

Torrens *talk*

Survey and Title Information for Land Professionals

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Stage Two eDealing Pilot a Success

In November 2002 LINZ launched the **Landonline** Stage Two Pilot for electronic title transactions. To date, participants from the 16 Christchurch law firms taking part in the trial have registered well over 400 electronic title transactions via the system. It has been a great success.

Throughout the Pilot, LINZ has been closely monitoring transactions to ensure all aspects of the system are operating properly. Every title affected has been reviewed to verify that the register has been correctly updated. The accuracy of these entries is absolutely critical in the Stage Two environment, as registration occurs automatically without any intervention by LINZ staff. Apart from some minor issues which will be addressed before roll out, the Stage Two system has proven itself to be both easy to use and very reliable.

Some participants encountered difficulties during the initial process of setting up access and downloading digital certificates. However, once these initial problems were resolved, there were relatively few technical difficulties. LINZ will be focusing its attention on the set-up requirements to see what can be done to simplify and streamline this process.

The feedback from Pilot participants has been overwhelmingly positive. Most found the system very straightforward and have readily adjusted to the new client authorisation and

identification requirements. The computer based-training (CBT) CD-ROM supplied as part of the Stage Two package was also very well received.

Perhaps the most telling indicator of the success of this trial was the response from participants asked if they would opt to use the system following completion of the Pilot. Virtually all indicated that they were keen to continue. This bodes well for the full roll out of the Stage Two eDealings system.

The success of the Pilot was due in no small part to the enthusiastic participation of the pilot firms, considerable support from the New Zealand Law Society and co-operation from banks and other lending institutions. LINZ greatly appreciates the assistance provided by all those involved and now looks forward to the wider implementation of Stage Two. eDealings will be introduced in a two-stage approach. The technology will be made available in the South Island from 31st March, and in the North Island from 28 April 2003.

The New Zealand Law Society in conjunction with LINZ is running a series of seminars on eDealings, commencing in Hawkes Bay on 25 March. These seminars are a key component of the education programme for Landonline Stage Two and all conveyancing practitioners and legal executives are encouraged to attend.

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Check out the latest quarterly statistics for activity volumes and performance information on the Titles and Records section of the LINZ website www.linz.govt.nz

Did you know you can access back issues of *Torrenstalk* on the Internet? Check out the Publications section of the LINZ website www.linz.govt.nz



Landonline has been rolled out nationally, and the completion of survey conversion and the digital lodgement of surveys is expected later this year. Given these events, it is timely that we move to the full adoption of NZGD2000 as the official datum for cadastral surveys. This will facilitate better integration of surveys in the Landonline database.

*This issue of *Torrenstalk* explains the requirements for connecting surveys to NZGD2000 and some transitional measures to convert from the use of NZGD49 to NZGD2000.*

LINZ has undertaken an extensive programme of upgrading existing survey control to NZGD2000 to facilitate the implementation of Landonline. A significant number of NZGD49 control points, mainly outside the survey capture areas, are yet to be upgraded to NZGD2000, and LINZ is working on strategies to complete this work, particularly where there is an evident need. The advice of surveyors is being sought to help determine priorities.

Tony Bevin
Surveyor-General

Landonline Stage Two eSurvey Pilot

The eSurvey component of the digital lodgement Pilot, involving a number of survey firms mainly in the Christchurch region, has been completed. Although the digital lodgement and pre-validation components worked well, the Pilot has shown that more work is needed to improve the digital plan generation component. LINZ is working on this in conjunction with the Pilot participants.

Cadastral Surveys to be in Terms of NZGD2000

The Cadastral Survey Guidelines have, for some time, indicated that NZGD2000 is an official geodetic datum in terms of Rule 24 of the SG Rules for Cadastral Survey 2002/2 (and formerly Regulation 24 of the Survey Regulations 1998). The requirement for surveys to be in terms of NZGD2000 in all areas from 1 October 2002 was notified in the September 2002 issue of *Torrenstalk*. Transitional provisions for surveys in progress apply.

In the following clarification of this requirement, these definitions apply.

- **“connected to NZGD2000”** means connected by bearing **and** distance to at least two marks of 6th Order 2000 or better. This connection can include adopted traverse observations, provided that the

observations adopted comply with the accuracy standards of Rule 26(2) for observations between witness, traverse or origin marks.

- **“in terms of NZGD2000”** means being connected to NZGD2000 as defined above and that at least the bearings are in terms of NZGD2000. In most cases, this will mean that the coordinates provided on traverse sheets and on the face of the plan are also in terms of NZGD2000. However the principal benefit is provided by the survey being **“connected to NZGD2000”** (as defined above) and the bearings being in terms of NZGD2000. Therefore a mixed datum survey where the bearings are in terms of NZGD2000 but the coordinates (for some reason) are in terms of NZGD49 or Old Cadastral Datum (OCD) can still be considered, for the purposes of this standard, to be in terms of NZGD2000.

Experience has indicated that in most cases, NZGD49 bearings and NZGD2000 bearings are not significantly different (within the accuracy standards for cadastral surveys). Therefore the Cadastral Survey Guidelines, Sec 3.5.1.2, indicate that NZGD49 bearings can be considered to be equivalent to NZGD2000 bearings unless the surveyor, in a specific case, identifies a significant difference (which should be reported in their survey report). The combination of this presumed equivalence of bearings and the two definitions above leads to the following conclusion.

Where a survey has bearings in terms of NZGD49 and is connected by bearing and distance to two or more marks of 6th Order 2000 or better, that survey can be considered to meet the standard for being in terms of NZGD2000.

This is because, even though not explicitly in terms of NZGD2000, almost all of the benefits of having the survey in terms of NZGD2000 will have been provided. LINZ can adjust that survey in **Landonline** and generate good quality NZGD2000 coordinates.

Where surveyors consider that putting their survey in terms of NZGD2000 is unduly onerous, they can apply to the Senior Advisor to the Surveyor-General (SASG – formerly Chief Surveyor), situated in the LINZ Processing Centre, for dispensation from the requirements of Rule 24 on grounds of practicability. In addition, there are some exemptions which are pre-defined and where an explicit application for dispensation to the SASG is not required. These follow:

1. Where the survey is more than 1 km, as the crow flies, from NZGD2000 marks of 6th Order or better, it is not mandatory for the survey to be in terms of NZGD2000 and no specific application for dispensation will be required.
2. Where the survey origin and traversing work was completed before 1 October 2002, the survey does not need to be in terms of NZGD2000 (although it may still need to be in terms of NZGD49 under long-standing requirements). No specific application for dispensation prior to lodgement from the SASG will be required but the surveyor must state in their survey report that the survey is not in terms of NZGD2000 because the survey traverse work was completed before 1 October 2002.
3. Where the survey origin and traversing work was completed before new geodetic control was provided in **Landonline** or other marks within 1 km were upgraded to 6th Order 2000 (eg, by survey conversion), then the survey does not need to be in terms of those marks. No specific application for dispensation from the SASG prior to lodgement will be required but the surveyor must state in their survey report that the survey is not in terms of NZGD2000 because the traverse work was completed before these adjacent marks were upgraded to 6th Order 2000 or better.
4. The following types of survey do not need to be in terms of NZGD2000 and therefore do not require an application for

dispensation from the SASG, nor an explicit comment in the survey report:

- Record Purposes (including all field notes and plans lodged for record purposes only)
 - Survey Information (including offsetting, redefinition, traversing or control plans)
 - Flat or Unit plans
 - Plans defining secondary parcels such as easements, covenants, mining, lease, etc, except where the underlying primary parcel is defined by an NZGD2000 survey. In other cases, these plans should be in terms of the same datum as the survey defining the underlying primary parcel(s).
 - Compiled or Computed plans which will be in terms of the same datum as the underlying surveys from which they were derived.
5. As noted above, where the survey has bearings in terms of NZGD49 and is connected by bearing and distance to two or more marks of 6th Order 2000 or better, that survey can be considered to meet the standard for being in terms of NZGD2000. This will not require an application for dispensation from the SASG, nor an explicit comment in the survey report.

In cases where the survey does not meet the exemption criteria above, and is not in terms of NZGD2000, a dispensation should be sought from the Senior Advisor to the Surveyor-General prior to lodgement. Failure to do this may result in the survey being requisitioned.

Updated Cadastral Survey Plan Form

A modified plan form has been approved under SG Rule 40(1). The changed components are as outlined below.

Surveyor's Certification panel

I _____
being a person entitled to practise as a licensed cadastral surveyor, certify that –

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey _____:

b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed _____ Date ____ / ____ / ____

The wording is as per Schedule 1, **Surveyor-General's Rules for Cadastral Survey 2002/2** except that the "2002/2" can be left off the reference to the Rules on the printed form, as shown. The surveyor should complete this part

of the declaration by writing "2002/2" in the space provided.

Changes to the Rules can be expected from time to time, and the year (and where applicable, the version number in that year) will change accordingly. Therefore, leaving this part of the certification to be filled in by the surveyor will allow pre-printed stocks of plan forms to be used with future revisions of the SG's Rules.

Approved panel

Approved as to Survey by Land Information NZ on
____ / ____ / ____

For cadastral survey datasets (CSDs) where the surveyor indicates that it is to be approved as to survey, once the survey has been approved in **Landonline**, staff in LINZ will add the date of approval to the plan and re-image it. The plan will not be signed by the Approving Surveyor.

For all record purposes CSDs, the surveyor should strike out the words "~~Approved as to Survey by Land Information NZ on~~". The CSD will be Approved for Record Purposes Only in **Landonline** but such approval will not be recorded on the plan image.

Deposited panel

Deposited by Land Information NZ on
____ / ____ / ____

For Land Transfer CSDs to be deposited, once the survey has been deposited in **Landonline**, staff in LINZ will add the date of deposit to the plan and re-image it. The plan will not be signed by, or on behalf of, the Registrar-General of Land.

Land District panel

LAND DISTRICT _____

The references to "Survey Blk & Dist", "NZMS 261 Sheet" and "Record Map No." in this part of the form have been removed. This information is no longer required. Land District is still required.

Record Purposes Surveys

When a hard copy survey is lodged with LINZ, staff determine the survey type (LT/DP, SO or ML) dataset type (survey, compiled or computed) and the survey purpose (eg, LT Subdivision, Unit Plan, Legalisation etc). In **Landonline** Stage Two, the surveyor will define these attributes when creating an eSurvey transaction online. These attributes define the rules that apply to the survey. They also define what the data on the survey can be used for once approved.

One of the Survey Purpose options is "Record Purposes". It is most important that surveyors lodging a survey make it very clear if the survey is intended to be "Approved for Record Purposes Only". In these cases, data will not be captured from the survey and will appear in **Landonline** only in image form. This also means that observations and marks from this survey will need to be independently verified before they can be used on subsequent surveys.

For a list of all Survey Purpose options and what the data can be used for, go to the "Survey System" page on the LINZ website (www.linz.govt.nz) and choose "Survey System Publications". The Survey Purpose page is located under "Cadastral Rules and Guidelines".

Cadastral Survey Audit Sample Project

The Cadastral Survey Act 2002 requires the Surveyor-General to audit compliance by cadastral surveyors with standards set in accordance with the Act. The Act also requires that measures to manage risks to the accuracy of cadastral surveys be efficient and effective.

To this end a consultant was commissioned to undertake an independent expert analysis of validation and audit data to provide a statistical basis to determine an adequate level of audit and for the selection of surveys for audit.

The consultants recommended that the sample data be homogeneous, random and be tested and evaluated on a standardised basis. A sample of 300 audits is being undertaken in order to provide a robust, statistically valid basis for analysis of the error rates and level of confidence that can be expected. From the analysis of the sample data, appropriate levels and methodology for ongoing audit sampling relative to confidence levels and areas of risk will be determined. The sample was randomly selected from surveys lodged between 23 May 2002 (one month after **Landonline** was implemented in Auckland) and 3 October.

The project will be a one-off pilot to be undertaken during the first six months of 2003. The sample audits are being undertaken by surveyors (mainly former Chief Surveyors) engaged for the project. LINZ Operations staff will continue the current programme of random and targeted audits independently of the audit sample project.

Once the results of the project have been analysed and options agreed it will be possible to determine an ongoing regime of random and targeted audits that ensure risks are managed as efficiently as possible. Future audit results will contribute to ongoing review of the audit programme.

As this project is an internal Quality Assurance exercise, it is not intended to notify surveyors of individual results of the sample audits. If a significant problem is discovered during the project, follow-up action will be undertaken as per the normal audit process.

Cadastral Survey Guidelines Update

A new version of the Cadastral Survey Guidelines has been prepared for eSurveys (digital survey data). The Pilot version of these guidelines is currently being tested by surveyors involved in the **Landonline** Stage Two Pilot and their feedback will be incorporated into the final version to be introduced in conjunction with the full implementation of **Landonline** Stage Two.

The Cadastral Survey Guidelines for eSurveys (draft version 5.0 – Pilot) retains the same chapter and section layout as the previous version of the guidelines.

The existing guidelines will continue to be used for hardcopy plans. They are also being updated to reflect changes to the Surveyor-General's Rules for Cadastral Survey and **Landonline** requirements.

Updates to the guidelines will be published on the LINZ website and can be accessed via links on the "Surveyors" page or the "Survey System" page.

PositioNZ

LINZ has now officially launched **PositioNZ** on its website. **PositioNZ** is a network of continuously tracking GPS stations at locations across New Zealand.

PositioNZ is a joint venture between the Institute of Geological and Nuclear Sciences (GNS) and LINZ. Currently eight stations are operating in the North Island, four in the South Island and one on the Chatham Islands. Thirty stations are planned to be operating across New Zealand when the network is completed in mid 2005. The network is used by LINZ to maintain the geodetic datum and support geodetic control and cadastral surveys, while GNS use the data to monitor crustal dynamics.

The network provides GPS carrier phase and code range measurements in support of three-dimensional positioning activities throughout New Zealand. Data from the **PositioNZ** stations are recorded at 30-second intervals and stored as RINEX format files in hourly or daily files. This data is freely available through the LINZ website at www.linz.govt.nz/positioNZ

Further enhancements are being considered for the network including working with private organisations for the provision of other data streams from the network. LINZ's current focus is to complete installation of the network by July 2003 in the North Island and mid 2005 in the South Island.

A fact sheet explaining the **PositioNZ** network and how to access data is available from "Survey System Publications" on the "Survey System" section of the LINZ website www.linz.govt.nz

NZGD2000 Work Programme

The 2002/03 NZGD2000 geodetic work programme is currently focused on upgrading NZGD49 control in the South Island to NZGD2000 status. Important NZGD49 marks have been selected and are being upgraded. Geodetic contractors are currently carrying out survey fieldwork in the South Island as part of this programme and planning is underway to extend the programme to the North Island during 2003/04.

LINZ is currently selecting marks in the North Island to be upgraded during the 2003/04 field season and is looking for input from users. Please supply information to:

The Geodetic Survey Advisor
Office of the Surveyor-General
Land Information New Zealand
Private Box 5501, Wellington

Fax: (04) 460 0112

Email: info@linz.govt.nz

RGL Rulings



This section contains rulings and decisions of the Registrar-General of Land arising from appeals, legal opinions and practice issues agreed to by all Senior Advisers Regulatory (Titles). A principal aim has been standardisation of interpretation and practice nationwide. The information is applicable in all LINZ offices.

Robbie Muir
Registrar-General of Land

1. Removal of Duplicate Titles and Verification of Identity

The recent removal of duplicate titles has prompted renewed interest in the security of the titles register. As outlined in the December 2002 issue of *Torrenstalk*, extensive controls are in place to ensure the system is secure. These include:

- technical system security
- use of digital certificates to trace transactions
- the RGL's audit programme
- sanctions for false or fraudulent certifications
- NZLS Rules and Guidelines
- additional verification requirements for dealings lodged by private individuals.

Although the duplicate title has traditionally been relied upon to provide some level of protection, incidents of theft and forgery over the last decade have highlighted its limitations as a fraud prevention measure. The focus has instead shifted to verification of identity as a means of establishing the authenticity of transactions. This is consistent with the obligations already placed on practitioners under the Financial Transactions Reporting Act 1966.

Proper identity checks must be undertaken as a matter of course for both paper and electronic transactions. Firms should therefore have processes in place to ensure that steps are taken to identify clients in line with the NZLS Guidelines, and that further inquiry is made in appropriate cases.

In the ordinary course of practice, when dealing with existing clients with whom there is an established relationship, such identity checks will be fairly routine and should not require any extensive verification. In other circumstances more extensive checks may be warranted. Factors that should be regarded as triggers for further inquiry include:

- new client
- mortgage or other dealing with an unencumbered property
- vague or untraceable contact details (eg, pre-paid mobile phone)
- photo ID that looks unusual or appears to have been tampered with
- execution has been witnessed by a private individual.

The RGL may also require further proof of execution if he or she considers that further verification is warranted. This is provided for in regulation 16(3) of the Land Transfer Regulation 2002 (see also Forms 27 and 28).

2. Deposit Documents

Under section 167A(1)(a) of the Land Transfer Act 1952, the RGL is authorised to specify forms for subdivisional approval, certificates and other matters required as a prerequisite for the deposit of a plan. This is designed to provide an alternative to traditional approval methods where consents and certificates are endorsed directly on the face of a paper plan.

Several deposit document forms have been devised for use in conjunction with eSurveys lodged via the **Landonline** Stage Two system. The example set out on the insert is intended for use in conjunction with subdivisional plans requiring territorial approvals and certifications under the Resource Management Act 1991 or the Unit Titles Act 1972. This form also caters for conditional easements, amalgamation conditions, and details of interests to remain upon the vesting of allotments as reserve. Comprehensive notes for completion are provided.

Forms have also been devised for cancellation of easement or amalgamation conditions and for right of way consent pursuant to s348 of the Local Government Act 1974.

These forms will be formally specified by the RGL by notice in the *New Zealand Gazette* pursuant to section 240A Land Transfer Act 1952.

Torrenstalk wants to address you correctly and maintain an up-to-date mailing list. If you want to alter your information please enter your details below.

Please check the appropriate box:

- Change of address details Delete my name from the mailing list
 Add a new reader I require extra copies for my office

Name:

Title:

Organisation:

Postal Address:

Email Address:

Profession: (eg Lawyer, Surveyor, Local government)

Tell us what you thought of this issue:

Please return to: The Editor, *Torrenstalk*, Land Information New Zealand, Private Box 5501, Wellington

The information collected on this form will be used for the distribution of *Torrenstalk*. It will also be used to send you further information of interest to your profession. You have the right to access and correct your information, subject to the restrictions in the Privacy Act 1993. This information will be held at the National Office of Land Information New Zealand, Private Box 5501, Wellington.



How to contact LINZ

National Office

Functions

- Chief Executive
- GM Policy
- GM Business Support
- Registrar-General of Land
- Surveyor-General
- Chief Topographer/Hydrographer
- GM Property Regulation including:
 - Valuer-General
 - Commissioner of Crown Lands
- GM Contracts
- GM Operations
- National Operations

Address

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 Fax: 04 472 2244

All customer enquiries Ph: 0800 ONLINE (0800 665 463)

Auckland Processing Centre

Oracle Tower
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 Private Bag 92016
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 DX CP22017
 Fax: 09 358 5072

Hamilton Processing Centre

820 Victoria Street
 Private Bag 3028
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 DX GX10069
 Fax: 07 834 6788

Wellington Processing Centre

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 DX SP23512
 Fax: 04 496 9420

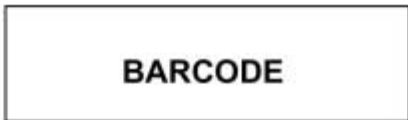
Christchurch Processing Centre

Torrens House
 195 Hereford Street
 Private Bag 4721
 Christchurch
 DX WP20033
 Fax: 03 366 6422
 Fax: 03 379 4007 (Titles)

Dunedin Processing Centre

John Wickliffe House
 Princes Street
 Private Bag 1929
 Dunedin
 DX YP80001
 Fax: 03 477 3547

DEPOSIT OF SURVEY PLAN
Land Transfer Act 1952 167A



(For use in conjunction with subdivision plans requiring Territorial Authority approvals and certifications under the Resource Management Act 1991 or Unit Titles Act 1972)

Land Registration District

Plan Number

Territorial Authority (the Council)

Certifications under the Resource Management Act 1991 (options that do not apply must be deleted)

Pursuant to the Resource Management Act 1991 I hereby certify that:

- the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991 on the _____ day of _____ 20 _____¹
- no conditions have been imposed²
- all the conditions of the subdivision consent have been complied with to the satisfaction of the Council³
- [some/none] of the conditions of the subdivision consent have been complied with to the satisfaction of the Council and that a [completion certificate/and/or consent notice has/have] been issued [and/or a bond] has been entered into in respect of those conditions that have not been complied with⁴
- pursuant to section 224(f) of the Resource Management Act 1991 the Council is satisfied on reasonable grounds that every building [or part of a building] shown on this plan complies with [or will comply with] the provisions of the building code specified in section 46(4) of the Building Act 1991⁵
- the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule⁶
- the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the amalgamation condition(s) set out on the attached Annexure Schedule (see Consultation No.....)⁷
- the owner(s) of the land shown in the above plan [has/have] entered into an amalgamation covenant pursuant to section 220(2)(a) of the Resource Management Act 1991 (see Consultation No.....)⁸
- pursuant to section 239(2) of the Resource Management Act 1991 the [easement or other interest] specified in the attached Annexure Schedule, which affects an allotment to vest as reserve, shall remain with the land upon deposit of the plan⁹

Dated this _____ day of _____ 20 _____

.....
Principal Administrative Officer/Authorised Officer

Annexure Schedule

Plan Number

Certifications under the Unit Titles Act 1972 (options that do not apply must be deleted)

- Pursuant to section 5(1)(g) Unit Titles Act 1972 I hereby certify that every building shown on the above plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured ¹⁰
- I further certify that the said plan is consistent with Proposed Unit Development Plan NumerA¹¹

Dated this _____ day of _____ 20 ____

.....
Principal Administrative Officer

| Memorandum of Easements (Pursuant to section 243 Resource Management Act 1991) | | | |
|--|-------|-------------------|-------------------|
| Purpose | Shown | Servient Tenement | Dominant Tenement |
| | | | |

| Amalgamation Conditions (Pursuant to section 220 Resource Management Act 1991) |
|--|
| |

| Schedule of Easements/Interests to Remain with Land (Pursuant to section 239(2) of the Resource Management Act 1991) | | | |
|--|-----------------------|-------------------|-------------------|
| Purpose/Interest | Shown/Document Number | Servient Tenement | Dominant Tenement |
| | | | |

Certifying parties must sign or initial this box

Notes for completion of this form

- ¹ This certification is required for all subdivisional plans unless the subdivision is exempt from the requirements of Part X of the Resource Management Act 1991. If an exemption is to be relied upon in connection with the deposit of a plan the statutory authority must be specified.
- ² This certification should be used where no conditions have been imposed in connection with the approval. If conditions have been imposed this certification must be deleted and one of the certifications referred to in items 3 or 4 below must be used as appropriate.
- ³ This certification should be used where conditions have been imposed and are satisfied. If conditions have been imposed and are yet to be satisfied, this certification must be deleted and the certification referred to in item 4 below must be used.
- ⁴ If conditions have been imposed and are yet to be satisfied this certification is must be used and should be modified as appropriate. This certification must be provided unless one of the certifications referred to in items 2 and 3 above are used.
- ⁵ This certification is only required for plans relating to unit title, cross lease or company lease developments. It must be deleted in all other cases.
- ⁶ This certification is only required where a subdivision has been approved subject to the creation of easement pursuant to section 243 Resource Management Act 1991. It must be deleted in all other cases.
- ⁷ This certification is only required where a subdivision has been approved subject to an amalgamation condition pursuant to section 220 Resource Management Act 1991. The reference number for the consultation with the Registrar-General of Land must be specified. The certification must be deleted in all other cases.
- ⁸ This certification is only required where a subdivision has been approved subject to an amalgamation condition and the Council has required a covenant to be entered pursuant to section 220 Resource Management Act 1991. The reference number for the consultation with the Registrar-General of Land must be specified. The certification must be deleted in all other cases.
- ⁹ This certification is only required where the Council wishes to retain an easement or other interest affecting an allotment to vest as reserve pursuant to section 239(2) of the Resource Management Act 1991. It should be deleted in all other cases.
- ¹⁰ This certification is only required for unit plans under the Unit Titles Act 1972. It must be deleted in all other cases.
- ¹¹ This certification is only required for Stage Unit Plans under the Part 1 of the Unit Titles Amendment Act 1979. It must be deleted in all other cases.