



LOT 11  
DP 3364

LOT 4  
DP 3364

PART LOT 1  
DP 42874

PART TE AHITANGUTU  
16 BLOCK

### MEMORANDUM OF EASEMENTS

| PURPOSE                                                                                                                 | SHOWN   | BURDENED LAND<br>(SERVIENT TENEMENT) | BENEFITED LAND<br>(DOMINANT TENEMENT) |
|-------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------|---------------------------------------|
| RIGHT OF WAY, RIGHT TO<br>DRAIN WATER AND<br>SEWAGE, RIGHT TO<br>CONVEY WATER,<br>ELECTRICITY AND<br>TELECOMMUNICATIONS | A       | LOT 4                                | LOT 5                                 |
|                                                                                                                         | B       | LOT 5                                | LOT 4                                 |
|                                                                                                                         | C       | LOT 8                                | LOT 9                                 |
|                                                                                                                         | D       | LOT 9                                | LOT 8                                 |
|                                                                                                                         | E       | LOT 12                               | LOT 13                                |
|                                                                                                                         | F       | LOT 13                               | LOT 12                                |
|                                                                                                                         | G       | LOT 22                               | LOT 23                                |
|                                                                                                                         | H       | LOT 23                               | LOT 22                                |
|                                                                                                                         | I       | LOT 35                               | LOT 36                                |
|                                                                                                                         | J       | LOT 36                               | LOT 35                                |
|                                                                                                                         | K       | LOT 39                               | LOT 40                                |
|                                                                                                                         | L       | LOT 40                               | LOT 39                                |
|                                                                                                                         | LOT 100 | LOT 100                              | LOTS 27 TO 29                         |
| RIGHT TO DRAIN WATER<br>AND SEWAGE                                                                                      | M       | LOT 42                               | LOT 43                                |
|                                                                                                                         | O & P   | LOT 31                               | LOT 30                                |

### MEMORANDUM OF EASEMENTS IN GROSS

| PURPOSE                            | SHOWN   | BURDENED LAND<br>(SERVIENT TENEMENT) | GRANTEE                          |
|------------------------------------|---------|--------------------------------------|----------------------------------|
| RIGHT TO DRAIN WATER<br>AND SEWAGE | LOT 100 | LOT 100                              | KAPITI COAST DISTRICT<br>COUNCIL |
|                                    | N       | LOT 29                               |                                  |
|                                    | O       | LOT 31                               |                                  |

### SCHEDULE OF PROPOSED EASEMENTS IN GROSS

| PURPOSE                               | SHOWN   | BURDENED LAND<br>(SERVIENT TENEMENT) | GRANTEE                       |
|---------------------------------------|---------|--------------------------------------|-------------------------------|
| RIGHT TO CONVEY<br>ELECTRICITY        | LOT 100 | LOT 100                              | ELECTRA LIMITED               |
| RIGHT TO CONVEY<br>TELECOMMUNICATIONS |         |                                      | CHORUS NEW ZEALAND<br>LIMITED |

### NOTES:

- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
- ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
- THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
- EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-12-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- LEGAL DESCRIPTION:  
LOT 2 DP 42874 & PART LOT 2 DP 11616  
COMPRISED IN RTs WN148/762 & WN529/27  
TOTAL AREA: 25484 Ha
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

### LEGEND:

- PROPOSED LOT BOUNDARY
- PROPOSED STAGING BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- EXISTING TITLE BOUNDARY
- RT
- PROPOSED RESIDENTIAL LOT
- PROPOSED JOINTLY OWNED ACCESS LOT
- PROPOSED ROAD TO VEST
- PROPOSED DRAINAGE RESERVE TO VEST

### EASEMENT NOTES:

EASEMENTS TO BE IDENTIFIED AND ADDED AS REQUIRED AT RESOURCE CONSENT & LAND TRANSFER SURVEY STAGE (ONCE ENGINEERING AND BUILDING CONSENTS HAVE BEEN OBTAINED), INCLUDING BUT NOT LIMITED TO THE FOLLOWING PURPOSES:

- RIGHT OF WAYS
- PARTY WALLS
- MAINTENANCE AND/OR OVERHANGING EAVES
- UNDERGROUND SERVICES

### AMALGAMATION CONDITION:

LOT 100 (LEGAL ACCESS) TO BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 27 TO 29 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.

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| REVISIONS: |                                        | BY  | DATE       |
|------------|----------------------------------------|-----|------------|
| REV        | NOTES                                  |     |            |
| R1         | ISSUED FOR RESOURCE CONSENT            | JEG | 19/12/2023 |
| R2         | ALL ACCESS LOTS INCREASED TO 3.5m WIDE | JEG | 19/04/2024 |
| R3         | BOUNDARIES ADJUSTED                    | AW5 | 27/03/2025 |
| R4         | NEW LAYOUT                             | TOF | 05/12/2025 |

PROJECT:  
CLASSIC DEVELOPMENTS  
234 RANGIURU ROAD  
OTAKI

TITLE:

PROPOSED SUBDIVISION SCHEME PLAN

**ENVELOPE**  
WWW.ENVELOPE-ENG.CO.NZ

SURVEYED: LVG  
CHECKED: TOF  
SCALE A1: 1:400  
STATUS: PRELIMINARY  
PROJECT No: 1678-02  
DRAWING No: 1000  
REVISION: R4

DRAWN: MJP  
PLOT DATE: 05-12-2025  
SCALE A3: 1:800

