



Title Plan - LT 580197

Survey Number LT 580197
Surveyor Reference 4106 Lot 20
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 10 Jan 2023 06:47 PM

Survey Details

Dataset Description Lots 20 & 23 Being Subdivision of Lot 100 DP 380141
Status Approved as to Survey
Land District South Auckland
Submitted Date 10/01/2023
Survey Class Class B
Survey Approval Date 27/01/2023
Deposit Date

Territorial Authorities

Whakatane District

Comprised In

RT 321308

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 20 Deposited Plan 580197	Fee Simple Title	1.4330 Ha	1079621
Lot 23 Deposited Plan 580197	Fee Simple Title	23.8030 Ha	1079622
Area C Deposited Plan 580197	Easement		
Area A Deposited Plan 580197	Easement		
Area D Deposited Plan 580197	Easement		
Area E Deposited Plan 580197	Easement		
Area F Deposited Plan 580197	Easement		
Area FA Deposited Plan 580197	Easement		
Area I Deposited Plan 580197	Easement		
Area H Deposited Plan 580197	Easement		
Area G Deposited Plan 580197	Easement		
Area B Deposited Plan 580197	Covenant - Land		
Area J Deposited Plan 580197	Easement		
Total Area		25.2360 Ha	

Schedule / Memorandum

Land Registration District

South Auckland

Plan Number

DP 580197

Territorial Authority (the Council)

Whakatane District Council

TA Reference

SS-2022-0000-00 (4106 Pukeko)

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 Convey: Water & Telecommunications. Right to Drain Water.	A on DP 580197	Lot 23 DP 580197	Lot 20 DP 580197
Right to Convey Electricity.	D, E on DP 580197	Lot 20 DP 580197	Lot 23 DP 580197
Right to Convey Water & Telecommunications.	E, F, FA on DP 580197	Lot 20 DP 580197	Lot 23 DP 580197
Right to Drain Water	FA, I on DP 580197	Lot 20 DP 580197	Lot 23 DP 580197

Memorandum of Easements in Gross (Pursuant to Section 243 Resource Management Act 1991)			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to Drain Water.	FA, G, H, I, J on DP 580197	Lot 20 DP 580197	Timber Tops Estate Limited
Right to Convey Water & Telecommunications.	E, F, FA on DP 580197	Lot 20 DP 580197	Timber Tops Estate Limited
Right to Convey Electricity.	D, E on DP 580197	Lot 20 DP 580197	Horizon Energy Distribution Limited

Schedule of Existing Subject Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Document
Right to Convey Electricity.	C on DP 580197	Lot 20 DP 580197	EI 7722722.4
	Lot 19 DP 380141	Lot 19 DP 380141	
Right of Way. Right to Convey Water.	Lot 19 DP 380141	Lot 19 DP 380141	EI 7722722.11

NOTE:

Area marked B on DP 580197 refers to a Consent Notice (designated house site).

Existing appurtenant rights to Convey Water, Electricity and Telecommunications over Lot 15 DP 380141

1

Schedule / Memorandum

(shown marked A on DP 571419), created by EI 12500399.3 are to be cancelled as to Lot 20 DP 580197.

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 Lot 20 DP 580197.

Lot 19 DP 380141 (Legal Access) is to be held as to one undivided five ninety-ninth share by the owner of Lot 20 DP 580197 and as to one undivided fifty ninety-ninth share by the owner of Lot 23 DP 580197 as tenants in common in the said shares and individual records of title issued in accordance therewith.

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	Lots 20 & 23 DP 580197	EI 7722722.5
	E on DP 380141	Lot 17 DP 380141		
Right to Convey Electricity.	F on DP 380141	Lot 15 DP 380141	Lots 20 & 23 DP 580197	EI 7722722.6
Right to Convey Water.	A on DP 380141	Lot 4 DP 380141	Lots 20 & 23 DP 580197	EI 7722722.6 12400087.3
	B on DP 380141	Lot 5 DP 380141		
	C on DP 380141	Lot 8 DP 380141		
	D, J on DP 380141	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 15 DP 380141	Lot 23 DP 580197	EI 7722722.6
	B on DP 571419			EI 12500399.3
Rights to Convey: Water, Electricity & Telecommunications.	A on DP 571419	Lot 15 DP 380141	Lot 23 DP 580197	EI 12500399.3
Water Pipeline Right	Coloured Yellow on DPS 6208-9	Lot 7 DPS 6208 & Lots 8 & 20 DPS 6209	Lots 20 & 23 DP 580197	T S223375

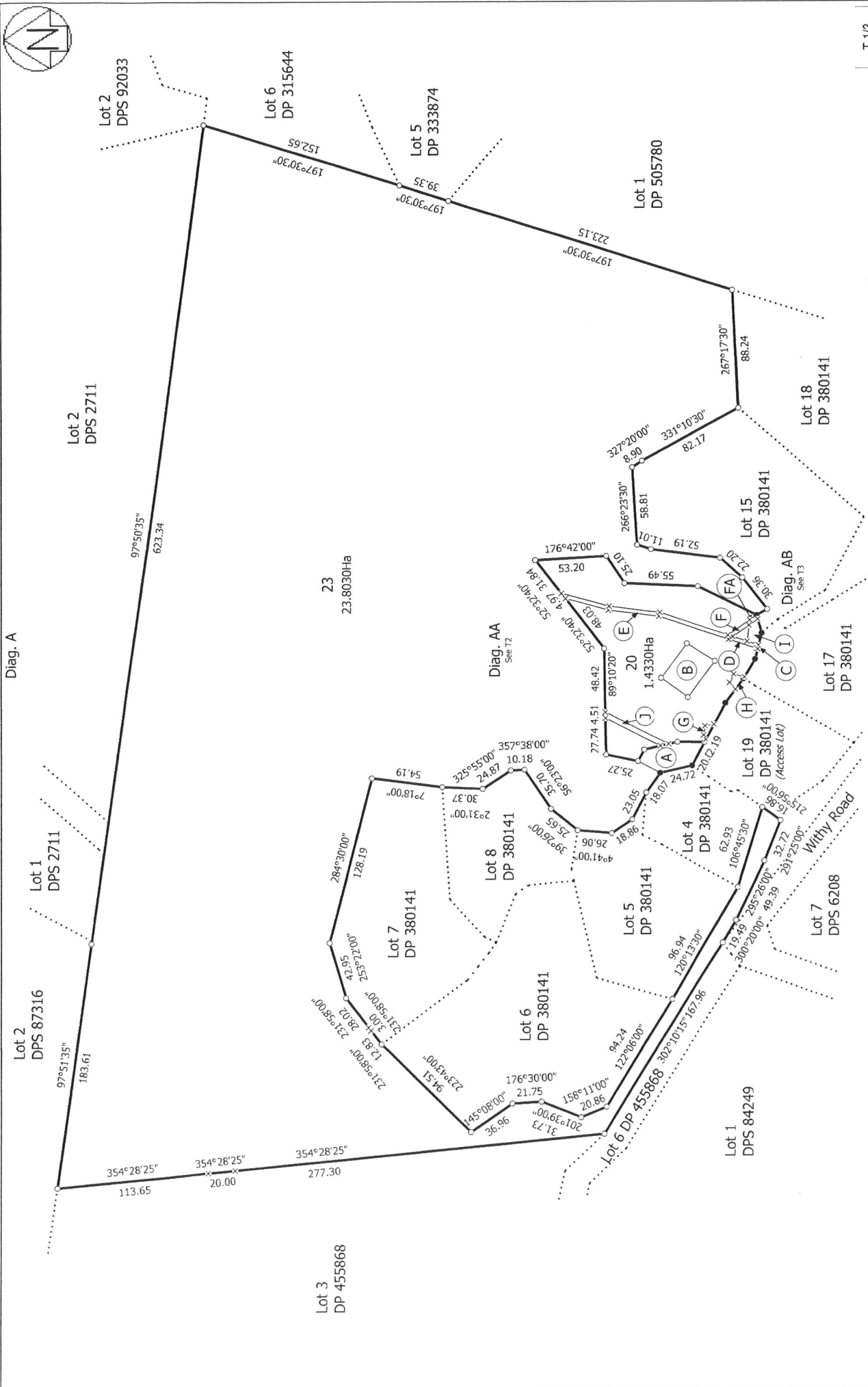
There is an existing Land Covenant (reverse sensitivity) created by Deed 7722722.1 affecting Lots 20 & 23 DP 580197.

There is an existing Land Covenant created by EI 7722722.7 affecting Lots 20 & 23 DP 580197.

There is an existing Land Covenant created by Deed 7722722.8, as varied by 12400087.2, affecting Lots 20 & 23 DP 580197.

There is an existing Encumbrance to Timber Tops Estate Limited created by 7722722.12, affecting Lots 20 & 23 DP 580197.

There is a Notice pursuant to Section 195(2) Climate Change Response Act 2002 created by 9126179.1, affecting Lots 20 & 23 DP 580197.



T 1/3

4106 PEL

Title Plan
 LT 580197
 Approved on: 27/01/2023

Surveyor: Ross James Overington
 Firm: Overington Surveyors

Lots 20 & 23 Being Subdivision of Lot 100 DP 380141

Land District: South Auckland
 Digitally Generated Plan
 Generated on: 27/01/2023 11:32am Page 4 of 6

