

25 October 2017

Napier City Council
Private Bag 6010
NAPIER 4142

Attention: Paul O'Shaughnessy

Dear Paul

**RESOURCE CONSENT APPLICATION
BUPA NEW ZEALAND, 25 ULYATT ROAD, NAPIER**

Please find enclosed the resource consent application for Bupa's proposed retirement village and carehome complex at 25 Ulyatt Road. The deposit application fee of \$8700 will be paid overnight tonight via internet banking.

The address for service is: Wasley Knell Consultants Ltd
P O Box 381
Tauranga 3140

The address for invoice is: Bupa New Zealand
P O Box 50-642
Porirua 5240

Yours sincerely

WASLEY KNELL CONSULTANTS LTD



Greg Knell
Director

Encl.



Application for RESOURCE CONSENT

Form 9, Resource Management Act 1991

Section 1: Applicant Details		
Name:	Bupa New Zealand	
Email:		
Address:	P O Box 113054, Newmarket, Auckland	
		Postcode:
Contact:	Landline:	Mobile:
Are you acting on behalf of the applicant? <input checked="" type="checkbox"/> Yes (enter Agent Details below) <input type="checkbox"/> NO (go to Section 3)		

Section 2: Agent Details		
Contact name:	Greg Knell, Wasley Knell Consultants Ltd	
Email:	greg@wasleyknell.co.nz	
Company:	Wasley Knell Consultants Ltd	
Mailing address:	P O Box 381, Tauranga	
		Postcode:
Contact:	Landline: 075771996	Mobile: 0272788235
Invoices are to be made out to: (select one)	<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Agent	

Section 3: Site Details	
The site to which this application relates to is described as:	
Address:	25 Ulyatt Road, Napier
Legal description:	Lot 1 DP 423183 and part of Lot 2 DP 423183
Lawfully established uses on site:	Commercial turf production

Section 4: Application Type(s)

- Land use Consent
- Subdivision Consent
- Right of Way
- Variation/Cancellation of Consent Conditions
- Variation/Cancellation of Consent Notice
- Existing Use Rights Certificate
- Outline Plan Waiver
- NES for Accessing Contaminates of Soil to Protect Human Health (e.g. Change of Use or Subdivision)

Section 5: Proposal (Please provide a brief description of the proposal)

Bupa New Zealand propose the construction and operation of an aged care complex comprising 49 care home rooms, 19 retirement apartments and 99 retirement villas.

Section 6: Other Information

Are there other Resource Consent(s) required for this proposal? Yes No
 (If yes, please tick the Resource Consents below and relevant application status)

Consent Type	Consent Required	Application Made	Consent Obtained
Land Use Consent	<input type="checkbox"/>	<input type="checkbox"/>	Ref No.
Subdivision Consent	<input type="checkbox"/>	<input type="checkbox"/>	Ref No.
HBRC Coastal Permit	<input type="checkbox"/>	<input type="checkbox"/>	Ref No.
HBRC Water Permit	<input type="checkbox"/>	<input type="checkbox"/>	Ref No.
HBRC Discharge Permit	<input type="checkbox"/>	<input type="checkbox"/>	Ref No.
HBRC Land Use Consent	<input type="checkbox"/>	<input type="checkbox"/>	Ref No.
Have you applied for a PIM or Building Consent in relation to this project?			<input type="radio"/> Yes <input type="radio"/> No
If yes, please provide project Building Consent Number:			Ref No.

Information Required Checklist:

✓	<p>Assessment of Environment Effects (AEE) relevant to your application.</p> <p>An AEE is an essential part of the application. If no AEE is provided then Council cannot assess the application. The AEE should discuss all of the actual and potential effects on the environment arising from this proposal. The amount of detail included in the AEE must reflect the nature and scale of the development and its likely effects. The Fourth Schedule of the Resource Management Act 1991 lists the matters to be covered in an AEE.</p>
	<p>Site visit requirements:</p> <p>Is there a locked gate or security system restricting access by Council staff? Yes ✓ No</p> <p>Is there a dog on the property? Yes ✓ No If yes, how many?</p> <p>Provide details below of any entry restrictions or hazards that council staff should be aware of:</p> <p> </p> <p> </p>
	<p>Plans showing the proposed development including (where relevant);</p> <ul style="list-style-type: none"> Address of property Name of architect/draftsman Date plans drawn Plan numbers and variations Site boundaries Key dimensions North arrow Scale of 1:50, 1:100, 1:200 or 1:1000 Design of earthworks and final levels and contours of site Identify all retaining walls Layout & location of proposed structures & buildings or alterations to existing structures, buildings & paved areas Floor plans of proposed buildings showing all kitchen facilities Calculation of total site coverage For non-residential sites: gross floor area of all buildings on site (for assessing car parking requirements) Details of any signage All landscape design proposals, site planting and fencing Vehicle crossing, parking, loading bay, circulation and manoeuvring Position of any easements and other restrictions over the allotment When more than one dwelling on site: show outdoor living space & external access storage for each dwelling The position of all utility services (Public and Private) Relationship of buildings to existing ground level & finished ground levels & boundaries, including cross sections
	<p>Schedule of proposed work with a timeframe (for relocated structures)</p> <p> </p> <p> </p> <p> </p> <p> </p>
	<p>Accompanying Information if required;</p> <ul style="list-style-type: none"> ✓ Engineering ✓ Landscape ✓ Traffic ✓ Urban Design/Architect

Notes For Applicants:

- (i) Incomplete applications will be returned to the applicant.
Your application will not be lodged for processing by Napier City Council unless all the above items are included with the application form.
- (ii) Your application will be checked for completeness, under Section 88 of the Resource Management Act 1991 (the Act).
- (iii) If your application is deemed to be complete, it will be formally received as from the date of lodgement. You will receive an acknowledgement letter within 10 working days advising you that the application is formally received, and advising of the name of the Planner who will be processing the application.
- (iv) If your application is deemed to be incomplete (at the Section 88 check) it will be returned to you within 10 working days, along with details of the missing information (or information that is needed in order for it to be deemed complete).
- (v) If the returned application is re-lodged with the Council, it will be treated as a new application, i.e. the processing clock starts from the date the application is re-lodged.
- (vi) If you decide not to re-submit the application, the initial payment (deposit) will be returned to you, minus the charges incurred to date (eg. for the Section 88 check by the Planner, and for administration time).
- (vii) The Information on this form is required to be provided under the Resource Management Act 1991 and is required to process your application. This information (including your personal details) has to be made available to members of the public and the media, including business organisations. Under the Privacy Act 1993 you have the right to access the personal information held about you by the Council, and you can also request that the Council correct any personal information it holds about you.

Section 7: Declaration

I understand that the Council will send all invoices and refunds for the actual and reasonable cost incurred in the processing of this application to the applicant or agent as selected in Section 2; and I will be responsible for, and will indemnify the Council in respect of, or payment of all fees in connection with this application.

I further understand that all correspondence related to the application will be made to me.

Signed by:	
Owner:	or Agent: (on behalf of, or with authority from, owner)
Signature:	Signature: 
Name:	Name: <i>Greg Knell</i>
Date:	Date: <i>25/10/17</i>



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




R.W. Muir
Registrar-General
of Land

Search Copy

Identifier **616004**
Land Registration District **Hawkes Bay**
Date Issued 22 August 2013

Prior References

490319 HBD4/453

Estate Fee Simple
Area 10.8630 hectares more or less
Legal Description Lot 2 Deposited Plan 423183 and Lot 2
Deposited Plan 464182

Proprietors

Leighton Arthur Currie, Lisa Michelle Currie and John Leonard Raikes

Interests

6177575.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 (affects Lot 2 DP 423183) - 11.10.2004 at 9:00 am
8264964.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as a natural hazard (affects Lot 2 DP 423183) - 25.8.2009 at 9:00 am
Fencing Covenant in Easement Instrument 8386918.3 (affects Lot 2 DP 423183) - 18.1.2010 at 11:34 am
Subject to Section 241(2) Resource Management Act 1991 (affects DP 464182)
Subject to a right to convey water over part Lot 2 DP 464182 marked A on DP 464182 created by Easement Instrument 9494442.6 - 22.8.2013 at 4:16 pm
The easements created by Easement Instrument 9494442.6 are subject to Section 243 (a) Resource Management Act 1991
10812948.2 Mortgage to ASB Bank Limited - 12.6.2017 at 2:36 pm



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier 490318
Land Registration District Hawkes Bay
Date Issued 18 January 2010

Prior References

HB4/118

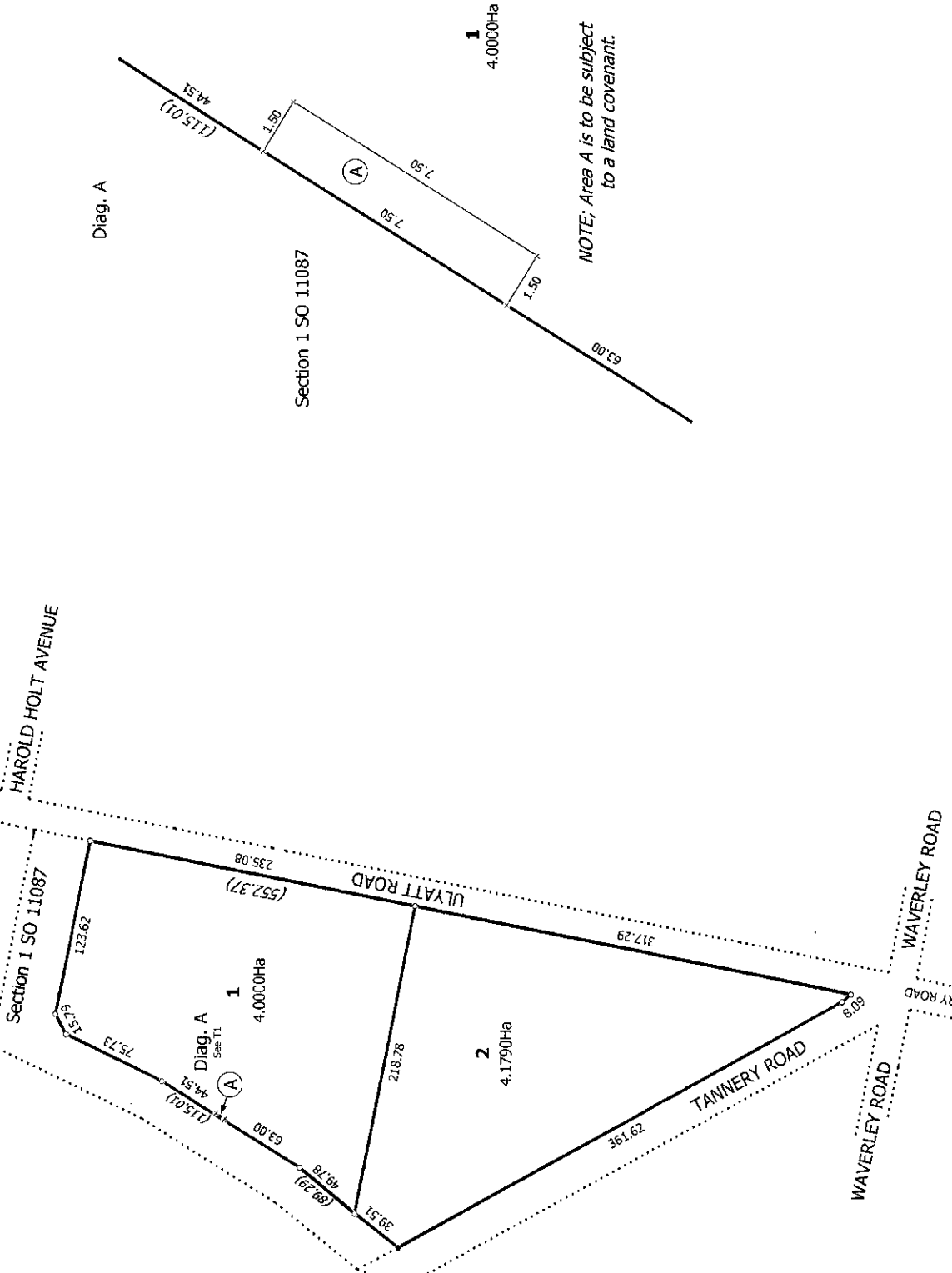
Estate Fee Simple
Area 4.0000 hectares more or less
Legal Description Lot 1 Deposited Plan 423183

Proprietors

Leighton Arthur Currie, Lisa Michelle Currie and John Leonard Raikes

Interests

6177575.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 11.10.2004 at 9:00 am
8264964.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as a natural hazard - 25.8.2009 at 9:00 am
8386918.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.1.2010 at 11:34 am
Fencing Covenant in Easement Instrument 8386918.3 - 18.1.2010 at 11:34 am
10812948.5 Mortgage to ASB Bank Limited - 12.6.2017 at 2:36 pm



Job ref: 916
 NCC ref: RMS09031

Land District: Hawkes Bay
 Digitally Generated Plan
 Generated on: 28/01/2010 10:53am Page 2 of 2

LOTS 1 & 2 BEING A SUBDIVISION OF PT SUBURBAN SECTIONS 66 & 67
 MEEANEE

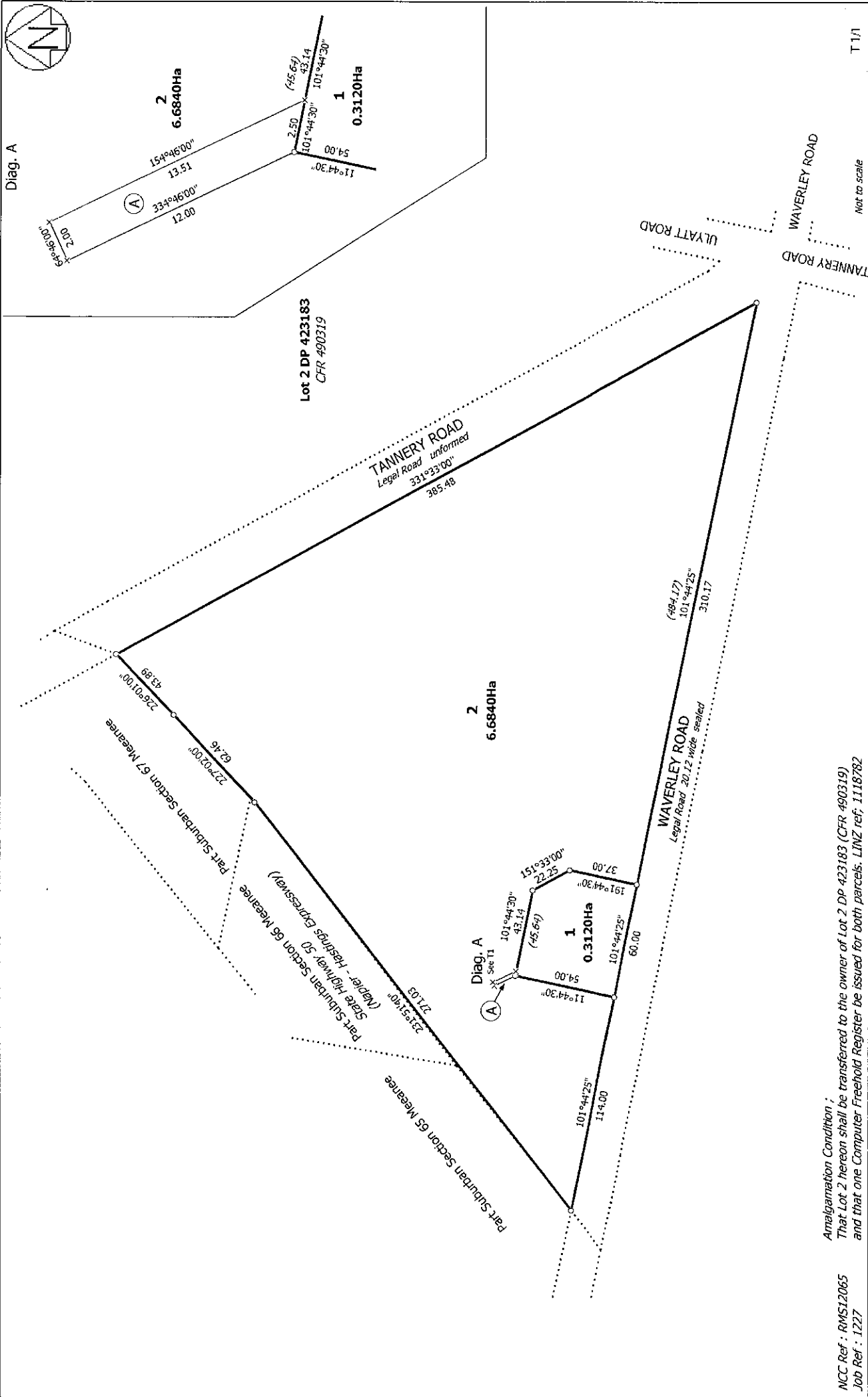
Surveyor: Warwick Miles Marshall
 Firm: W M Marshall

Not to scale

Digital Title Plan
 DP 423183

Deposited on: 18/01/2010

T 1/1



<p>Amalgamation Condition ; That Lot 2 hereon shall be transferred to the owner of Lot 2 DP 423183 (CFR 490319) and that one Computer Freehold Register be issued for both parcels. LINZ ref: 1118782</p>	<p>Surveyor: Warwick Miles Marshall Firm: W M Marshall</p>	<p>Title Plan DP 464182</p>	<p>Deposited on: 22/08/2013</p>
<p>NCC Ref : RMS12065 Job Ref : 1227</p>	<p>Land District: Hawkes Bay</p>	<p>Lots 1 and 2 being a Subdivision of Lot 2 DP 12651</p>	<p>Digitally Generated Plan Generated on: 05/09/2013 12:18pm Page 3 of 3</p>



VIEW INSTRUMENT DETAILS

Instrument No. 8386918.3
Status Registered
Date & Time Lodged 18 Jan 2010 11:34
Lodged By Browne, Michelle Kim
Instrument Type Easement Instrument

101TU TE
Land whenua
Information
New Zealand



Affected Computer Registers	Land District
140321	Hawkes Bay
490318	Hawkes Bay
490319	Hawkes Bay

Annexure Schedule: Contains 3 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Todd Michael Hansen as Grantor Representative on 22/01/2010 03:07 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Todd Michael Hansen as Grantee Representative on 22/01/2010 03:14 PM

*** End of Report ***

Approved by Registrar-General of Land under No. 2007/6225
Easement instrument to grant easement or *profit à prendre*, or create land covenant
 Sections 90A and 90F, Land Transfer Act 1952

Land registration district

HAWKE'S BAY



BARCODE

Grantor

Surname(s) must be underlined or in CAPITALS.

Leighton Arthur CURRIE, Lisa Michelle CURRIE and John Leonard RAIKES

Grantee

Surname(s) must be underlined or in CAPITALS.

NAPIER CITY COUNCIL

Grant* of easement or *profit à prendre* or creation of covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this day of 2009

Attestation

	Signed in my presence by the Grantor
	_____ <i>Signature of witness</i> Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantor	

	Signed in my presence by the Grantee
	_____ <i>Signature of witness</i> Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantee	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule



Insert type of instrument
 "Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 2 of 3 Pages

(Continue in additional Annexure Schedule, if required.)

SCHEDULE A

Purpose (nature and extent) of covenant	Servient Land (Identifier/CT)	Dominant Land (Identifier/CT or in gross)
Fencing Covenant	490318 & 490319 Lots 1 & 2 DP 423183	140321 Section 1 SO 11087

BACKGROUND

- A. The dominant land ("*the Reserve*") is vested in the Council for drainage purposes.
- B. The servient land adjoins the Reserve.
- C. As a condition of its consent to the subdivision shown on Plan 423183 the Grantee has required the Grantor to enter into this Covenant in respect of the servient land and the Reserve.

COVENANTS

- 1. In consideration of the Grantee consenting to the subdivision shown on Plan 423183, the Grantor **covenants** with the Grantee that the Grantee is not required to contribute towards or assist in the erection or repair of any boundary or dividing fence between the servient land and the Reserve and **acknowledges** that for the purposes of this covenant the Reserve is deemed to be a public reserve for the purposes of Section 6(2) of the Fencing Act 1978.
- 2. This covenant runs with the servient land and binds the Grantor and all subsequent owners and occupiers of the servient land.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 3 of 3 Pages

(Continue in additional Annexure Schedule, if required.)

Covenant on DP 423183 continued

Attestation continued

	<p>SEALED with the Common Seal of the NAPIER CITY COUNCIL in the presence of:</p> <p>_____</p> <p>Mayor</p>
Common Seal of Grantee	<p>_____</p> <p>Chief Executive</p>

TO The District Land Registrar

1. Please note the within covenant against the titles to the dominant and servient lands.
2. **Certified correct** for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



VIEW INSTRUMENT DETAILS

Instrument No. 8386918.1
Status Registered
Date & Time Lodged 18 Jan 2010 11:34
Lodged By Browne, Michelle Kim
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

IOITU te
Land whenua
Information
New Zealand



Affected Computer Registers Land District
HBF4/118 Hawkes Bay

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Todd Michael Hansen as Territorial Authority Representative on 14/01/2010 12:19 PM

***** End of Report *****

IN THE MATTER of Land Transfer Plan 423183

AND

IN THE MATTER of subdivision consent pursuant to sections 104, 105 and 108 of the Resource Management Act 1991.

CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991

Pursuant to sections 108 and 221 of the Resource Management Act 1991 **THE NAPIER CITY COUNCIL**, by resolutions passed on 23 July 2009 imposed the following conditions of consent on the subdivision of Part Suburban Sections 66 and 67 Meeanee (Scheme Plan Number RMS09031) at 35 Ulyatt Road, Napier.

Condition:

1. Any application for a building consent for a building on Lot 1 that requires a water supply must include provision for a potable water supply system (NZ Drinking Water Standards 2005) that is in accordance with the Napier City Council Code of Practice for Subdivision and Land Development.
If more than one source of water is provided on Lot 1 there shall be no interconnection between the water supplies. Isolation between the systems must be maintained.
2. Any application for a building consent for a building on Lot 1 must include provision for piped stormwater drainage disposal in accordance with the Building Code E1: Surface Water, and the Napier City Council Code of Subdivision and Land Development, incorporated with the consent application.



Land Transfer Plan 423183

(Consent Notice continued)

3. Any application for building consent for a building requiring onsite wastewater disposal on Lot 1, must include
 - confirmation from the Hawkes Bay Regional Council that the designed onsite effluent disposal is a permitted activity, or
 - a copy of a resource consent granted by the Hawkes Bay Regional Council, with the design and construction details for the approved onsite disposal system.

4. All new habitable buildings on Lot 1 shall have a minimum finished floor level of RL 11.90m (Hawkes Bay Local Authority Datum 1972).

Dated at Napier this 18th day of November 2009.



Authorised Officer

NAPIER CITY COUNCIL



C73 8264964.1 Building

Cpy - 01/02, Pgs - 003, 24/08/09, 10:05



DocID: 212426051

NOTICE PURSUANT TO SECTION 73 BUILDING ACT 2004

DISTRICT LAND REGISTRAR
LAND INFORMATION N.Z.
LEVEL 4
MAYFAIR HOUSE
44-52 THE TERRACE
WELLINGTON

The **NAPIER CITY COUNCIL** hereby gives notice that the Council has granted a Building Consent to the owner of land in the Schedule below pursuant to the provisions of Section 73 of the Building Act 2004.

Schedule:	Certificate of Title	HBF4\118
	Name of Owner:	Leighton Arthur CURRIE Lisa Michelle CURRIE John Leonard RAIKES
	Legal Description:	Part Suburban Section 66 Meeanee and Part Suburban Section 67 Meeanee
	Title Area:	9.6492 Hectares more or less
	Address:	45 ULLYATT ROAD NAPIER
	Building Consent No:	090560

Dated at Napier this 28th day of JULY 2009

SIGNED by NEIL BARRY TAYLOR
Chief Executive
NAPIER CITY COUNCIL

Napier City Council

CITY OF
NAPIER



Project Information Memorandum 090560

Section 35, Building Act 2004

Issued in accordance with Building Consent No. 090560

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent attached.

This project information memorandum includes:

- Information identifying special features of the land concerned
- Land subject to INUNDATION



Signed for and on behalf of the Council:

Name:

A.L. JAMES

Date: 31/07/09

Position:

Building Consents Officer

Landonline User ID: _____

LODGING FIRM: UPPER CITY SQUARE

Address: PRIVATE BAG 5012

UPPER CITY

Uplifting Box Number: _____

ASSOCIATED FIRM: _____

Client Code / Ref: G MARSHALL 45 WYATT RD

Dealing / SUD Number:
(LINZ Use only)

Priority Barcode/Date Stamp
(LINZ use only)

HB

C73 8264964.1 Building

CPV - 02/02.Pgs - 003.24/08/09. 10:05

Copies

(inc. original)

DocID 212426151

HEREWITH	
Survey Plan (#)	
Title Plan (#)	
Traverse Sheets (#)	
Field Notes (#)	
Calc Sheets (#)	
Survey Report	

Plan Number Pre-Allocated or to be Deposited: _____

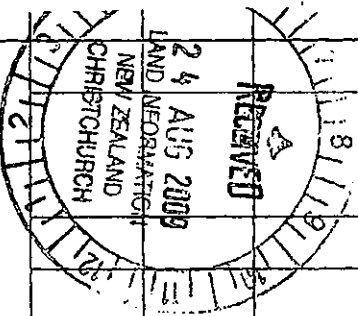
Rejected Dealing Number: _____

Other (state)

Priority Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	RESUBMISSION	NOTICES	ADVERTISING	NEW TITLES	OTHER	PRIORITY CAPTURE	FEES \$ GST INCLUSIVE
1	HRF4/118	CT3	LEIGHTON ARTHUR CARIE LISA MICHELLE CURRIE PATSY LEBJARD RAIKES								\$60
2											
3											
4											
5											
6											

Annotations (LINZ)

* TAX INVOICE *
 LAND INFORMATION
 NEW ZEALAND
 PRIVATE BAG
 CHRISTCHURCH
 GST 17-022-895



PAID

Land Information New Zealand Lodgement Form

Fees/Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

LINZ Form P005 - PDF

Original Signatures? 1 x L/F

24/08/09 11:23 LINZ 25

LNZ SALE \$461 \$46.00

DEPOS \$60.00

Less Fees paid on Dealing #

Cash/Cheque Enclosed for \$50.00

Subtotal (for this page)

Total for this dealing



C36 6177575.1 Certificat

Cpy - 01/01, Pgs - 002.11/10/04, 13:49



DocID: 411128793

Address Reply to
NAPIER CITY COUNCIL
Private Bag 6010, NAPIER
NEW ZEALAND

Our Ref.

If calling ask for—

City of Napier

HASTINGS STREET, NAPIER, NEW ZEALAND.
Telephone (06) 835-7579, Fax No (06) 835-7574.
Fax No International +64. 6.835-7574.

NOTICE PURSUANT TO SECTION 36 (2) BUILDING ACT 1991

DISTRICT LAND REGISTRAR
LAND REGISTRY OFFICE
PRIVATE BAG 6009
NAPIER

The **NAPIER CITY COUNCIL** hereby gives notice that the Council has granted a Building Consent to the owner of land in the Schedule below pursuant to the provisions of Section 36 (2) of the Building Act 1991.

Schedule:	Certificate of Title	HB F4\118
	Name of Owner:	NO NAME PROPERTIES LIMITED
	Legal Description:	Pt Suburban Section 66 Meeanee and Pt Suburban Section 67 Meeanee
	Title Area:	9.6492 ha
	Address:	19 Ulyatt Road Napier
	Building Consent No:	041109

Dated at Napier this 28th day of September 2004

AP SIGNED by NEIL BARRY TAYLOR
Chief Executive Officer
NAPIER CITY COUNCIL

Online User ID:

LOGGING FIRM: Napier City Council

Address: Private Bag 6010

Napier

Uplifting Box Number:

ASSOCIATED FIRM:

Client Code / Ref: 19 Ulyett / B. Massey

Dealing / SUD Number:
(LINZ Use only)

Priority Barcode/Date Stamp
(LINZ use only)

Plan Number Pro-Allocated or
to be Deposited:

Rejected Dealing Number:

- HEREWITH
- Survey Plan (#)
 - Titles Plan (#)
 - Traverse Sheets (#)
 - Field Notes (#)
 - Calc Sheets (#)
 - Survey Report

Other (state)

Priority Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	HBFA/118	c36	No Name Properties Ltd.								50.00
2											
3											08/10/04 12:16:25
4				LAND INFORMATION NEW ZEALAND FIFTY DOLLARS ONLY							50.00
5				GST INCLUSIVE Date Time Resub No 12852004							
6				Total Amt 0.00							
Land Information New Zealand Lodgement Form										Subtotal (for this page)	50.00
Annotations (LINZ use only)										Total for this dealing	\$0.00
Original Signatures? <u>[Signature]</u>										Less Fees paid on Dealing #	
										Cash/Cheque enclosed for	\$0.00
											50.00

Fees Receipt and Tax Invoice
GST Registered Number 17-022-895

LINZ Form P005

LINZ Form P005 - PDF



VIEW INSTRUMENT DETAILS

Instrument No. 9494442.6
Status Registered
Date & Time Lodged 22 Aug 2013 16:16
Lodged By Hansen, Todd Michael
Instrument Type Easement Instrument

IOI TU TE
Land whenua
Information
New Zealand



Affected Computer Registers Land District

616003 Hawkes Bay
616004 Hawkes Bay

Annexure Schedule: Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Todd Michael Hansen as Grantor Representative on 06/08/2013 12:13 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Todd Michael Hansen as Grantee Representative on 06/08/2013 12:13 PM

***** End of Report *****

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

Leighton Arthur CURRIE, Lisa Michelle CURRIE and John Leonard RAIKES

Grantee

Leighton Arthur CURRIE, Lisa Michelle CURRIE and John Leonard RAIKES

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or **creates** the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right to convey water	A on DP 464182	616004	616003

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negated]** **[added to]** or **[substituted]** by:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[the provisions set out in Annexure Schedule _____]

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule _____]