



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **1134520**

Land Registration District **Nelson**

Date Issued 31 October 2023

Prior References
1155767

Supplementary Record Sheet
1134542

Estate Stratum in Freehold
Legal Description Principal Unit 13 Deposited Plan 591502
and Accessory Unit 13A Deposited Plan
591502

Registered Owners
Christopher Stanleigh Ronan Gagne

**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and
on the relevant unit plan and supplementary record sheet**

Verrall & Partners Ltd
 Surveying, Resource Management
 & Land Development
 60 Vickerman Street
 PO Box 1152, Nelson
 PH 03 548 3358
 email admin@v-p.co.nz

ADDRESS OF BODY CORPORATE:
 Takaka Co-Housing
 Body Corporate
 Melihana Street
 Takaka 7110

Complete Stage Units on Lot 1 DP 583308
 Plan

SHEET 1 of 12

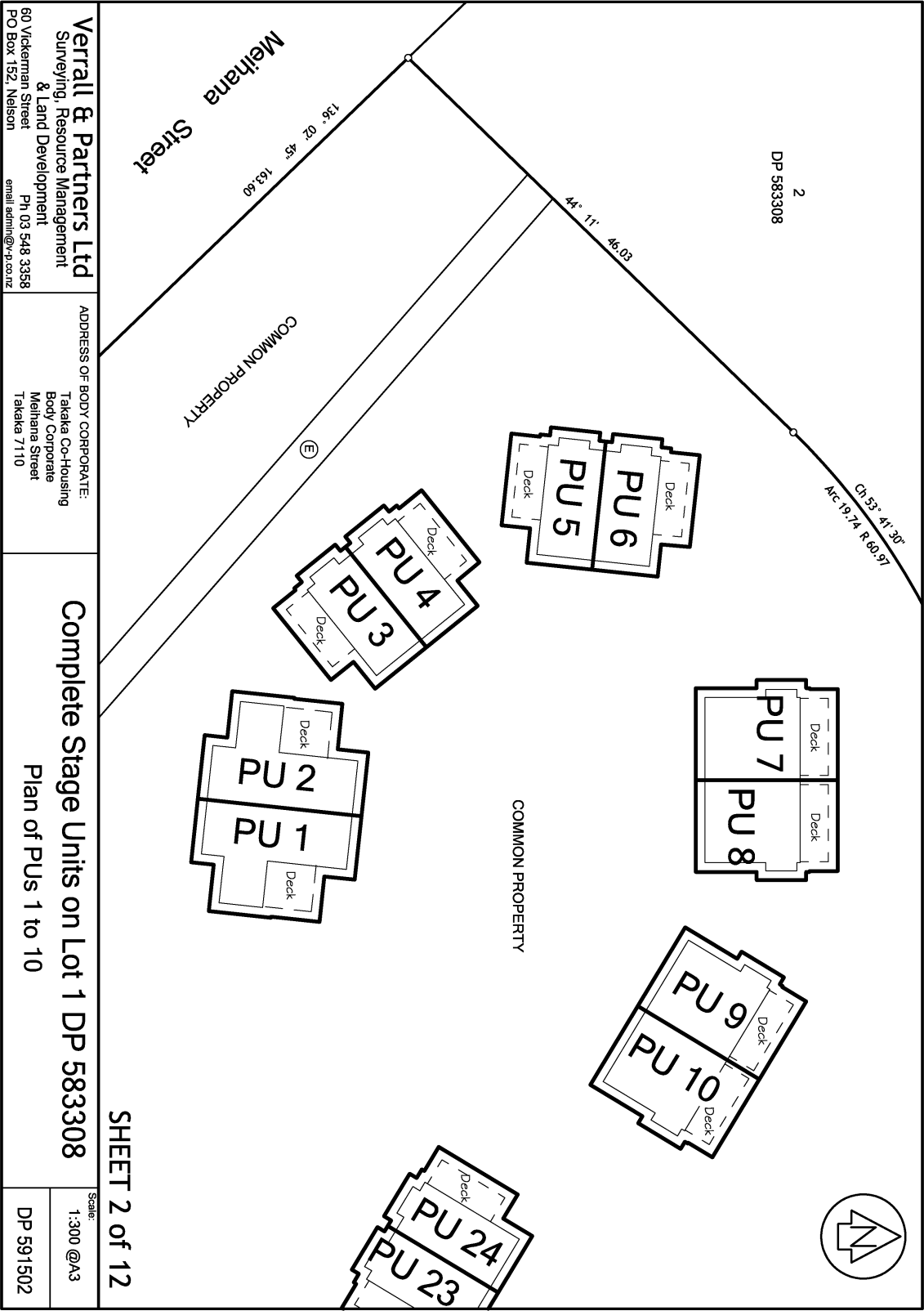
See Sheets 2 to 5 for PUs 1 to 34 enlarged
 See Sheet 6 for AUs 1a to 34a enlarged.

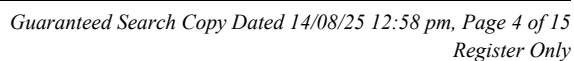
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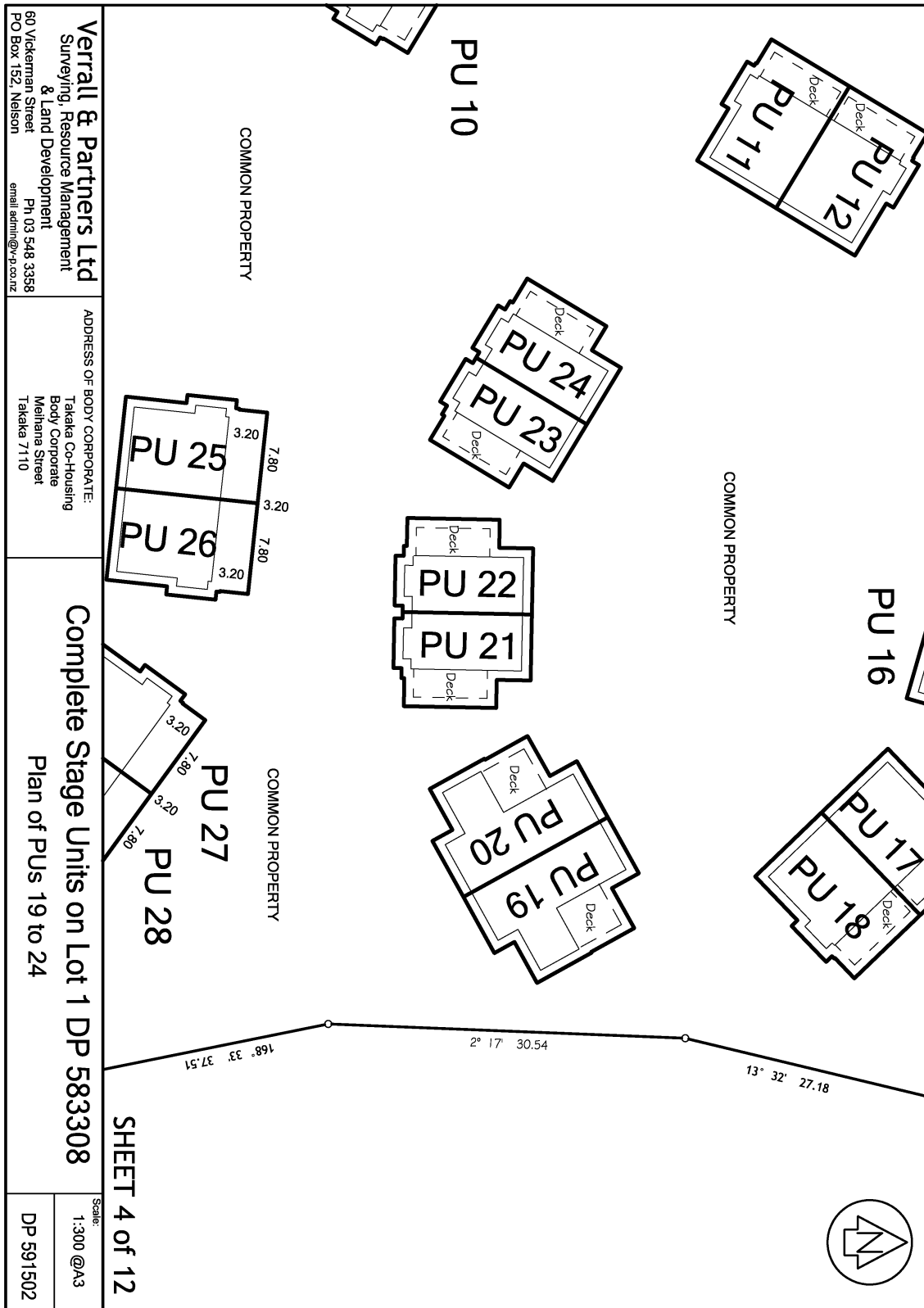
1. Horizontal boundaries between co-joined principal units are CL of dividing walls or the extension of those CL walls beyond the building cladding to intersect the unit boundary. Adjoining common property the principal unit boundaries shall be 0.80m of set from exterior line of wall cladding or decks unless shown otherwise.
2. All accessory units are car parks 5.00m deep and are defined by face of kerbs or measurements from same unless otherwise shown.
3. The vertical limits of all Principal and Accessory Units is defined by the top of the finished floor level of the lowest finished floor level. Lower height limits are generally 0.40m below finished floor level.
4. The horizontal boundaries of Future Developments Units 40 to 50 is 0.80m from cladding or 0.87m from current floor pads depending on their stage of completion and will also extend 0.80m off set about future decks once they are also built.
5. The horizontal boundaries of Future Developments units 51 to 59 are defined by the face of kerbs or measurements from same unless otherwise shown.
6. Where unit boundaries are not defined by physical features they are defined by measurements.
7. All easements are existing and are defined on DP 583308. Both subject and appurtenant easements are shown in the schedule. Where practicable, easement positions have been shown on plans & or elevations. Refer to DP 583308 for definition.
8. For Unit Schedule and Benchmark Information see Sheet 12
9. Definition of Abbreviations
 - PU - Principal Unit
 - AU - Accessory Unit
 - FDU - Future Development Unit
 - RL - Reduced Level
 - CL - Centre Line
 - BDY - Boundary
 - FK - Face Kerb
10. H.A.D. - Height above datum (which is synonymous with the term "Reduced Level" as above).
11. Elevations are perpendicular to the unclimbing face and are notationally shown as N, S, E, W or NE, SE, NW & SW as closest aligns to the actual structures orientation(s).

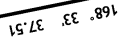
Scale: 1:1000 @A3

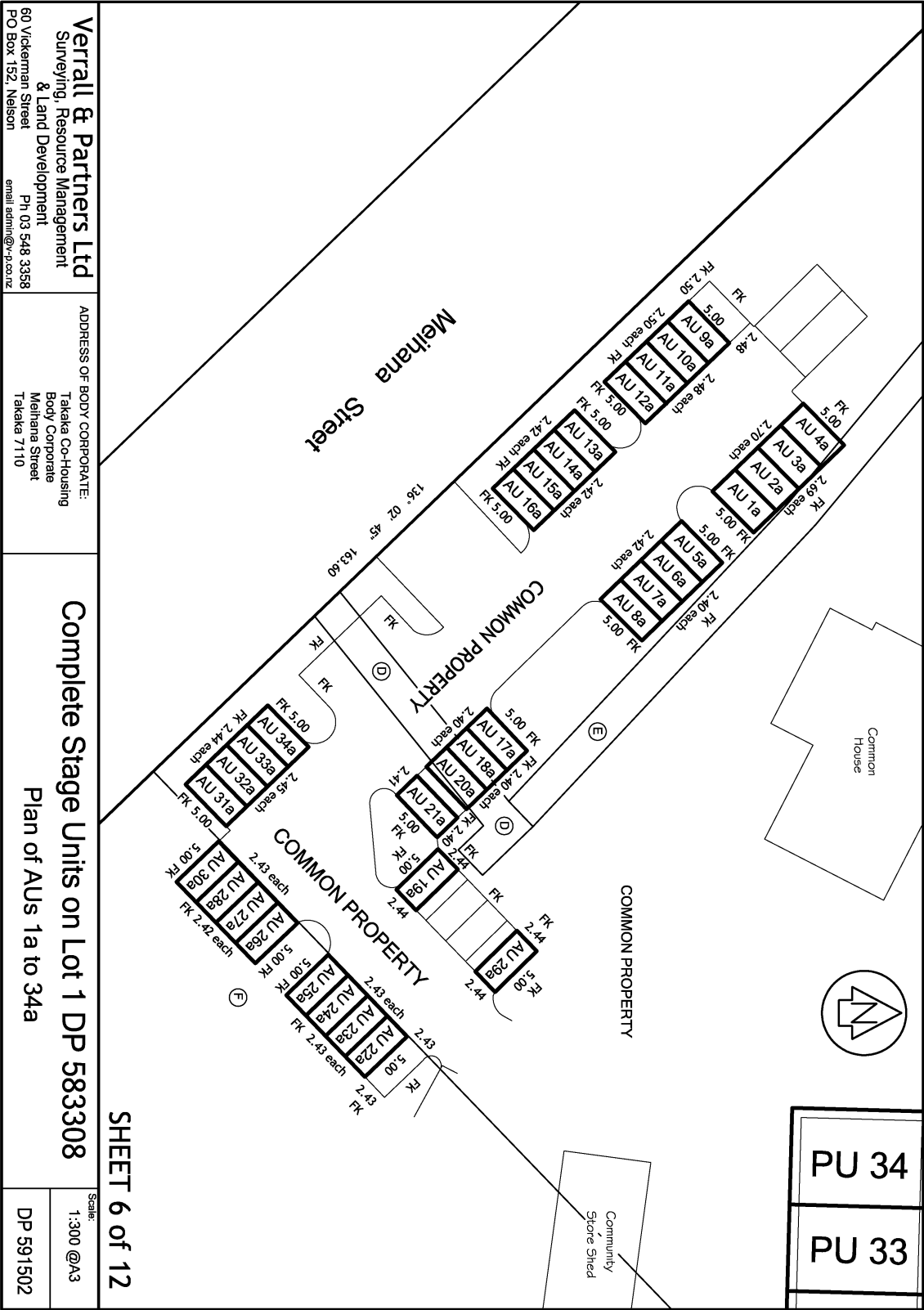
DP 591502













The diagram shows a site plan for 18 proposed units (PU 11 to PU 18) arranged in a grid. The units are labeled with their orientation (North, South, East, West) and their corresponding H.A.D. and Elevations. The plan includes a north arrow and a scale bar.

Unit	Orientation	H.A.D.	Elevations
PU 11	North	15.20	15.15
PU 12	South	7.50	7.45
PU 13	East	15.20	15.15
PU 14	West	7.50	7.45
PU 15	North	15.15	15.15
PU 16	South	7.45	7.45
PU 17	East	15.15	15.15
PU 18	West	7.45	7.45

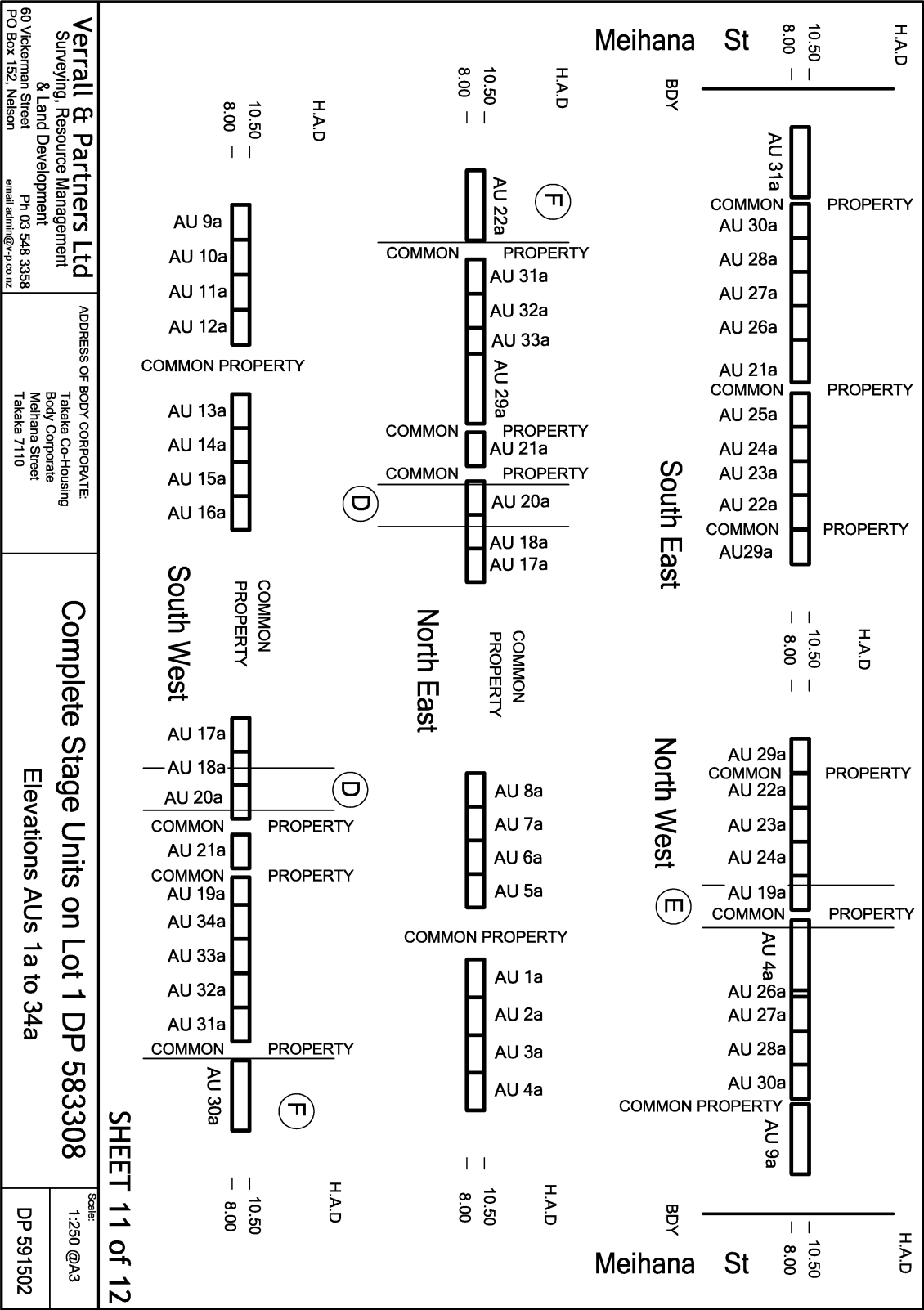
H.A.D

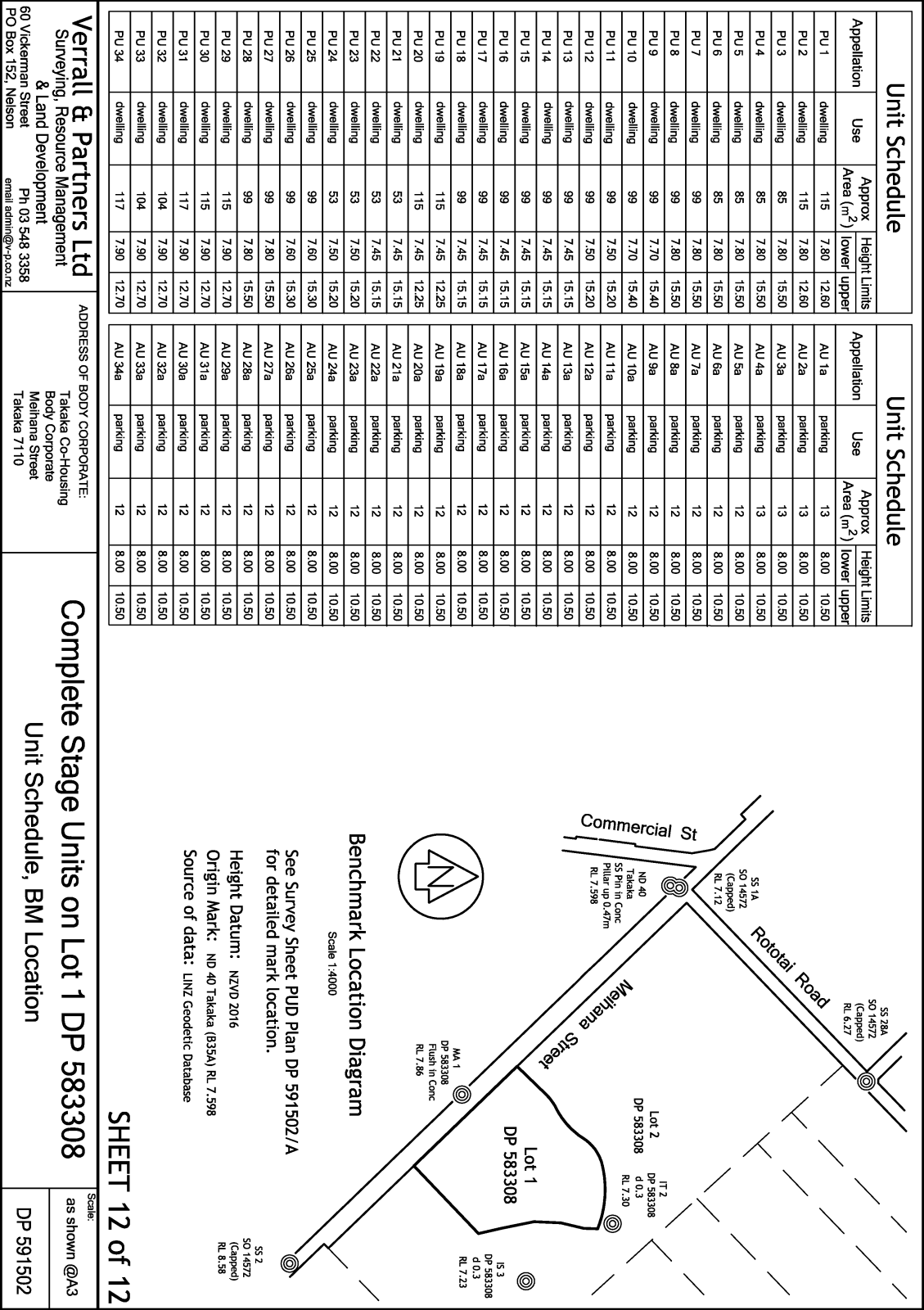
The diagram displays architectural drawings of Stage 1 units, organized by orientation and elevation. Each unit is represented by a simplified house icon with its name and elevation level indicated below it.

- North East:** PU 19 (Elevation: - 12.25), PU 19 (Elevation: - 7.45)
- South East:** PU 20 (Elevation: - 12.25), PU 20 (Elevation: - 7.45)
- North West:** PU 21 (Elevation: - 15.15), PU 21 (Elevation: - 7.45)
- South West:** PU 22 (Elevation: - 15.15), PU 22 (Elevation: - 7.45)
- North East:** PU 23 (Elevation: - 15.20), PU 23 (Elevation: - 7.50)
- South East:** PU 24 (Elevation: - 15.20), PU 24 (Elevation: - 7.50)
- North West:** PU 24 (Elevation: - 15.20), PU 24 (Elevation: - 7.50)
- South West:** PU 23 (Elevation: - 15.20), PU 23 (Elevation: - 7.50)

Verrall & Partners Ltd Surveying, Resource Management & Land Development 60 Vickerman Street PO Box 152, Nelson email: admin@v-p.co.nz Ph 03 548 3358	ADDRESS OF BODY CORPORATE: Takaka Co-Housing Body Corporate Meihana Street Takaka 7110	
SHEET 9 of 12		
Complete Stage Units on Lot 1 DP 583308		
Elevations PUs 19 to 24		
Scale: 1:300 @A3		
DP 591502		

SHEET 10 of 12







**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 2010**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**

Identifier

1134542

Land Registration District **Nelson**

Date Issued 18 August 2023

Plan Number DP 591502

Subdivision of

Lot 1 Deposited Plan 583308

Prior References

1095163

Unit Titles Issued

1134508	1134509	1134510	1134511
1134512	1134513	1134514	1134515
1134516	1134517	1134518	1134519
1134520	1134521	1134522	1134523
1134524	1134525	1134526	1134527
1134528	1134529	1134530	1134531
1134532	1134533	1134534	1134535
1134536	1134537	1134538	1134539
1134540	1134541		

Interests**OWNERSHIP OF COMMON PROPERTY**

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

Subject to a right to emit noise from a dairy factory operation over part marked F DP 583308 created by Easement Instrument 5425802.1 - 6.12.2002 at 9:00 am

Appurtenant hereto is a right to drain water created by Easement Instrument 12586195.4 - 29.5.2023 at 10:28 am

The easements created by Easement Instrument 12586195.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over part marked D DP 583308 in favour of Chorus New Zealand Limited created by Easement Instrument 12586195.5 - 29.5.2023 at 10:28 am

The easements created by Easement Instrument 12586195.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity and telecommunications over part marked D and E DP 583308 in favour of Network Tasman Limited created by Easement Instrument 12586195.6 - 29.5.2023 at 10:28 am

The easements created by Easement Instrument 12586195.6 are subject to Section 243 (a) Resource Management Act 1991

12586195.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.5.2023 at 10:28 am

12755193.1 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 18.8.2023 at 11:27 am

12755193.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 18.8.2023 at 11:27 am