012, a letter (attached) was sent to your property at 180 Mosston Road, Wanganui. As I have not yet heard from you, and have been given an alternative address for your residence, I thought I would try to contact you again in the hope that you would be able to contact me at the telephone number below.

As outlined in the 20 September letter, Wanganui District Council are reassessing all the designations they hold in the Wanganui District Plan, and making changes where these are necessary. In the past, Council indicated on their District Planning Maps that the two ends of Nathan Street would at some point in the future be connected by constructing a new section of road. This indication was removed from the Planning Maps some years ago, however the District Plan Review process provides Council with the opportunity to address these sorts of errors.

Council is therefore proposing to reinstate the designated corridor from one end of Nathan Street to the other, through the (almost) centre of your property. What this will mean for your property is that if this designation is accepted and included in the District Plan, you will not be able to erect any buildings on this designated land without Council's permission. It will also signal the intention of Council to establish a road link through your property at some point in the future, potentially providing greater development opportunities for your property once it has been constructed.

I would like to discuss this proposal with you. Unfortunately I have been unable to find a telephone number for you, so if possible, I would appreciate you contact me on 06 349 6612.

Regards

Fleur Lincoln
Work Group Leader - Planning, Associate

8 October 2012

M & A Van De Vyver
19A Bullock Drive
Wanganui 4501

Dear Mr and Mrs Van De Vyver

Review of Roading Designations - Wanganui District Plan Review

On the 20 September 2012, a letter (attached) was sent to your property at 19 A Bullock Drive, Wanganui. As I have not yet heard from you, I thought I would try to contact you again in the hope that you would be able to contact me at the telephone number below.

As outlined in the 20 September letter, Wanganui District Council are reassessing all the designations they hold in the Wanganui District Plan, and making changes where these are necessary. In the past, Council indicated on their District Planning Maps that the two ends of Nathan Street would at some point in the future be connected by constructing a new section of road. This indication was removed from the Planning Maps some years ago, however the District Plan Review process provides Council with the opportunity to address these sorts of errors.

Council is therefore proposing to reinstate the designated corridor from one end of Nathan Street to the other, through the rear section of your property. What this will mean for your property is that if this designation is accepted and included in the District Plan, you will not be able to erect any buildings on this designated land without Council's permission. It will also signal the intention of Council to establish a road link through the rear of property at some point in the future, providing your property with road frontage once it has been constructed.

I would like to discuss this proposal with you. Unfortunately I have been unable to find a telephone number for you, so if possible, I would appreciate you contact me on 06 349 6612.

Regards

Fleur Lincoln
Work Group Leader - Planning, Associate

20 September 2012

MJ & MA Anderson
44A Springvale Road
Wanganui 4501

Dear MJ & MA Anderson,

Review of Roading Designations – Wanganui District Plan Review

As part of the District Plan review, Wanganui District Council Infrastructure are considering the existing designations they hold in relation to roading, including car parks, services lane and road widening, and identifying where changes are needed or new ones included.

In the past, the area between the two ends of Nathan Street was subject to an indicative roading corridor, shown on the District Planning Maps. At some point in the past 8 years, these indicative roads were removed, as there were no restrictions placed on the use of these sites in the District Plan, and therefore had no legal status. However it was always Council's intention that the two ends of Nathan Street would be joined at some point in the future to ensure the transport network was connected in this part of Springvale.

The District Plan Review process presents an opportunity for Council to identify where connections need to be made, and to indicate the potential future use of this land through the use of designations. The attached plan shows the corridor of land that Council would like to designate to protect its future potential use. As you can see, this designation would impact on the land that you own.

So what does this mean for my land?

A designation over private land interests introduces some restrictions on how you can use this land in the future. As such, I am particularly interested to hear if you have any future plans for this land, and whether you would be willing to enter into an agreement with Council on the future use of this land. I am keen to meet with you to discuss what these restrictions are, and what your options are.

Please contact me on 06 349 001, or our consultant Fleur Lincoln on 06 349 6612 if you wish to arrange a meeting. Alternatively, Fleur would be happy to speak with you about what this might mean for you via telephone, or via email at fleur.lincoln@opus.co.nz.

If I do not hear from you by 28 September 2012, I will provide you with additional information on the designation process, and whether Council are looking to proceed via mail.

Yours sincerely,

Rui Leitao
Roading Manager
Wanganui District Council Infrastructure

20 September 2012

MR Mackintosh, WF Johns, RGW Austin & MD Winchcombe
48 Springvale Road
Wanganui 4501

Dear Sir/Madam,

Review of Roading Designations – Wanganui District Plan Review

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Yours sincerely,

Rui Leitao
Roading Manager
Wanganui District Council Infrastructure

20 September 2012

W & J Eyers
52B Springvale Road
Wanganui 4501

Dear W & J Eyers,

Review of Roading Designations – Wanganui District Plan Review

As part of the District Plan review, Wanganui District Council Infrastructure are considering the existing designations they hold in relation to roading, including car parks, services lane and road widening, and identifying where changes are needed or new ones included.

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Yours sincerely,

Rui Leitao
Roading Manager
Wanganui District Council Infrastructure

20 September 2012

M & A Van De Vyver
19A Bullock Drive
Wanganui 4501

Dear M & A Van De Vyver,

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The District Plan Review process presents an opportunity for Council to identify where connections need to be made, and to indicate the potential future use of this land through the use of designations. The attached plan shows the corridor of land that Council would like to designate to protect its future potential use. As you can see, this designation would impact on the land that you own.

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If I do not hear from you by 28 September 2012, I will provide you with additional information on the designation process, and whether Council are looking to proceed via mail.

Yours sincerely,

Rui Leitao
Roading Manager
Wanganui District Council Infrastructure

20 September 2012

D & N Polkinghorne
35 Bullock Drive
Wanganui 4501

Dear D & N Polkinghorne,

Review of Roding Designations – Wanganui District Plan Review

As part of the District Plan review, Wanganui District Council Infrastructure are considering the existing designations they hold in relation to roading, including car parks, services lane and road widening, and identifying where changes are needed or new ones included.

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A designation over private land interests introduces some restrictions on how you can use this land in the future. As such, I am particularly interested to hear if you have any future plans for this land, and whether you would be willing to enter into an agreement with Council on the future use of this land. I am keen to meet with you to discuss what these restrictions are, and what your options are.

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If I do not hear from you by 28 September 2012, I will provide you with additional information on the designation process, and whether Council are looking to proceed via mail.

Yours sincerely,

Rui Leitao
Roding Manager
Wanganui District Council Infrastructure

20 September 2012

B Ratcliffe & S Bastion
52A Springvale Road
Wanganui 4501

Dear B Ratcliffe & S Bastion,

Review of Roading Designations – Wanganui District Plan Review

As part of the District Plan review, Wanganui District Council Infrastructure are considering the existing designations they hold in relation to roading, including car parks, services lane and road widening, and identifying where changes are needed or new ones included.

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Yours sincerely,

Rui Leitao
Roading Manager
Wanganui District Council Infrastructure

Appendix 3

Certificates of Title



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 10273
Land Registration District Wellington
Date Issued 29 November 2001

Prior References
WN50B/839

Estate Fee Simple
Area 1 square metres more or less
Legal Description Lot 1 Deposited Plan 302640

Proprietors
Dennis Charles Polkinghorne and Nola Marjorie Polkinghorne

Interests

Fencing Covenant in Transfer B085052.4 - 30.5.1990

Appurtenant hereto is a right of way and rights to party wall, sewage and water drainage, water, electricity, gas, telephone specified in Easement Certificate B309935.5-17.9.1993 at 9.12 am

The easements specified in Easement Certificate B309935.5 are subject to Section 243(a) Resource Management Act 1991



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 116585
Land Registration District Wellington
Date Issued 27 January 2004

Prior References
WN55C/218

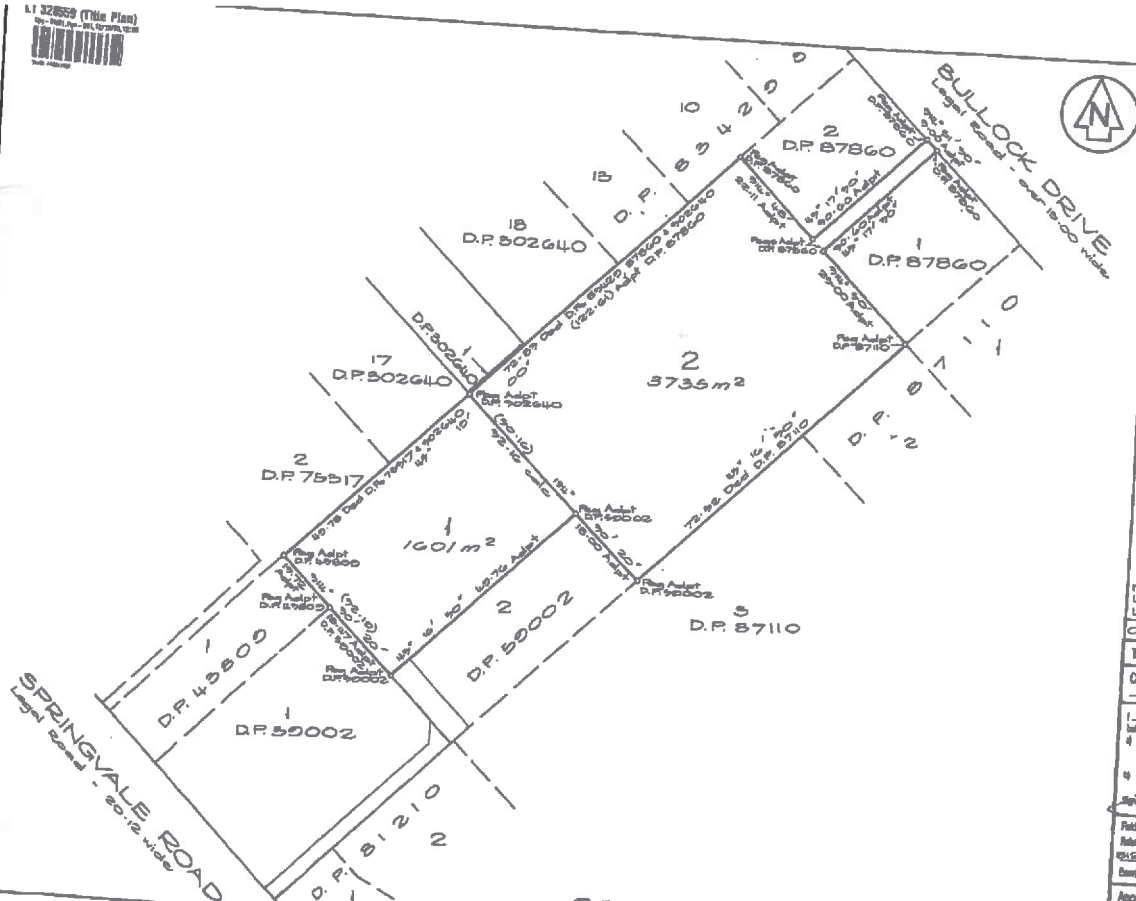
Estate Fee Simple
Area 3735 square metres more or less
Legal Description Lot 2 Deposited Plan 328559

Proprietors
Mark Van De Vyver, Anna Alicja Van De Vyver and Ian Robert Parker

Interests

Appurtenant hereto is a right of way and rights to power, water and gas supply, telephone, stormwater and sewage drainage specified in Easement Certificate 764179.3 - 27.2.1986 at 10.22 am
The easements specified in Easement Certificate 764179.3 are subject to Section 309 (1) (a) Local Government Act 1974
6989226.3 Mortgage to (now) Westpac New Zealand Limited - 15.8.2006 at 9:00 am

LI 32859 (Title Plan)
 No. 101, Pt. 10, 10/10/2003



Approved APPROVED

REGISTERED OWNERS

I hereby certify that this plan was prepared by the Wanganui District Council pursuant to Section 225 of the Resource Management Act 1991 on the 4th day of November 2003.

[Signature]
 ENVIRONMENTAL SERVICES MANAGER

BEARING DATUM: GEODETIC 1950
 COORDINATE DATUM: GEODETIC 1950
 WANGANUI CIRCUIT COORDINATES
 ORIGIN: 111 STEWART 700 000 00 N
 700 000 00 E

NEW LOT ALLOCATED:
 Lot 1 - 110 000
 Lot 2 - 110 000

CLASS OF SURVEY - 1

Total Area 5.336 m²

Completed in OT WN 550/215

1. JOHN HARRISON
 being a person entitled to practice as a Licensed Land Surveyor, hereby certifies that the measurements to which this plan relates are complete, and were taken in accordance with the provisions of the Land Survey Act 1992 and the Survey Act 1980, and that the plan is a true and correct copy of the original plan as shown to the Registrar-General, and has been verified in accordance with the Act and the Rules.

Field Book No. 8/10103

Field Book No. 8/10103

Address: P.O. Box 14227, 43800, Wanganui, New Zealand

Consent No. 8/10103

Approved as to Survey by Land Information NZ on 2/12/2003

Deposited by Land Information NZ on 27/11/2004

No. 02-082
 Standard 12.11.03
 Issued

DP32859

WANGANUI DISTRICT Wellington
 Wang 10

COMPILED PLAN

LOTS 1 & 2 BEING SUBDIVISION OF
 PT LOT 2 D.P. 43800

TERRITORIAL AUTHORITY Wanganui District
 Surveyed by Harrison & O'Sullivan
 Scale 1:500 Date Oct 2003

ALL RIGHTS RESERVED. REPRODUCED BY PERMISSION OF THE REGISTRAR-GENERAL.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **WN52C/842**
Land Registration District **Wellington**
Date Issued 10 May 1999

Prior References
WN29B/435

Estate Fee Simple
Area 2822 square metres more or less
Legal Description Lot 3 Deposited Plan 87110

Proprietors

Neil Robert Mackintosh, Wendy Fay Johns and Richard Geoffrey Warren Austin as to a 5/8 share
Martin Shane Winchcombe and Wendy Fay Johns as to a 3/8 share

Interests

No road frontage

Appurtenant hereto is a right of way (limited as to duration and to terminate when the proposed future road (Crotty Street) becomes legal) and right to power, water and gas supply, telephone, stormwater and sewage drainage specified in Easement Certificate 778561.2 - 15.5.1986 at 11.03 am
8824432.3 Mortgage to Bank of New Zealand - 27.7.2011 at 4:49 pm



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **WN57C/997**
Land Registration District **Wellington**
Date Issued 13 July 2001

Prior References
WN28A/897

Estate Fee Simple
Area 4744 square metres more or less
Legal Description Lot 3 Deposited Plan 91037

Proprietors
Andrew Jeremy Anderson and Marcelle Ann Anderson

Interests

761488.3 Bond pursuant to Section 348(2)(5) Local Government Act 1974 - 13.2.1986 at 11.09 am
Appurtenant hereto is a right of way, power, water and gas supply, telephone stormwater and sewage drainage specified in Easement Certificate 761488.6 - 13.2.1986 at 11.19 am
The easements specified in Easement Certificate 761488.6 are subject to Section 309 (1) (a) Local Government Act 1974



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier WN37A/823
Land Registration District Wellington
Date Issued 12 September 1990

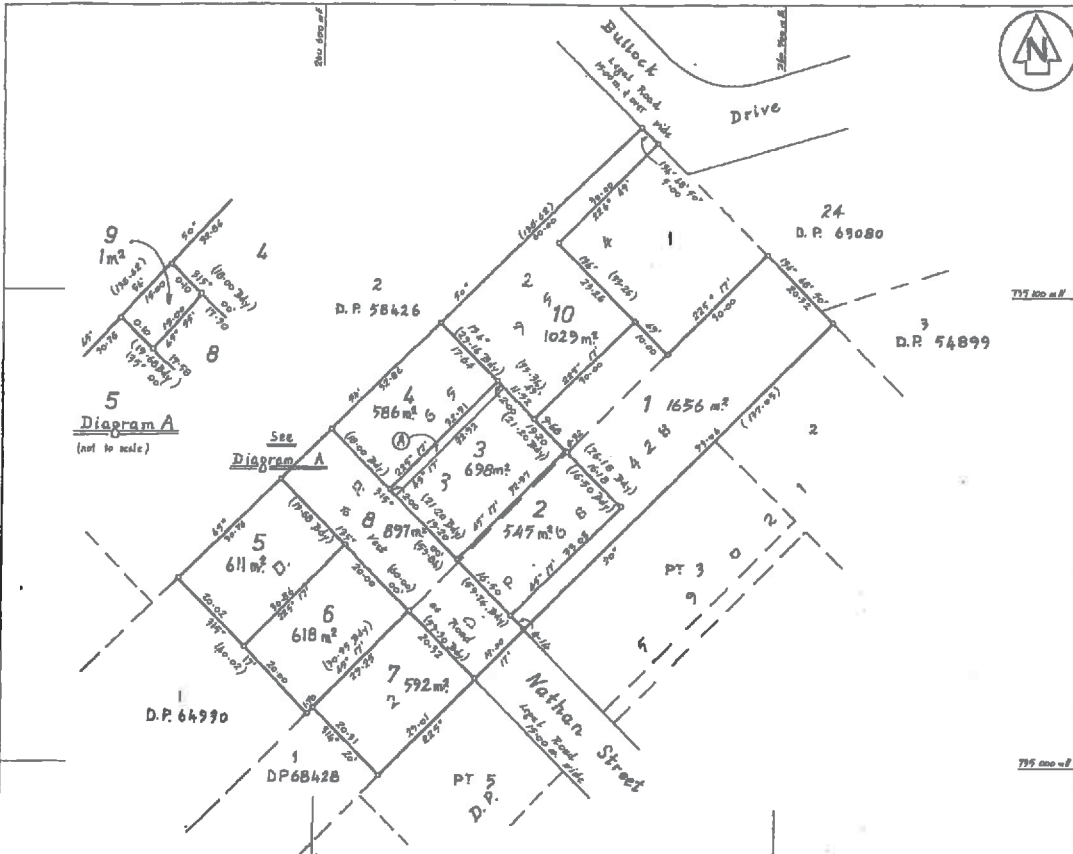
Prior References
WN36B/633

State Fee Simple
Area 1 square metres more or less
Legal Description Lot 9 Deposited Plan 68920

Proprietors
Andrew Jeremy Anderson and Marcelle Ann Anderson

Interests

Appurtenant hereto are rights to power, gas, water, telephone, stormwater and sewage drainage specified in Easement Certificate B016843.5
The easements specified in Easement Certificate B016843.5 are subject to Section 309 (1) (a) Local Government Act 1974



LAND DISTRICT Wellington
 Survey Blk. & Dist. IX Westmore
 NZRS 261 Sheet R22, District Map No. 67-26, 67-27

**LOTS 1-10 BEING SUBDn. OF
 LOTS 2 & 3 DP 65954 & LOT 2 DP 68428**

TERRITORIAL AUTHORITY Wanganui District
 Surveyed by Abbott Surveyors
 Scale 1:500 Date December 1989

Approval
John Austin
 Lot 2 of 1989
John Austin
 Lot 3 of 1989 & Lot 2 of 1989
 Registered Owners

By resolution dated the 24th day of December 1989, the Wanganui District Council agrees that plan proposed by the said landowners and that the plan is in accordance with the requirements and provisions of the Geomatics District Scheme for the area in which the plan relates to the date of approval of the Scheme, and that the plan of the Council is official hereto in the presence of:

John Austin
 Mayor
John Austin
 Chief Executive Officer

775 800 m²

775 800 m²

Memorandum of Easements			
Propose	Class	Benefit	Particulars
Stormwater Drainage	①	Lot 3	Lot 610

Total Area 7239 m²
 Comprised in LOT 368/682 633 (M)
572/613 (M)

I, John Austin, Mayor of the Wanganui District Council, do hereby certify that this plan has been made from a survey conducted by me or under my direction, that the plan and survey are correct and true and comply in accordance with the Survey Regulations 1973 or any regulations made in substitution thereof, and that I am a Member of the Council of the Wanganui District Council.

775 800 m²

Approved as to Survey
26, 3, 90
 Deposited this 19th day of December 1989
John Austin
 Mayor

68920

Wanganui 19

NEW ZEALAND GOVERNMENT PRINTING OFFICE, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

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