

Title Plan - LT 598975

Survey Number LT 598975
Surveyor Reference 4106 PEL Stage Three
Surveyor Ross James Overington
Survey Firm Overington Surveyors
Surveyor Declaration I Ross James Overington, being a licensed cadastral surveyor, certify that--
 (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and
 (b) the survey was undertaken by me or under my personal direction.
 Declared on 12 Feb 2025 09:57 AM

Survey Details

Dataset Description Lots 9, 10, 11, 14, 22 & 25 Being Subdivision of Lot 24 DP 597025
Status Approved as to Survey
Land District South Auckland **Survey Class** Class B
Submitted Date 12/02/2025 **Survey Approval Date** 12/02/2025
Deposit Date

Territorial Authorities

Whakatane District

Comprised In

RT 1180407

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 598975	Easement		
Area AA Deposited Plan 598975	Easement		
Area AB Deposited Plan 598975	Easement		
Area B Deposited Plan 598975	Covenant - Land		
Area C Deposited Plan 598975	Covenant - Land		
Area D Deposited Plan 598975	Covenant - Land		
Area E Deposited Plan 598975	Covenant - Land		
Area HA Deposited Plan 598975	Easement		
Area HB Deposited Plan 598975	Easement		
Area HC Deposited Plan 598975	Easement		
Area HD Deposited Plan 598975	Easement		
Area HE Deposited Plan 598975	Easement		
Area I Deposited Plan 598975	Easement		
Area J Deposited Plan 598975	Easement		
Area FA Deposited Plan 598975	Easement		
Lot 9 Deposited Plan 598975	Fee Simple Title	2.5618 Ha	1221263
Lot 10 Deposited Plan 598975	Fee Simple Title	1.6043 Ha	1221263
Lot 11 Deposited Plan 598975	Fee Simple Title	3.1673 Ha	1221263
Lot 14 Deposited Plan 598975	Fee Simple Title	2.0822 Ha	1220368
Lot 22 Deposited Plan 598975	Fee Simple Title	0.6996 Ha	Multiple



Title Plan - LT 598975

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 25 Deposited Plan 598975	Fee Simple Title	8.0895 Ha	1221263
Total Area		<u>18.2047 Ha</u>	

Schedule / Memorandum

Land Registration District

South Auckland

Plan Number

DP 598975

Territorial Authority (the Council)

Whakatane District Council

TA Reference

SS-2023-9892-00 (4106 PEL Stage 3)

Memorandum of Easements (Pursuant to Section 243 Resource Management Act 1991)			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right of Way. Right to Drain Water.	A & AA on DP 598975	Lot 22 DP 598975	Lots 9, 10, 11, 14 & 25 DP 598975
	AB on DP 598975		Lots 10, 11, 14 & 25 DP 598975
Right to Convey: Water, Electricity & Telecommunications.	HA & HD on DP 598975	Lot 14 DP 598975	Lots 10 & 11 DP 598975
	AB on DP 598975	Lot 22 DP 598975	
Right to Convey Water	FA on DP 598975	Lot 25 DP 598975	Lots 10, 11 & 14 DP 598975

Schedule of Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to Convey Electricity	HA & HD on DP 598975	Lot 14 DP 598975	Horizon Energy Distribution Limited
	AB on DP 598975	Lot 22 DP 598975	
Right of Way. Right to Drain Water	A, AA & AB on DP 598975		
Right to Convey: Water, Electricity & Telecommunications	HA & HD on DP 598975	Lot 14 DP 598975	
Right to Drain Water	HB, HC, HD & HE on DP 598975	Lot 11 DP 598975	
	I on DP 598975		
	J on DP 598975	Lot 25 DP 598975	
Right to Convey Water	FA on DP 598975		

Schedule of Easements			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right of Way.	A & AA on DP 598975	Lot 22 DP 598975	Lot 7 DP 380141 (RT 321303)

Schedule of Existing Subject Easements to Remain			
Purpose	Shown	Burdened Land (Servient Tenement)	Document
Right of Way. Right to Convey Water & Telecommunications. Right to Drain Water	A on DP 598975	Lot 22 DP 598975	EI 12657928.2

NOTES:

Areas marked B, C, D & E on DP 598975 refer to a Consent Notice (designated house sites).

Existing appurtenant Rights to Convey Water, Electricity and Telecommunications (shown marked A on DP 571419) and Right to Convey Water (shown marked C on DP 571419), over Lot 15 DP 380141, created by EI 12500399.3, are to be cancelled as to Lots 9, 10, 11, 14 & 22 DP 598975.

Existing appurtenant Rights to Maintain Batter over Lot 15 DP 380141 (shown marked L on DP 380141), created by EI 7722722.6 and (shown marked B on DP 571419) created by EI 12500399.3, are to be cancelled as to Lots 9, 10, 11, 14 & 22 DP 598975 (easement marked L on DP 380141 requires a certificate pursuant to Section 243(e) Resource Management Act 1991).

Existing appurtenant Right of Way and Right to Drain Water over Lots 15 & 17 DP 380141 (shown marked F & E respectively on that plan), created by EI 7722722.5, are to be cancelled as to Lots 9, 10, 11, 14 & 22 DP 598975, in accordance with a certificate issued pursuant to Section 243(e) Resource Management Act 1991.

Existing appurtenant Right to Convey Telecommunications and Computer Media over Lots 15 & 17 DP 380141 (shown marked F & E respectively on that plan), created by EI 7722722.5, are to be cancelled as to Lot 9 DP 598975, in accordance with a certificate issued pursuant to Section 243(e) Resource Management Act 1991.

Existing appurtenant Right to Convey Electricity over Lot 15 DP 380141 (shown marked F on DP 380141), created by EI 7722722.6, is to be cancelled as to Lots 9, 10, 11, 14 & 22 DP 598975, in accordance with a certificate issued pursuant to Section 243(e) Resource Management Act 1991.

Existing appurtenant Right to Convey Electricity over Lot 20 DP 580197 (shown marked D & E on DP 580197), created by EI 12657928.2, is to be cancelled as to Lots 9 & 25 DP 598975, in accordance with a certificate issued pursuant to Section 243(e) Resource Management Act 1991.

Existing appurtenant Rights to Convey Water & Telecommunications over Lot 20 DP 580197 (shown marked E, F & FA on DP 580197), created by EI 12657928.2 are to be cancelled as to Lots 9 & 25 DP 598975, in accordance with a certificate issued pursuant to Section 243(e) Resource Management Act 1991.

Existing appurtenant Right to Drain Water over Lot 20 DP 580197 (shown marked FA & I on DP 580197), created by EI 12657928.2 is to be cancelled as to Lots 9, 10, 11, 14 & 22 DP 597025, in accordance with a certificate issued pursuant to Section 243(e) Resource Management Act 1991.

Existing appurtenant Right to Convey Water over Lot 1 DP 597025 (shown marked D on DP 597025), Lot 2 DP 597025 (shown marked C & CA on DP 597025), Lot 3 DP 597025 (shown marked G, GA, GB, GC & GD on DP 597025) and Lot 7 DP 380141 (shown marked I, IC & IE on DP 597025), created by EI, are to be cancelled as to Lots 10, 11, 14, 22 & 25 DP 598975, in accordance with a certificate issued

pursuant to Section 243(e) Resource Management Act 1991.

Existing appurtenant Rights to Convey Electricity & Telecommunications over Lot 2 DP 597025 (shown marked & CA on DP 597025) and Lot 3 DP 597025 (shown marked GA on DP 597025), created by EI, are to be cancelled as to Lots 10, 11, 14, 22 & 25 DP 598975, in accordance with a certificate issued pursuant to Section 243(e) Resource Management Act 1991.

Existing appurtenant Right to Convey Electricity over Lot 3 DP 597025 (shown marked G, GB, GC & GD on DP 597025) and Lot 7 DP 380141 (shown marked I, IB, IC, ID, IE & IF on DP 597025), created by EI, is to be cancelled as to Lots 10, 11, 14, 22 & 25 DP 598975, in accordance with a certificate issued pursuant to Section 243(e) Resource Management Act 1991.

Schedule of Existing Appurtenant Easements to Remain				
Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)	Document
Right of Way. Right to Drain Water. Rights to Convey: Telecommunications & Computer Media.	F on DP 380141	Lot 15 DP 380141	Lot 25 DP 598975	EI 7722722.5
	E on DP 380141	Lot 17 DP 380141		
Rights to Convey: Telecommunications & Computer Media.	F on DP 380141	Lot 15 DP 380141	Lots 10, 11, 14, 22 & 25 DP 598975	
	E on DP 380141	Lot 17 DP 380141		
Right to Convey Electricity.	F on DP 380141	Lot 15 DP 380141	Lot 25 DP 598975	EI 7722722.6
	D & E on DP 580197	Lot 20 DP 580197	Lots 10, 11, 14, 22 DP 598975	EI 12657928.2
Right to Convey Water.	A on DP 380141	Lot 4 DP 380141	Lots 9, 10, 11, 14, 22 & 25 DP 598975	EI 7722722.6 EI 12400087.3
	B on DP 380141	Lot 5 DP 380141		
	C on DP 380141	Lot 8 DP 380141		
	IB, ID & IF on DP 597025	Lot 7 DP 380141		
	E on DP 380141	Lot 17 DP 380141		
	F on DP 380141	Lot 15 DP 380141		
	K on DP 380141	Lot 6 DP 380141		
	C on DP 571419	Lot 15 DP 380141		EI 12500399.3
Right to Maintain Batter.	L on DP 380141		Lot 25 DP 598975	EI 7722722.6
	B on DP 571419			EI 12500399.3
Rights to Convey: Water, Electricity & Telecommunications	A on DP 571419			
Rights to Convey Water & Telecommunications	E, F & FA on DP 580197	Lot 20 DP 580197	Lots 10, 11, 14 & 22 DP 598975	EI 12657928.2
Right to Drain Water	FA & I on DP 580197		Lot 25 DP 598975	

Water Pipeline Right	Coloured Yellow on DPS 6208-9	Lot 7 DPS 6208 & Lots 8 & 20 DPS 6209	Lots 9, 10, 11, 14, 22 & 25 DP 598975	T S223375
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There is an existing Land Covenant (reverse sensitivity) created by Deed 7722722.1 affecting Lots 9, 10, 11, 14, 22 & 25 DP 598975.

There is an existing Land Covenant created by EI 7722722.7 affecting Lots 9, 10, 11, 14, 22 & 25 DP 598975.

There is an existing Land Covenant created by Deed 7722722.8, as varied by 12400087.2, affecting Lots 9, 10, 11, 14, 22 & 25 DP 598975.

There is an existing Encumbrance to Timber Tops Estate Limited created by 7722722.12, affecting Lots 9, 10, 11, 14, 22 & 25 DP 598975.

There is a Notice pursuant to Section 195(2) Climate Change Response Act 2002 created by 9126179.1, affecting Lots 9, 10, 11, 14, 22 & 25 DP 598975.

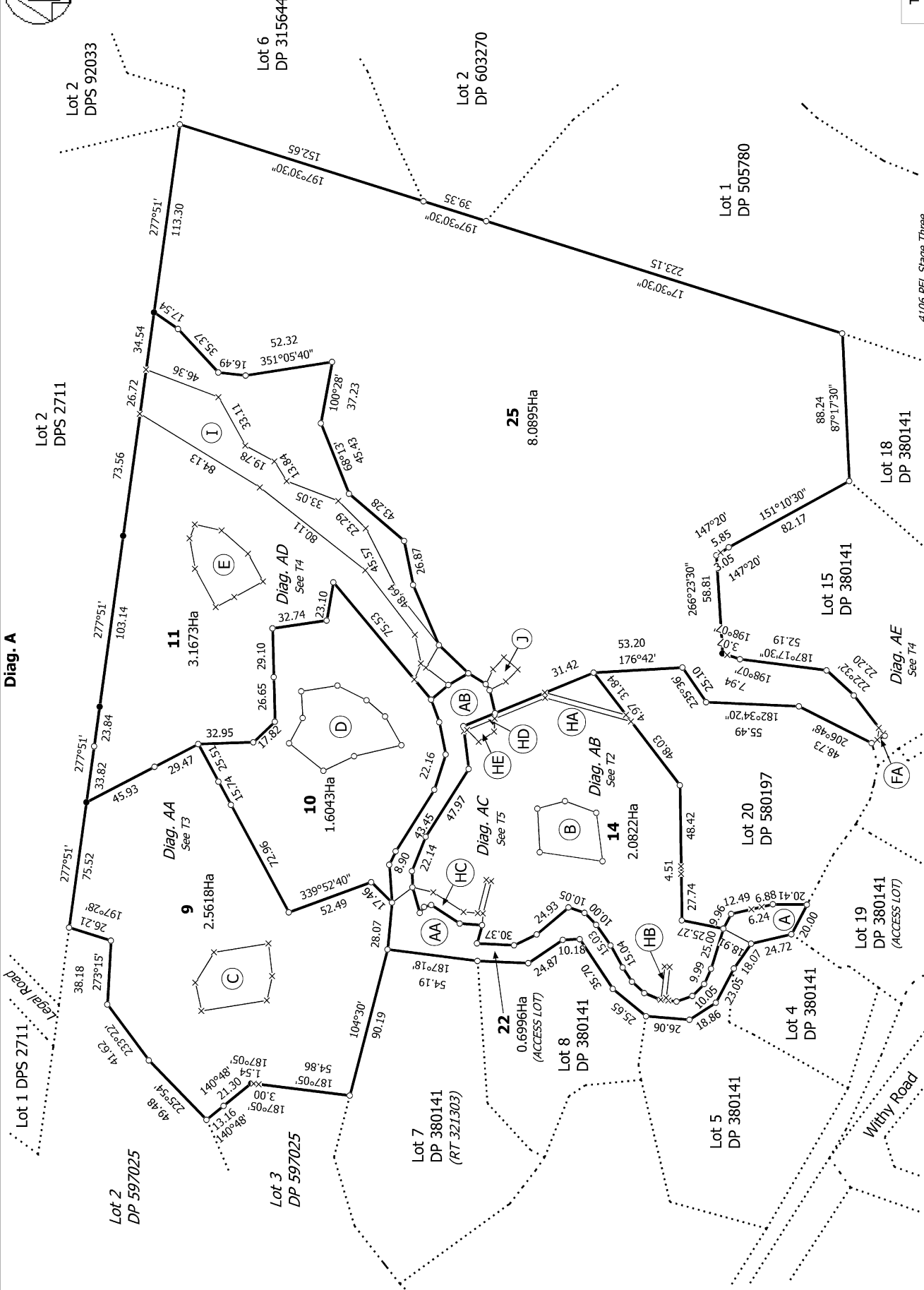
Lot 19 DP 380141 (Legal Access) is to be held as to four undivided five ninety-ninth shares by the owners of Lots 9, 10, 11 & 14 DP 597025 and as to one undivided fifteen ninety-ninth share by the owner of Lot 25 DP 598975, as tenants in common in the said shares and individual records of title issued in accordance therewith (LINZ Request 1880760).

Lot 22 DP 598975 (Legal Access) is to be held as to four undivided one sixth shares by the owners of Lots 9, 10, 11 & 14 DP 598975 and as to an undivided one third share by the owner of Lot 25 DP 598975, as tenants in common in the said shares and individual records of title issued in accordance therewith (LINZ Request 1880760).

Lots 9, 10, 11 & 25 DP 598975 are to be held in the same record of title (LINZ Request 1880760).

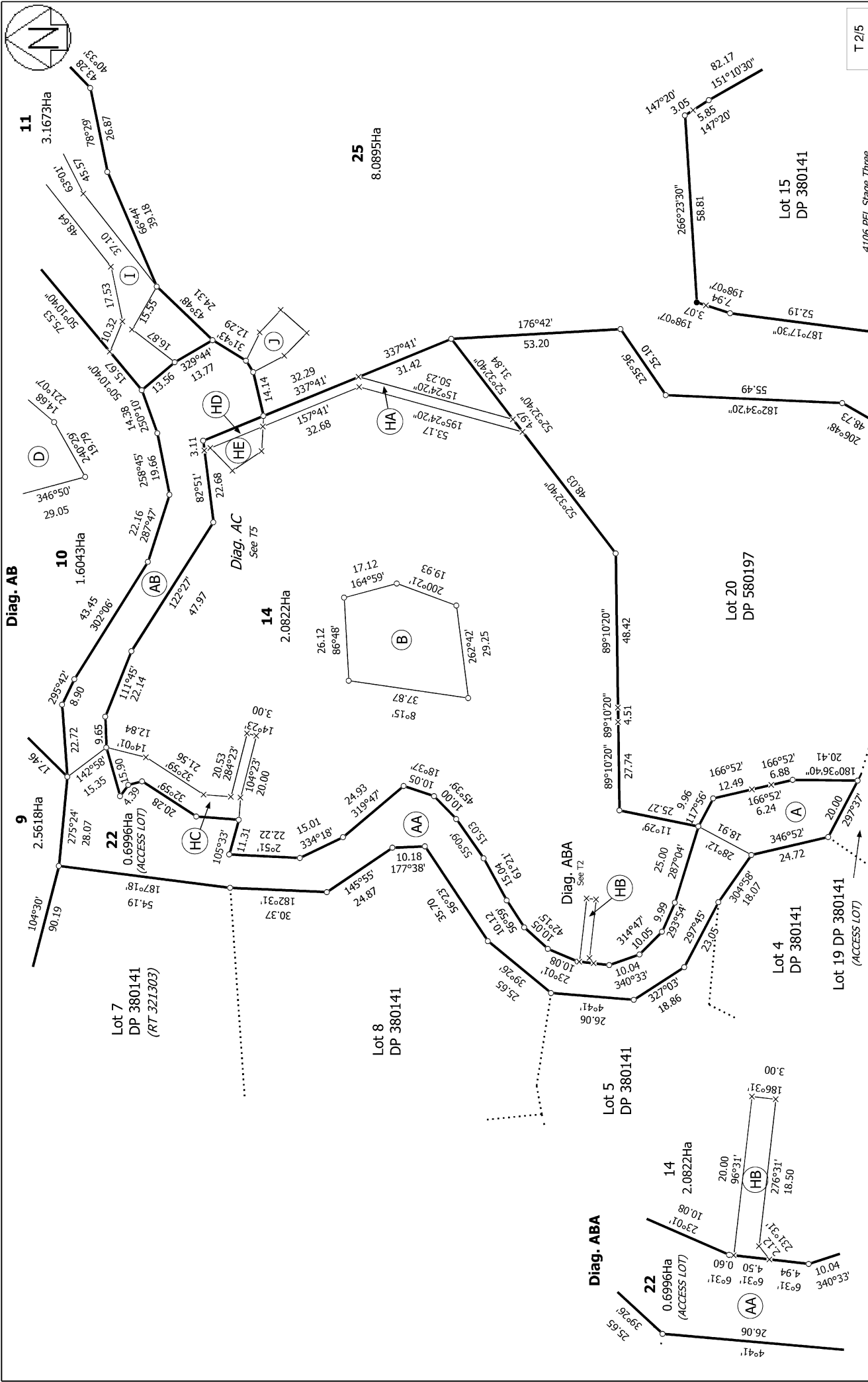


Diag. A



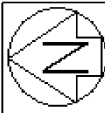
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Land District: South Auckland	Lots 9, 10, 11, 14, 22 & 25 Being Subdivision of Lot 24 DP 597025	Surveyor: Ross James Overington Firm: Overington Surveyors	Title Plan LT 598975 Approved on: 12/02/2025
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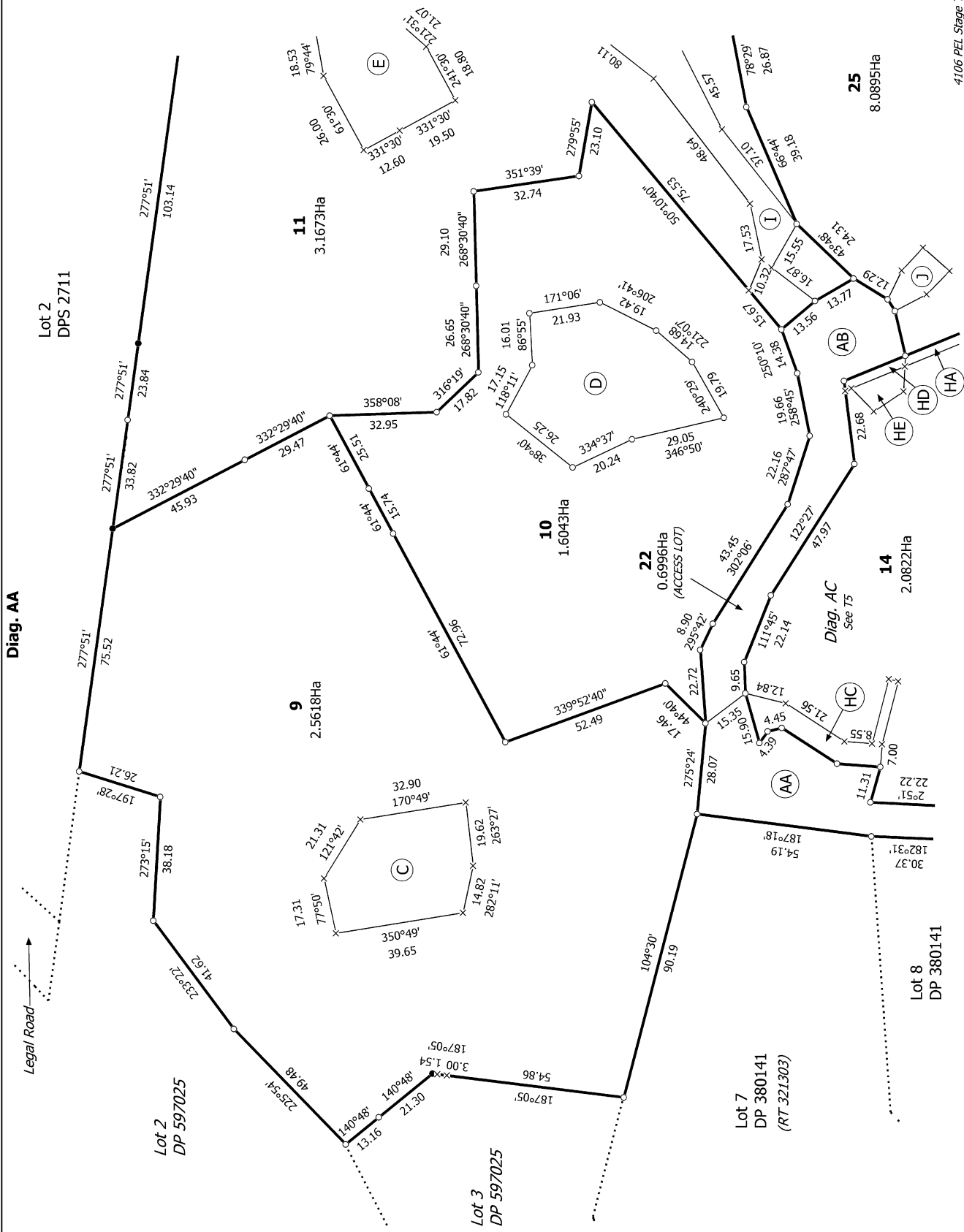


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Diag. AA



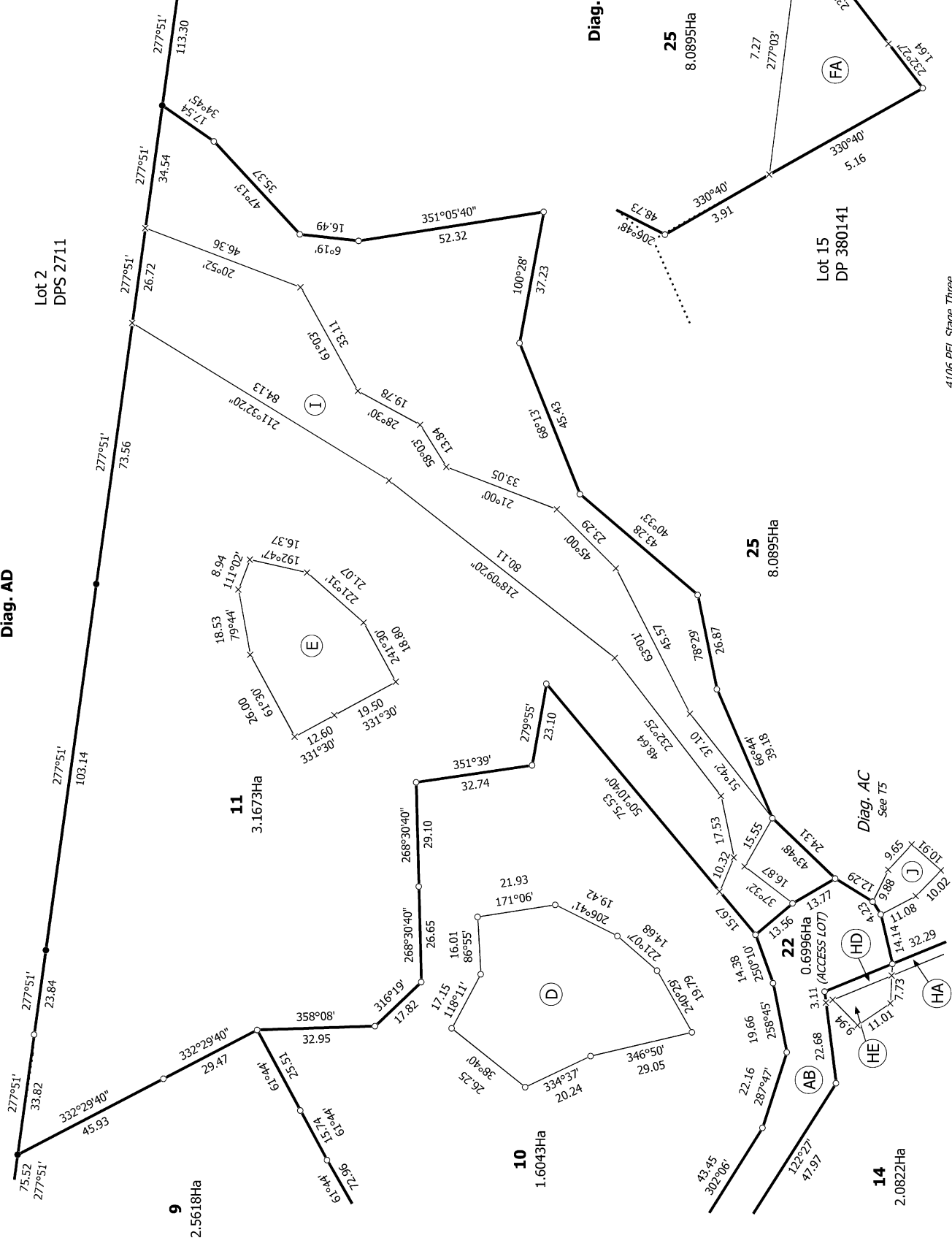
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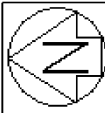
4106 PEL Stage Three

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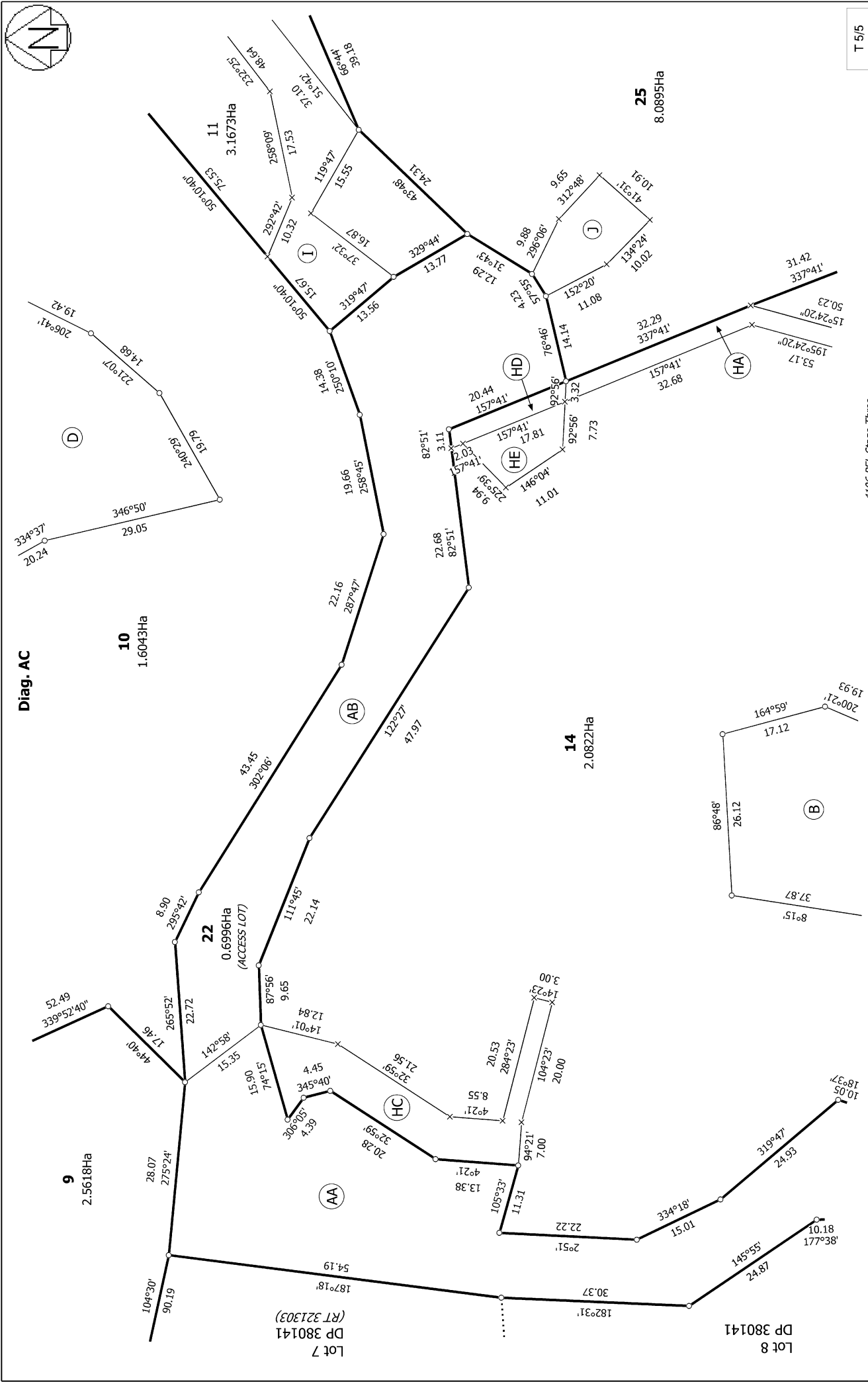


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4106 PEL Stage Three

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