



**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

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

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)

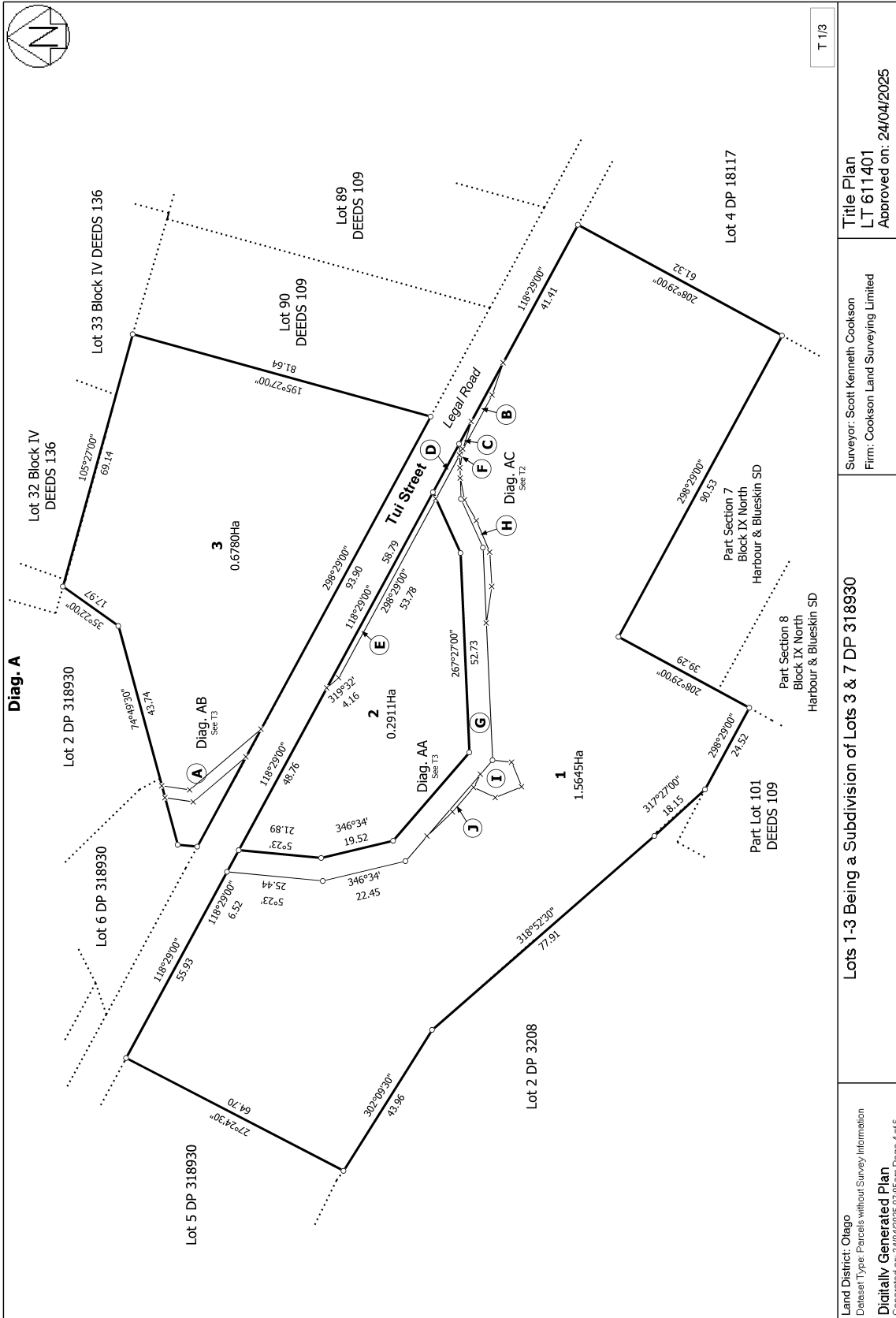
Subject to a right of way and right to convey telecommunication over part marked D and G and rights to convey electricity over part marked B, C and D on DP 611401 created by Easement Instrument 5588423.3 - 15.5.2003 at 9:00 am

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



T 1/3

Land District: Otago
 Dataset Type: Parcels without Survey Information
Digitally Generated Plan
 Generated on: 24/04/2025 07:10:am Page 4 of 6

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

Surveyor: Scott Kenneth Cookson
 Firm: Cookson Land Surveying Limited

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



View Instrument Details

Instrument No	13454668.3
Status	Registered
Lodged By	Robb, Elizabeth Rose
Date & Time Lodged	26 Nov 2025 12:02
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1226818	Otago

Annexure Schedule	Contains 4 Pages
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Signature

Signed by Elizabeth Rose Robb as Territorial Authority Representative on 26/11/2025 12:00 PM

***** End of Report *****

DUNEDIN CITY COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221

RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of Section 221 Resource Management Act
1991

AND

IN THE MATTER of application for subdivision consent
SUB-2022-80

CONSENT NOTICE

Council has granted consent to the proposed subdivision comprised in DP 611401 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 the condition specified in the operative part of this notice.

Operative Part

Conditions relating to Lot 1 DP 611401

'All residential development including ancillary buildings, tanks (excepting tanks for firefighting reserve), and the wastewater secondary treatment plant must be fully contained within the landscape building platform as shown on the attached plan.'

'No dispersal field for treated wastewater shall be located within the area annotated 'Excluded Wastewater Dispersal Area' on the attached plan unless resource consent is obtained from the Otago Regional Council.'

'Any residential dwelling constructed on land steeper than 15° will require a site-specific engineering assessment and foundation design prepared by a suitably qualified person. If required, the assessment must be submitted to the Council for approval at the time of building consent application.'

'Buildings on the landscape building platform must have a maximum height of 5m measured from existing ground level prior to earthworks.'

'Any above ground tanks must be screened from view, and must have a light reflectivity rating (LVR) of 35% or less.'

'Vegetation planted within the landscape building platform must be indigenous species only.'

'To promote the visual integration of the residential buildings (including residential accessory buildings) into the surrounding landscape, and to minimise adverse effects on rural residential character:

i) Exterior colours (including roofing materials) that are visually recessive and/or do not contrast with surrounding natural colours must be used. Non-painted, natural cladding materials (including, but not limited to, stone, bricks or timber) that are not likely to result in reflective glare, are acceptable. The use of highly reflective materials, such as unpainted metallic surfaces, mirrored glazing and metallic finishes (such as Silver Zinalume), must be avoided. Exterior painted surfaces must have an LVR of no more than 35% for exterior walls with roofs having a maximum LVR of 15%. All concrete paving is to be tinted to 50% LVR.

ii) Any outdoor lighting must comply with the following standards:

a) All outdoor lighting must be directed downwards onto the site and shielded from above in such a manner that the edge of the shield is below the whole of the light source;

b) All outdoor lighting must have a filter, to filter out the blue or ultraviolet light, provided the light source would have more than 15% of the total emergent energy flux in the spectral region below 440nm. The filters used must transmit less than 10% of the light at any wavelength less than 440nm. This therefore includes, but is not limited to, florescent, mercury vapour and metal halide lamps;

c) The following outdoor lighting must not be displayed between 11.00pm and sunrise:

i) Searchlights (except emergency services on site should the need arise);

ii) Outside illumination for aesthetic purposes of any building or garden feature by floodlighting;

iii) Outside illumination of any car parking area; and

iv) Any outdoor illumination in which light is produced by high pressure sodium, metal halide, mercury vapour lighting or florescent lighting;

Information and confirmation of compliance with these requirements must be submitted to the Council with any building consent application for development on this site.'

'Within 6 months of completion of construction of a residential unit on the landscape building platform, a row of Kanuka (Kunzea ericoides) must be planted at spacings of no more than 2m on the western boundary of the landscape building platform. These plants must be maintained in perpetuity with dead or diseased plants replaced';

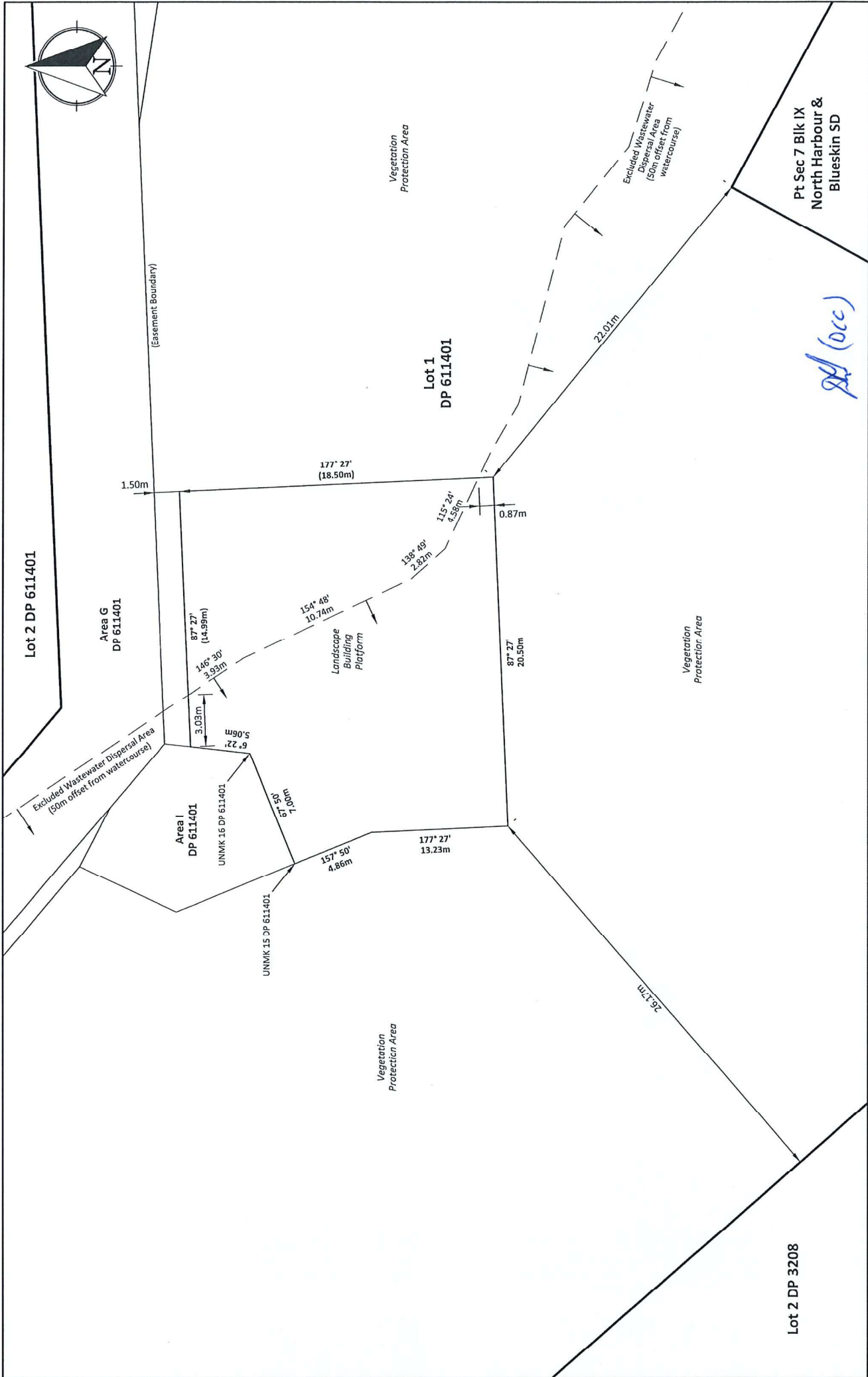
'The 20 podocarps planted within the Vegetation Protection Area (required by condition 3(b) of subdivision consent SUB-2022-80) must be maintained in perpetuity with dead or diseased plants replaced';

'No vegetation clearance except weed species must be undertaken within the area shown as the Vegetation Protection Area on the attached plan. All indigenous vegetation must be retained, with supplementary planting using ecologically appropriate species native to the Dunedin Ecological District only. No grazing by stock or any other activity that might adversely affect plant species indigenous to the Dunedin Ecological District is to occur within the Vegetation Protection Area. Weed and pest management within the Vegetation Protection Area is to be undertaken on a six monthly basis by a suitably qualified or experienced person in the two calendar years following the date of grant of consent and then bi-annually thereafter.'

DATED this 2nd day of APRIL 2025

SIGNED for and on behalf of the
DUNEDIN CITY COUNCIL by its
Authorised Officer


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<p>COOKSON LAND SURVEYING www.cooksonlandsurveying.co.nz Phoner: 021 0890 9033</p> 	<p>Landscape Building Platform Lot 1 DP 611401</p>		<p>NOTES</p>	<p>HORIZ. DATUM North Taiteri 2000 VERT. DATUM LEVEL ORIGIN SURVEY DESIGN</p>	<p>PROJECT REF. CLS365 DRAWN DATE 1 MARCH 2025 CHECKED SKC</p>	<p>SHEET SIZE A3 HORIZ. SCALE 1:200 VERT. SCALE PLAN REF. CLS365-4</p>
	<p>Pt Sec 7 Blk IX North Harbour & Blueskin SD</p>			<p>DRAWN SKC CHECKED SKC</p>	<p>SHEET NO. 1 OF 1</p>	<p>CLS365-4</p>