

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 (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE, RIGHT TO CONVEY WATER, ELECTRICITY AND 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 AND SEWAGE	M	LOT 42	LOT 43
	O & P	LOT 31	LOT 30

MEMORANDUM OF EASEMENTS IN GROSS

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

SCHEDULE OF PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO CONVEY ELECTRICITY	LOT 100	LOT 100	ELECTRA LIMITED
RIGHT TO CONVEY TELECOMMUNICATIONS			CHORUS NEW ZEALAND 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.

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

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

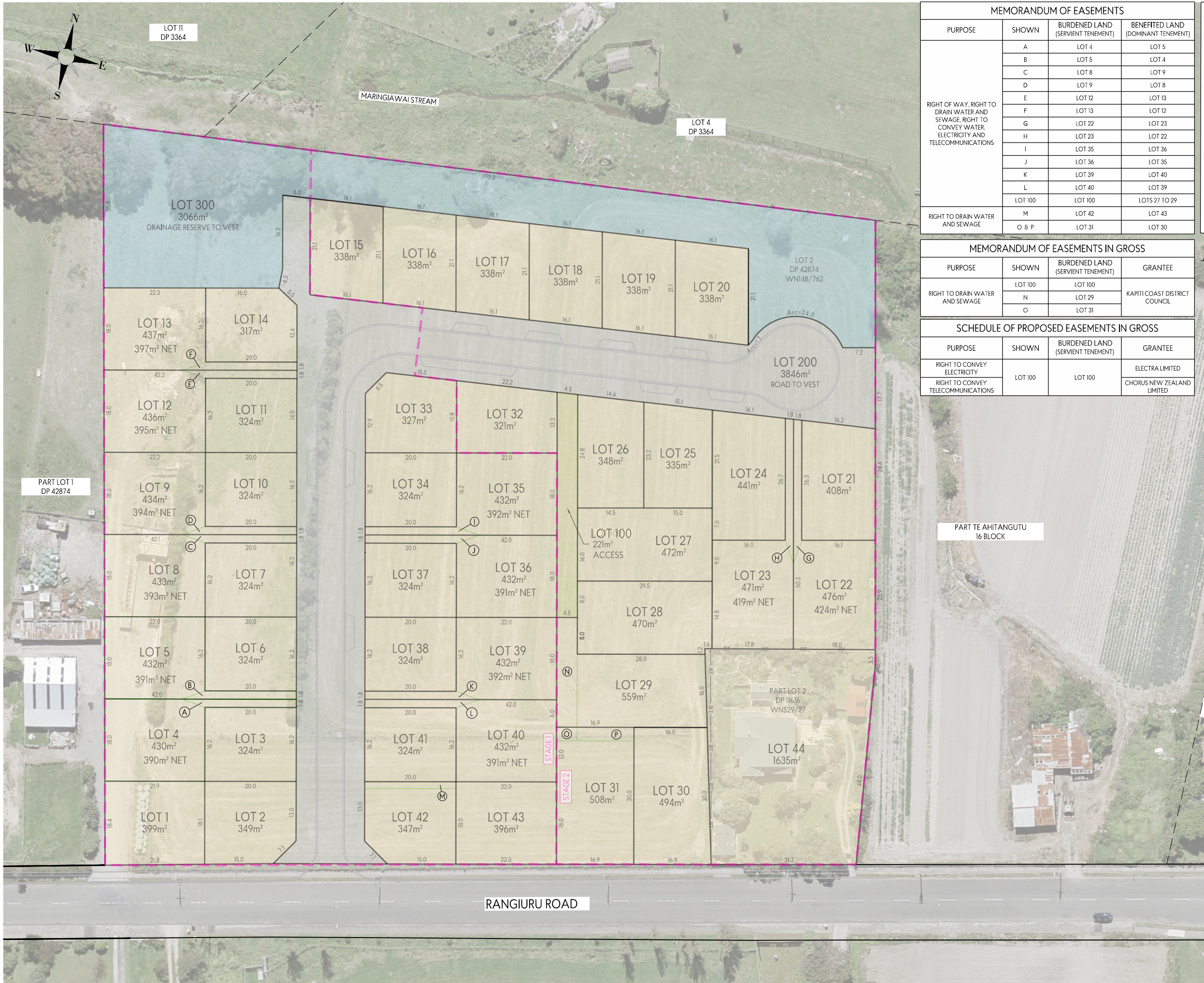
TITLE:

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
REVISION:



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PROJECT:

CLASSIC DEVELOPMENTS
234 RANGIORUA ROAD
OTAKI

TITLE:

PROPOSED SUBDIVISION SCHEME PLAN
WITH AERIAL IMAGERY



SURVEYED: LVG	DRAWN: MJF	
CHECKED: TOF	PLOT DATE: 05-12-2025	
SCALE A1: 1:400	SCALE A3: 1:800	
STATUS: PRELIMINARY		
PROJECT No: 1678-02	DRAWING No: 1001	REVISION: R4