



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1226818**  
**Land Registration District** **Otago**  
**Date Issued** 26 November 2025

**Prior References**  
74129

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**Estate** Fee Simple  
**Area** 1.5645 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 611401  
**Registered Owners**  
Antonina Lukyanyuk, Yuri Lukas and Serge Luke

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**Interests**

Appurtenant hereto is a right of way over part Lot 115 DP 3208 (CT OT216/161) created by Conveyance 128512 (216/272)

Fencing Agreement in Conveyance 128512 (216/272)

Appurtenant to the part formerly known as Lots 95, 96, 97, 109, 110 Deeds Plan 109 is a right of way over all way, streets and roads not made public shown on Deeds Plan 109 created by Deed of Easement 43662 (60/579)

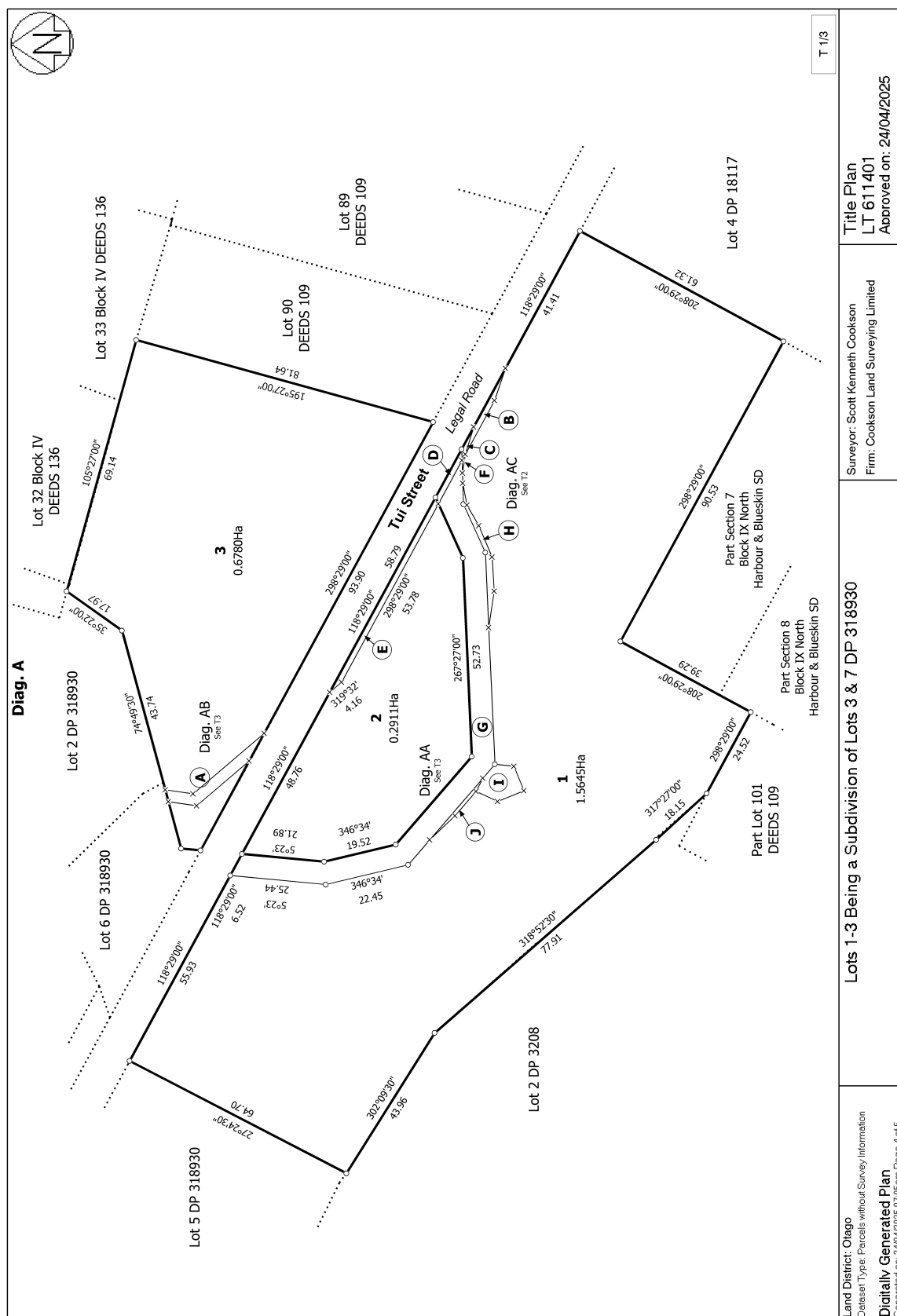
Subject to a right of way and right to convey telecommunication over part marked D and G and rights to convey electricity over part marked B, C and D on DP 611401 created by Easement Instrument 5588423.3 - 15.5.2003 at 9:00 am

Appurtenant hereto is a right of way and a right to convey telecommunication created by Easement Instrument 5588423.3 - 15.5.2003 at 9:00 am

The easements created by Easement Instrument 5588423.3 are subject to Section 243 (a) Resource Management Act 1991 10561276.3 Mortgage to ANZ Bank New Zealand Limited - 23.9.2016 at 3:30 pm

Subject to a right to store water for fire fighting purposes over part marked I and rights of way and rights to convey electricity and telecommunications over part marked C, D, F, G, H and J all on DP 611401 created by Easement Instrument 13454668.2 - 26.11.2025 at 12:02 pm

The easements created by Easement Instrument 13454668.2 are subject to Section 243 (a) Resource Management Act 1991 13454668.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.11.2025 at 12:02 pm





**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **1226819**  
**Land Registration District** **Otago**  
**Date Issued** 26 November 2025

**Prior References**  
74129

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**Estate** Fee Simple  
**Area** 9691 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 611401 and Lot 3  
Deposited Plan 611401

**Registered Owners**  
Antonina Lukyanyuk, Yuri Lukas and Serge Luke

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**Interests**

Appurtenant hereto is a right of way over part Lot 115 DP 3208 (CT OT216/161) created by Conveyance 128512 (216/272)

Fencing Agreement in Conveyance 128512 (216/272)

Appurtenant to the part Lot 2 formerly part Lot 97, 109, 110 Deeds Plan 109 is a right of way over all way, streets and roads not made public shown on Deeds Plan 109 created by Deed of Easement 43662 (60/579)

5588423.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 (affects Lot 3 DP 611401) - 15.5.2003 at 9:00 am

Subject to a right of way and right to convey telecommunication over part Lot 3 marked A and G, a right to convey electricity over part Lot 3 marked F, G and H and a right to convey electricity over part Lot 7 marked I on DP 318930 created by Easement Instrument 5588423.3 - 15.5.2003 at 9:00 am

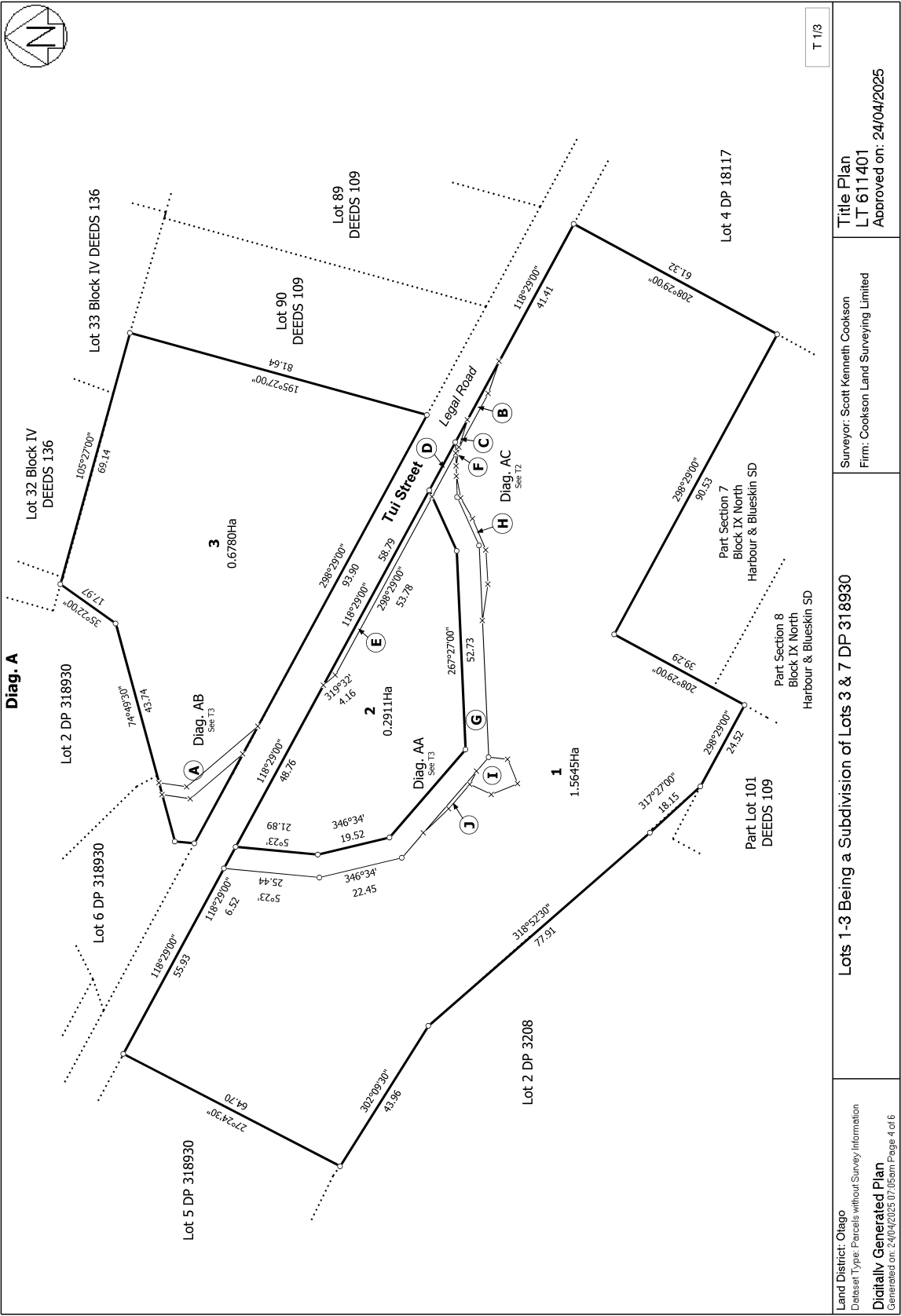
Appurtenant hereto is a right of way and a right to convey telecommunication created by Easement Instrument 5588423.3 - 15.5.2003 at 9:00 am

The easements created by Easement Instrument 5588423.3 are subject to Section 243 (a) Resource Management Act 1991 10561276.3 Mortgage to ANZ Bank New Zealand Limited - 23.9.2016 at 3:30 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 611401)

Appurtenant hereto is a right to store water for fire fighting purposes, rights of way and rights to convey electricity and telecommunication created by Easement Instrument 13454668.2 - 26.11.2025 at 12:02 pm

The easements created by Easement Instrument 13454668.2 are subject to Section 243 (a) Resource Management Act 1991



Land District: Otago  
Dataset Type: Parcels without Survey Information  
Digitally Generated Plan  
Generated on: 24/04/2025 07:06am Page 4 of 6

Lots 1-3 Being a Subdivision of Lots 3 & 7 DP 318930

Surveyor: Scott Kenneth Cookson  
Firm: Cookson Land Surveying Limited

Title Plan  
LT 611401  
Approved on: 24/04/2025

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

AND

IN THE MATTER of an Application for Subdivision Consents 2000195 and 20010343

### CONSENT NOTICE

Whereas Council has granted Resource Consent to the proposed subdivision comprised in CT OT 11B/1205Ltd 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 those conditions specified in the operative part of this notice.

#### Operative Part.

Condition relating to Lots 2, 7 & 8

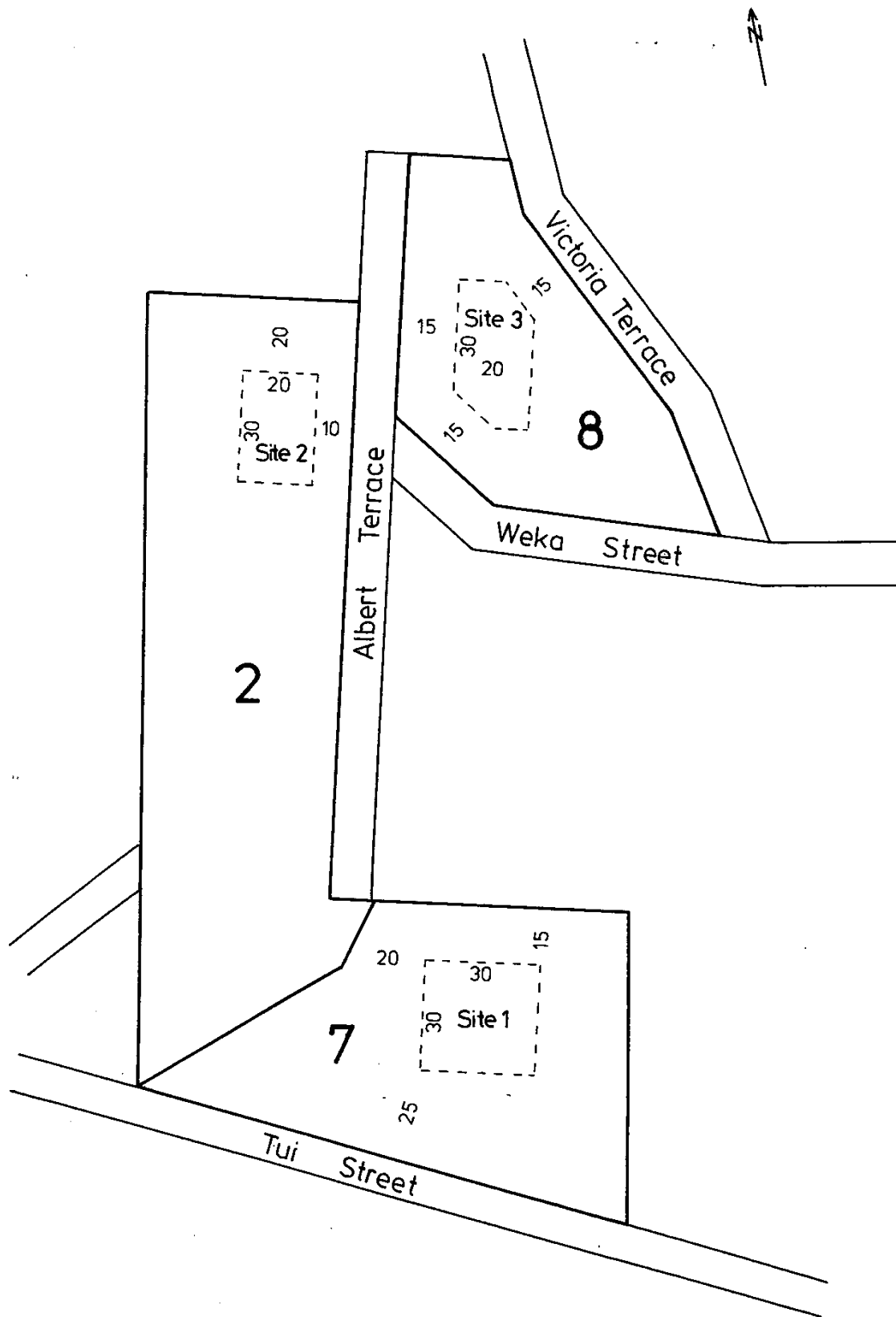
- a. *Specifically designed effluent disposal systems are required to Council standards*
- b. *The building platform and on-site effluent disposal field within Lot 7 be situated on land not exceeding 15° to the horizontal. In the event that alternative sites are proposed they shall be supported by a geotechnical report from a suitably qualified person.*
- c. *Provision of access, for a two axle fire appliance to 12,000 litres at all times for fire-fighting purposes. The 12,000 litres can be accommodated as part of the house supply, but must always be available in excess of the domestic water provisions.*
- d. *Dwellings erected on Lots 2 or 8 shall be comprised of non-reflective surfaces.*
- e. *The landowner shall retain the native bush in the areas defined in the annexed plan. The bush areas shall be maintained by control of noxious weeds and protection from grazing animals. It is acknowledged by Dunedin City Council that it may be impractical to fence steep slopes of the bush areas.*

DATED at Dunedin this 29<sup>th</sup> day January, 2003

Signed for and on behalf of the Dunedin City Council

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Authorised Officer  
for the Dunedin City Council





## Proposed House Site Details

PATERSON PITTS PARTNERS LTD  
SURVEYING CONSULTANTS  
DUNEDIN

SCALE: 1:1500

DATE:

DRAWN:

APPROVED: