



Record of Survey - DP 590580/A

Survey Number	DP 590580/A
Surveyor Reference	Birman - SPUD
Surveyor	Warren Bruce Gunn
Survey Firm	Technical Spatial Limited
Surveyor Declaration	I Warren Bruce Gunn, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 05 Sep 2024 10:00 AM

Survey Details

Dataset Description	Substituted Proposed Unit Development on Lot 24 DP 582680		
Purpose	Substituted Proposed Unit Development		
Status	Deposited	Type	Survey
Land District	Hawkes Bay	Survey Class	Class A
Meridional Circuit	Hawkes Bay 2000	Vertical Datum	New Zealand Vertical Datum 2016

Survey Dates

Surveyed Date	25/06/2024	Certified Date	05/09/2024
Submitted Date	05/09/2024 10:00:31	Survey Approval Date	06/09/2024
Deposit Date	19/09/2024		

Referenced Surveys

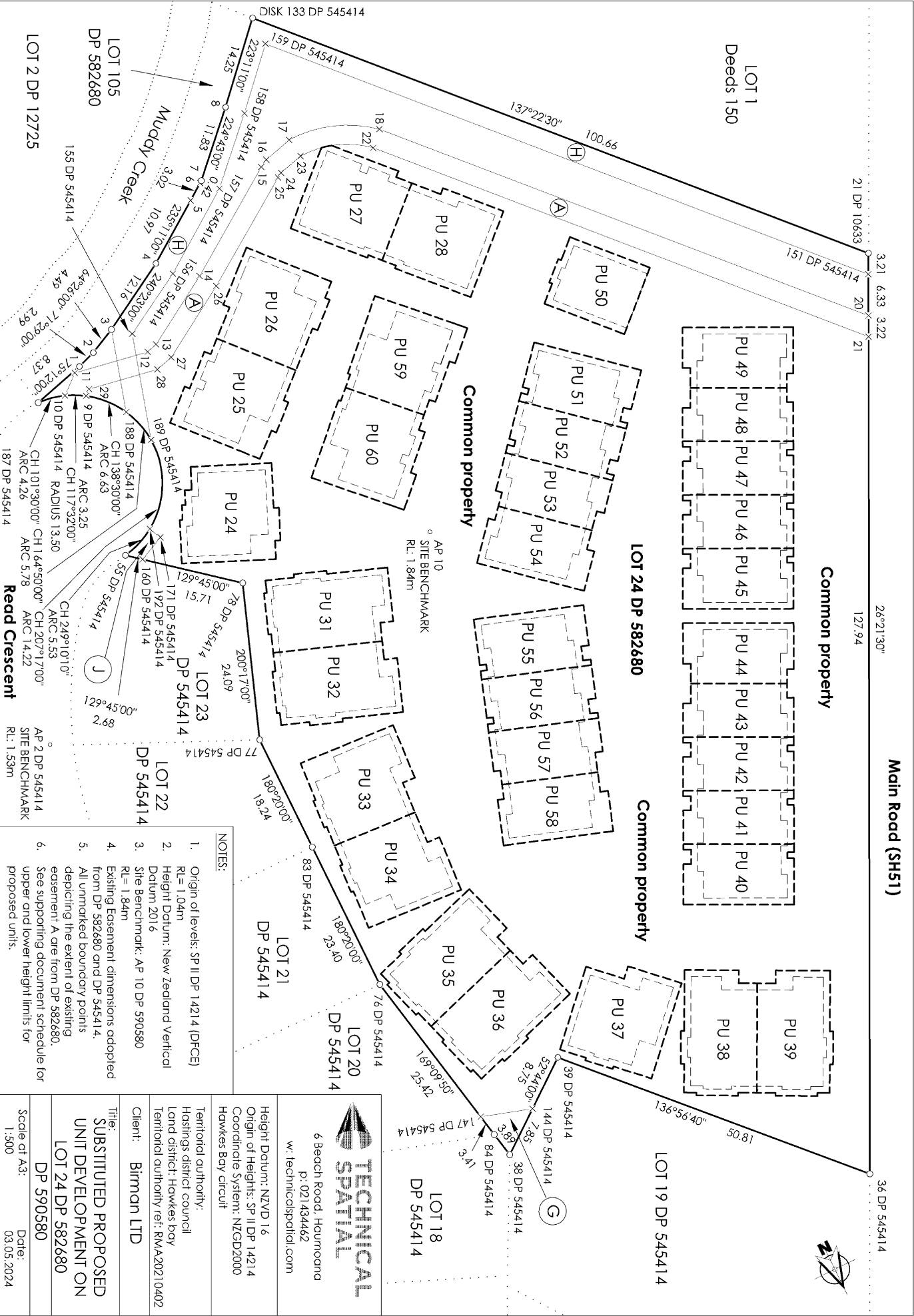
Survey Number	Land District	Bearing Correction
DP 590580/C	Hawkes Bay	0°00'00"
DP 590580/F	Hawkes Bay	0°00'00"
DP 582680	Hawkes Bay	0°00'00"
DP 590580/B	Hawkes Bay	0°00'00"
DP 545414	Hawkes Bay	0°00'00"

Territorial Authorities

Hastings District

Comprised In

RT 1116337
RT 1187173
RT 1130525
RT 1130490
RT 1130491
RT 1130492
RT 1130493
RT 1130494



Main Road (SH51)

Common property

LOT 1
Deeds 150

LOT 24 DP 582680

Common property

LOT 19 DP 545414

LOT 18
DP 545414

LOT 21
DP 545414

LOT 20
DP 545414

LOT 22
DP 545414

LOT 23
DP 545414

LOT 105
DP 582680

LOT 2 DP 12725

NOTES:

1. Origin of levels: SP 11 DP 14214 (DFCE)
RL= 1.04m
2. Height Datum: New Zealand Vertical Datum 2016
3. Site Benchmark: AP 10 DP 590580
RL= 1.84m
4. Existing Easement dimensions adopted from DP 582680 and DP 545414.
5. All unmarked boundary points depicting the extent of existing easement A are from DP 582680. See supporting document schedule for upper and lower height limits for proposed units.
- 6.



6 Beech Road, Haumoana
p: 021 434462
w: technicalspatial.com

Height Datum: NZVD 16
Origin of Heights: SP 11 DP 14214
Coordinate System: NZGD2000
Howkes Bay circuit

Territorial authority:
Hastings district council
Land district: Howkes bay
Territorial authority ref: RMA20210402

Client: Birman LTD

Title:
SUBSTITUTED PROPOSED
UNIT DEVELOPMENT ON
LOT 24 DP 582680

DP 590580
Scale at A3:
1:500
Date:
03.05.2024

Proposed Unit Heights			
Unit Reference All on DP 590580	Height limits		Allocated RT reference RT = Record of title
	Upper	Lower	
PU 24	8.35m	2.18m	1130490
PU 25	8.35m	2.18m	1130491
PU 26	8.35m	2.18m	1130492
PU 27	8.35m	2.18m	1130493
PU 28	8.35m	2.18m	1130494
PU 31	8.35m	2.18m	1130497
PU 32	8.35m	2.18m	1130498
PU 33	8.35m	2.18m	1130499
PU 34	8.35m	2.18m	1130500
PU 35	8.35m	2.18m	1130501
PU 36	8.35m	2.18m	1130502
PU 37	8.35m	2.18m	1130503
PU 38	8.35m	2.18m	1130504
PU 39	8.35m	2.18m	1130505
PU 40	8.35m	2.18m	1130506
PU 41	8.35m	2.18m	1130507
PU 42	8.35m	2.18m	1130508
PU 43	8.35m	2.18m	1130509
PU 44	8.35m	2.18m	1130510
PU 45	8.35m	2.18m	1130511
PU 46	8.35m	2.18m	1130512
PU 47	8.35m	2.18m	1130513
PU 48	8.35m	2.18m	1130514
PU 49	8.35m	2.18m	1130515
PU 50	8.35m	2.18m	1130516
PU 51	8.35m	2.18m	1130517
PU 52	8.35m	2.18m	1130518
PU 53	8.35m	2.18m	1130519
PU 54	8.35m	2.18m	1130520
PU 55	8.35m	2.18m	1130521
PU 56	8.35m	2.18m	1130522
PU 57	8.35m	2.18m	1130523
PU 58	8.35m	2.18m	1130524
PU 59	8.35m	2.18m	1194236
PU 60	8.35m	2.18m	1194237
Levels in terms of New Zealand Vertical Datum 2016			
Origin Mark: SP II DP 14214 (DFCE) RL = 1.04m			
Site Benchmark: AP 2 DP 545414 RL = 1.528m			

LT 590580/A Schedule/Memorandum

Land registration district
Hawkes Bay

Territorial authority
Hastings District

Schedule of Existing Easements in Gross

Parcels shown with a prefix of *HL*- include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right to convey electricity, telecommunications	H, J	Lot 24 DP 582680	11705910.11
Right to drain sewage Right to convey water	G	Lot 24 DP 582680	11705910.10
Right to convey water	A	Lot 24 DP 582680	12649420.2

Schedule of Existing Appurtenant Easements

PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right to drain water	B	Lot 105 DP 582680	12649420.3