



Territorial Authority: Auckland Council
District Plan: Operative Auckland Council District Plan
(North Shore Section) 2011
Greenhithe Structure Plan Zone:
Area B: Environmental Protection

Amalgamation Condition

Lot 13 hereon (Legal Access) is to be held as to five undivided one fifth shares by the owners of Lots 1 to 5 hereon and that individual certificates of title are to be issued in accordance therewith.
Lot 14 hereon (Legal Access) is to be held as to seven undivided one seventh shares by the owners of Lots 6 to 12 hereon and that individual certificates of title are to be issued in accordance therewith.

Building Platforms

All residential lots are capable of containing a nominal 225m² building area as shown on the plan.

Existing Covenant to be Surrendered

The underlying title is subject to a Section 221 land covenant (D326201.1). The purpose of the covenant is to identify the designation of the Upper Harbour Highway. The Highway has since been constructed and as such has become redundant.

The covenant also identifies an area for the possible extension of Bernard Magnus Lane. Due to the construction of the Upper Harbour Highway this has also become redundant.

We request that Council issue a resolution to cancel the existing Section 221 covenant D326201.1.

Lot 1 - Existing Impermable Areas

Lot 1 hereon has existing site coverage areas of 430m² (sum of the house, garage and shed), and impermeable area of 700m² for the driveway.

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	C D	Lot 13 Hereon	Lots 2 to 5 Hereon
Rights to Convey Water, Electricity, Gas Telecommunications and Computer Media and a Right to Drain Water	Lot 14	Lot 14 Hereon	Lots 6 to 12 Hereon

Existing Subject Easement

Purpose	Shown	Servient Tenement	Created By
Right of Way	C	Lot 13 Hereon	Easement Cert D326201.4

Existing Appurtenant Easement

Purpose	Shown	Servient Tenement	Created By
Right of Way	AA	Lot 35 DP 201975	Transfer D544889.1

Total Area: 2.5719 ha
Comprised in CFR: NA116A/291

General Notes:

1. This plan has been prepared for subdivision consent purposes only and is not to be used for any other purpose.
2. All areas and measurements are subject to Land Transfer survey.
3. Coordinates are in terms of NZGD2000 Mt Eden circuit.

