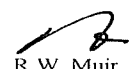




**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 929361  
**Land Registration District** Otago  
**Date Issued** 31 July 2025

**Prior References**  
OT325/27

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**Estate** Fee Simple  
**Area** 994 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 546220  
**Registered Owners**  
David Edward James Walsh

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**Interests**

X21931 Memorandum of Acceptance imposing Building Line Restriction - 20.1.1960 at 2:29 pm

12019600.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 929360 ) - 15.2.2021 at 7:00 am

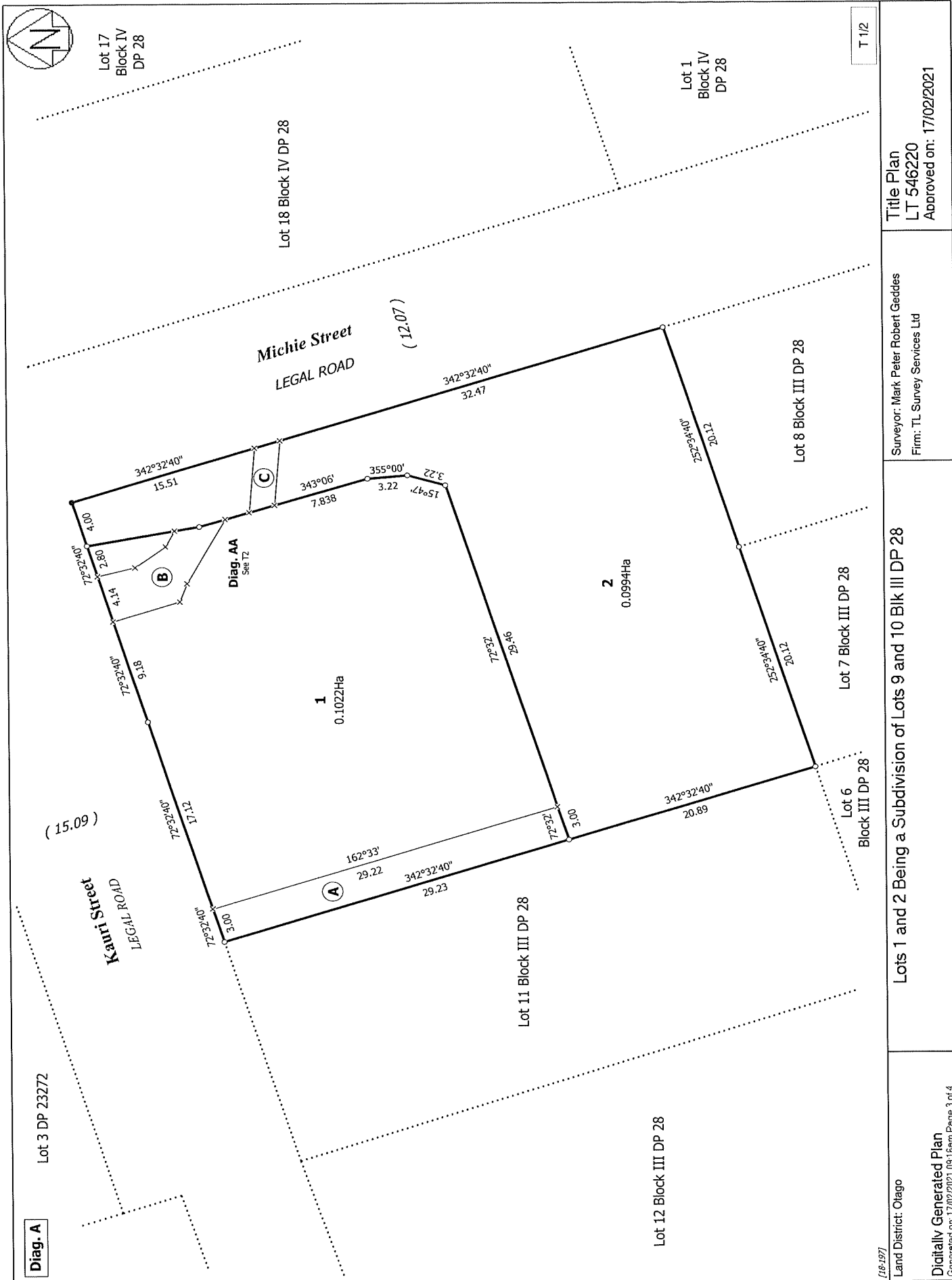
12175891.1 Mortgage to Kiwibank Limited - 5.7.2021 at 11:00 am

11849135.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 31.7.2025 at 2:18 pm

Subject to a right to drain water over part marked C on DP 546220 created by Easement Instrument 11849135.5 - 31.7.2025 at 2:18 pm

Appurtenant hereto is a right to convey electricity, telecommunications and water and a right to drain sewage created by Easement Instrument 11849135.5 - 31.7.2025 at 2:18 pm

The easements created by Easement Instrument 11849135.5 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant (in gross) in favour of Aurora Energy Limited created by Covenant Instrument 11849135.7 - 31.7.2025 at 2:18 pm



**IN THE MATTER** of Section 221 of the Resource Management Act 1991

**AND**

**IN THE MATTER** of Application for Resource Consent SUB-2019-74/A and as part of Council's Section 224c requirements the following Consent Notice refers.

### **CONSENT NOTICE**

Whereas Council has granted Resource Consent to the proposed subdivision comprised in DP 546220, subject to the following conditions which are required to be complied with on a continuing basis by the owners and subsequent owners of the land or parts thereof, being the conditions specified in the operative part of this Notice.

#### **Operative Part**

Condition relating to Lot 2 DP 546220 (RT 929361):

1. *Any future development on this site must be subject to approval of a site-specific geotechnical report undertaken by a suitably qualified professional confirming that the underlying soils are suitably stable, and that the proposed construction works will not create or exacerbate any instability on this or adjacent property.*
2. *Vehicle access to the property is provided along Michie Street off Manapouri Street. The vehicle access and associated driveway must be formed to a width of 3.5m, hard surfaced from the edge of the seal of Manapouri Street for its entire duration along Michie Street and into the property, and adequately drained. Construction of the vehicle access and associated driveway must be completed and certified by Council before a code compliance certificate is issued under the Building Act 2004 for any new principal residential building/dwelling.*
3. *The property owner is responsible for maintaining the vehicle access and associated driveway unless an alternative arrangement(s) is agreed in writing with the property owner(s) of Lots 7 and 8 Blk III DP 28 (71 and 73 Manapouri Street)*
4. *No fences, gates, signs or other structures may be erected in the legal road reserve.*

**DATED** this 9<sup>th</sup> day of DECEMBER 2024

**SIGNED** for and on behalf of the  
**DUNEDIN CITY COUNCIL** by its

Authorised Officer

  
.....

**IN THE MATTER** of Section 221 of the Resource Management Act 1991

**AND**

**IN THE MATTER** of Application for Resource Consent SUB-2019-74/A and as part of Council's Section 224c requirements the following Consent Notice refers.

### **CONSENT NOTICE**

Whereas Council has granted Resource Consent to the proposed subdivision comprised in DP 546220, subject to the following conditions which are required to be complied with on a continuing basis by the owners and subsequent owners of the land or parts thereof, being the conditions specified in the operative part of this Notice.

#### **Operative Part**

Condition relating to Lot 1 DP 546220 (RT 929360):

*Any future development on this site must be subject to approval of a site-specific geotechnical report undertaken by a suitably qualified professional confirming that the underlying soils are suitably stable, and that the proposed construction works will not create or exacerbate any instability on this or adjacent property.*

**DATED** this 9<sup>th</sup> day of DECEMBER 2024

**SIGNED** for and on behalf of the  
**DUNEDIN CITY COUNCIL** by its  
Authorised Officer

  
.....



File Ref: 18197\_Vehicle Access Design.dwg

|                                  |     |            |       |          |
|----------------------------------|-----|------------|-------|----------|
| Prepared For:<br><br>DAVID WALSH | No. | Amendments | Drawn | Date     |
|                                  | R0  | ISSUED     | RH    | 29/02/24 |
|                                  |     |            |       |          |
|                                  |     |            |       |          |
|                                  |     |            |       |          |
|                                  |     |            |       |          |

60 KAURI STREET  
RAVENSBORNE, DUNEDIN

DESIGN DRAWINGS  
PLAN VIEW OF PROPOSED VEHICLE ACCESS

|                       |                  |
|-----------------------|------------------|
| Project No.:<br>18197 | Surveyed:<br>RH  |
| Scale:<br>1:250 @ A3  | Designed:<br>RH  |
| Date:<br>29/02/2024   | Drawn:<br>RH     |
| Sheet:<br>1/2         | Checked:<br>MPRG |

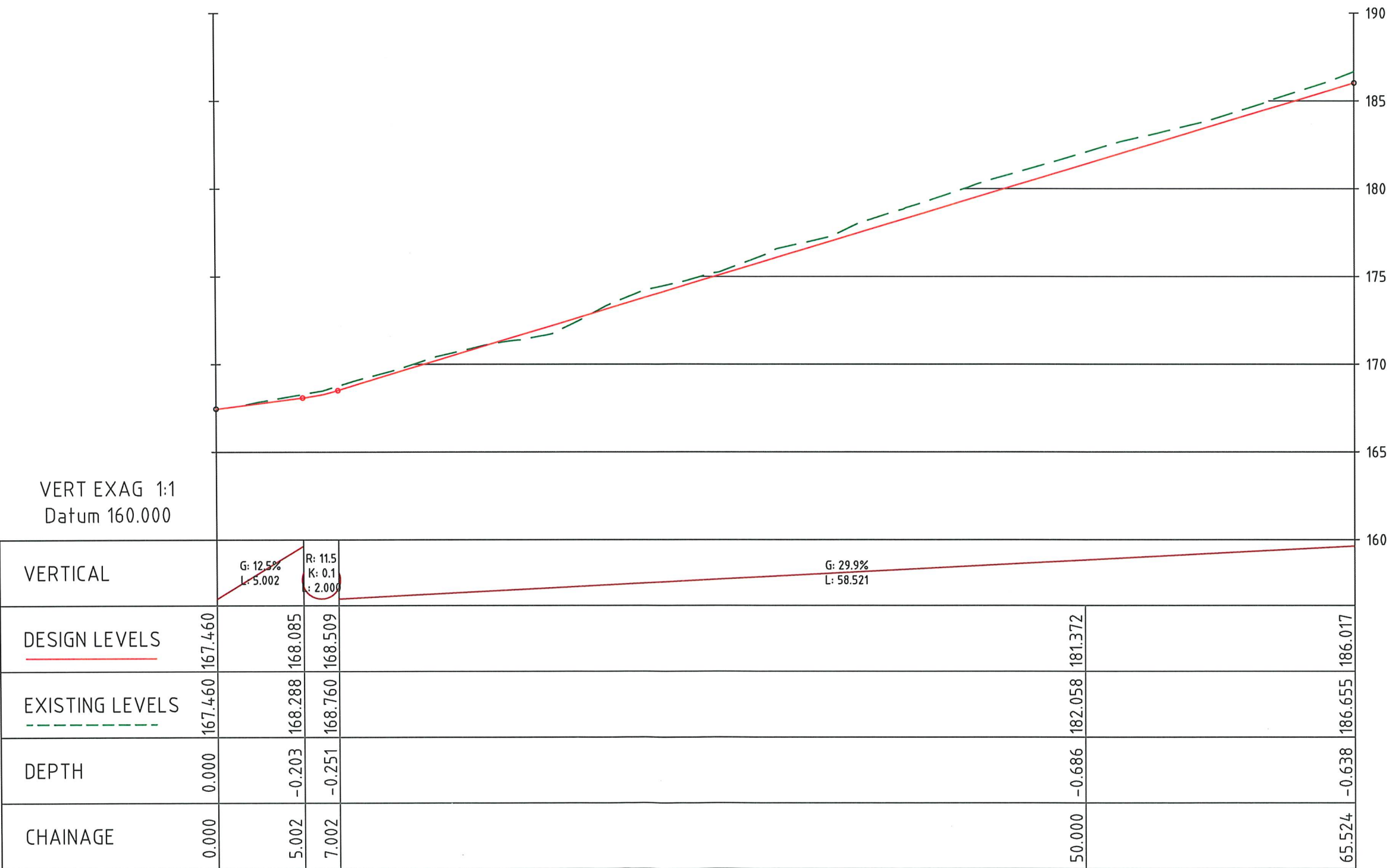


Surveying Consultants

TL Survey Services Limited  
P.O. Box 901 DUNEDIN  
Phone (03) 477 1133

Refer to Sheet 1 for General and Design Notes

DO NOT SCALE - IF IN DOUBT, ASK  
ORIGINAL SIZE A3



CL-VEHICLE ACCESS LONG SECTION

File Ref: 18197 Vehicle Access Design.dwg

|                                  |     |            |       |          |                                                                                                                   |                       |                  |                                                                                                                                                                                       |
|----------------------------------|-----|------------|-------|----------|-------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Prepared For:<br><br>DAVID WALSH | No. | Amendments | Drawn | Date     | 60 KAURI STREET<br>RAVENSBORNE, DUNEDIN<br><br>DESIGN DRAWINGS<br>LONGITUDINAL SECTION OF PROPOSED VEHICLE ACCESS | Project No.:<br>18197 | Surveyed:<br>RH  |  Survey<br>Services<br>TL Survey Services Limited<br>P.O. Box 901 DUNEDIN<br>Phone (03) 477 1133 |
|                                  | R0  | ISSUED     | RH    | 29/02/24 |                                                                                                                   | Scale:<br>1:250 @ A3  | Designed:<br>RH  |                                                                                                                                                                                       |
|                                  |     |            |       |          |                                                                                                                   | Date:<br>29/02/2024   | Drawn:<br>RH     |                                                                                                                                                                                       |
|                                  |     |            |       |          |                                                                                                                   | Sheet:<br>2/2         | Checked:<br>MPRG |                                                                                                                                                                                       |
|                                  |     |            |       |          |                                                                                                                   |                       |                  |                                                                                                                                                                                       |
|                                  |     |            |       |          |                                                                                                                   |                       |                  |                                                                                                                                                                                       |