



Record of Survey - DP 590580

Survey Number	DP 590580
Surveyor Reference	Stage 5 Birman
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 01 Jul 2025 05:37 PM

Survey Details

Dataset Description	Stage 5 Unit Plan on Lot 24 DP 582680		
Purpose	Stage Unit Plan		
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	12/06/2025	Certified Date	01/07/2025
Submitted Date	01/07/2025 17:37:32	Survey Approval Date	21/07/2025
Deposit Date	02/07/2025		

Territorial Authorities

Hastings District

Comprised In

RT 1130525
RT 1225017
RT 1116337

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Principal Unit 35 Deposited Plan 590580	Principal Unit		1130501
Principal Unit 36 Deposited Plan 590580	Principal Unit		1130502
Principal Unit 55 Deposited Plan 590580	Principal Unit		1130521
Principal Unit 56 Deposited Plan 590580	Principal Unit		1130522
Principal Unit 57 Deposited Plan 590580	Principal Unit		1130523
Principal Unit 58 Deposited Plan 590580	Principal Unit		1130524
Future Development Unit 106 Deposited Plan 590580	Future Development Unit		1246314
Future Development Unit 107 Deposited Plan 590580	Future Development Unit		1246315
Total Area		0.0000 Ha	

Main Road (SH51)

FDU 107

LOT 1
Deeds 150



6 Beach Road, Haumoana
p: 021434462
w: technicalspatial.com

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

Territorial authority:

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

Client: Birman LTD

Title: STAGE 5 UNIT

DEVELOPMENT ON LOT 24
DP 582680

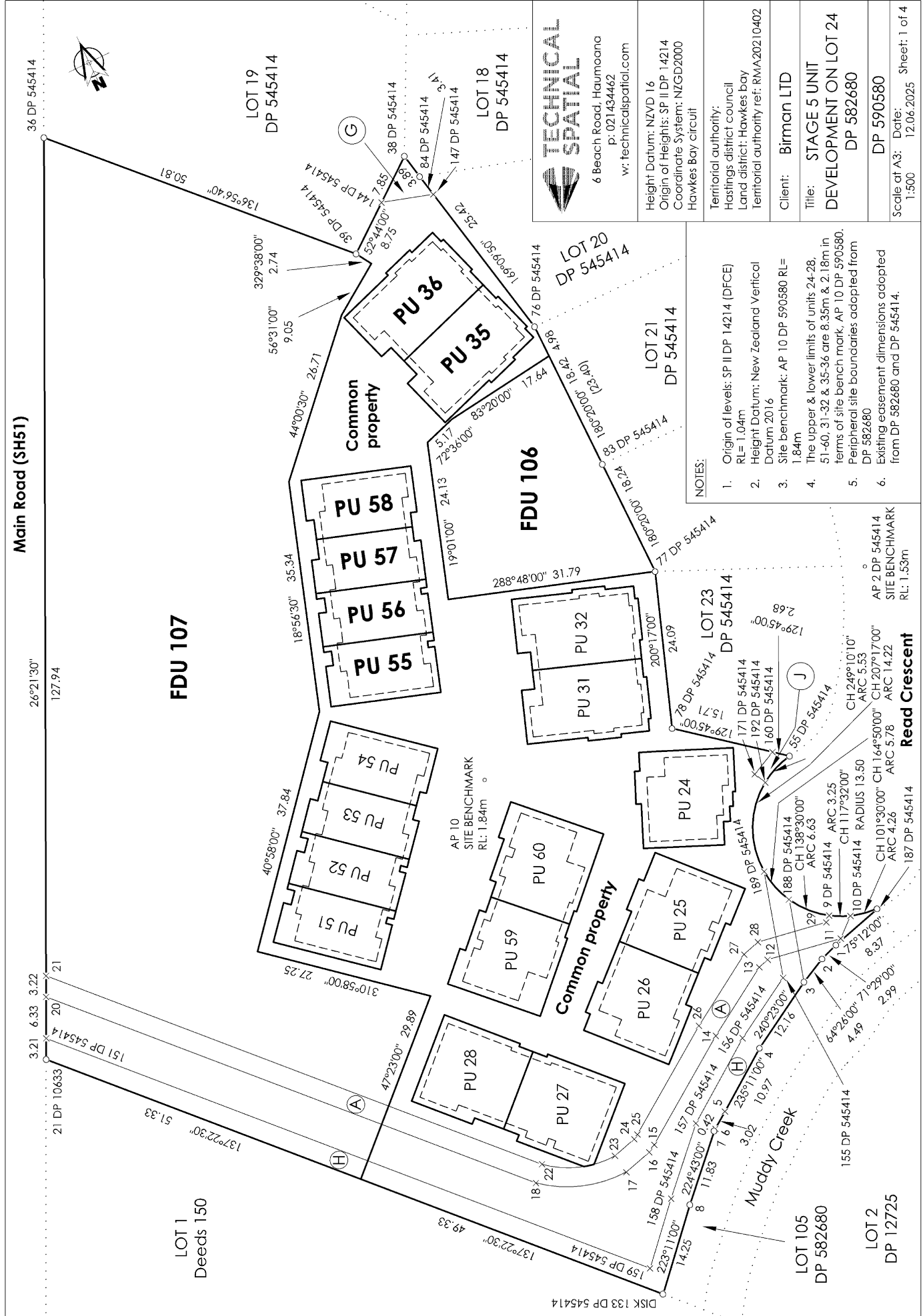
DP 590580

Scale at A3: 1:500
Date: 12.06.2025
Sheet: 1 of 4

NOTES:

1. Origin of levels: SP II 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. The upper & lower limits of units 24-28, 51-60, 31-32 & 35-36 are 8.35m & 2.18m in terms of site benchmark, AP 10 DP 590580, DP 582680
5. Peripheral site boundaries adopted from DP 582680
6. Existing easement dimensions adopted from DP 582680 and DP 545414.

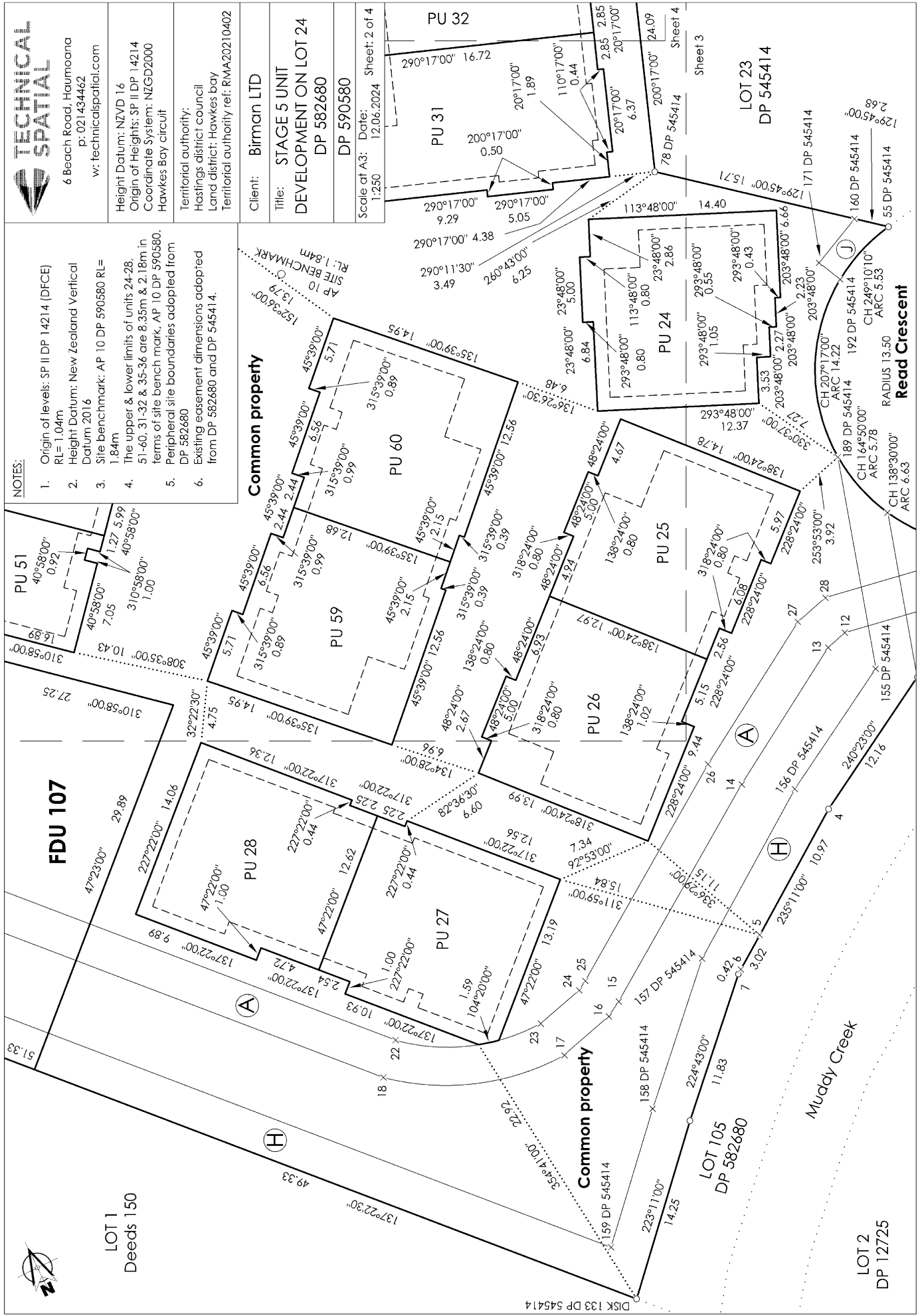
Read Crescent





LOT 1
Deeds 150

FDU 107



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6 Beach Road, Haumoana
p: 021434462
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Height Datum: NZVD 16
Origin of Heights: SP II DP 14214
Coordinate System: NZGD2000
Hawkes Bay circuit

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

Client: Birman LTD

Title: STAGE 5 UNIT
DEVELOPMENT ON LOT 24
DP 582680

DP 590580

Scale of A3: Date: 12.06.2024
1:250 Sheet: 2 of 4

LOT 23
DP 545414

LOT 2
DP 12725

Muddy Creek

Read Crescent



FDU 107

Sheet 4

Common property



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

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

Territorial authority:
Hastings district council
Land district: Hawkes Bay
Territorial authority ref: RMA20210402

Client: Birman LTD

Title: STAGE 5 UNIT
DEVELOPMENT ON LOT 24
DP 582680

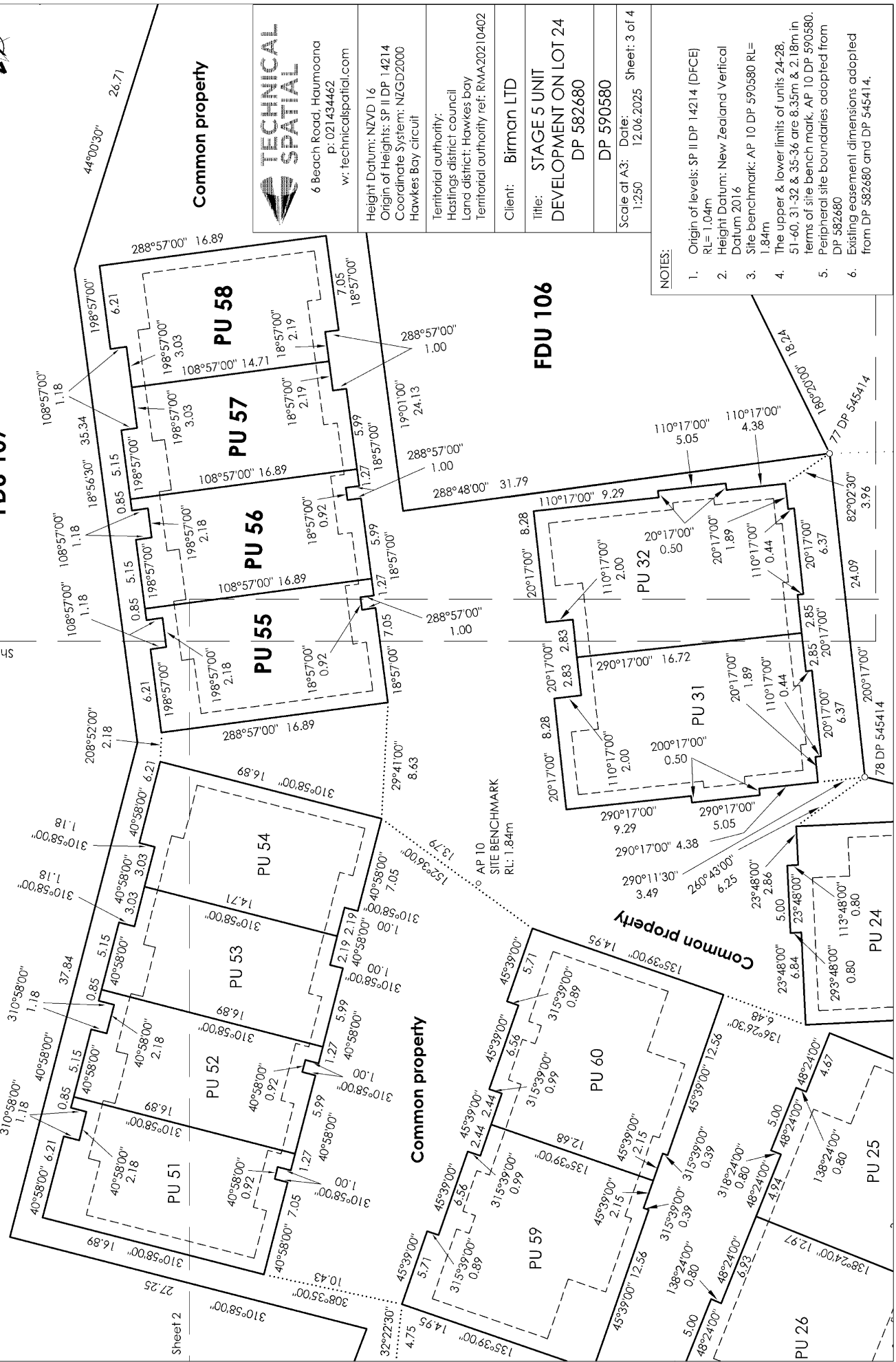
DP 590580

Scale at A3: Date: Sheet: 3 of 4
1:250 12.06.2025

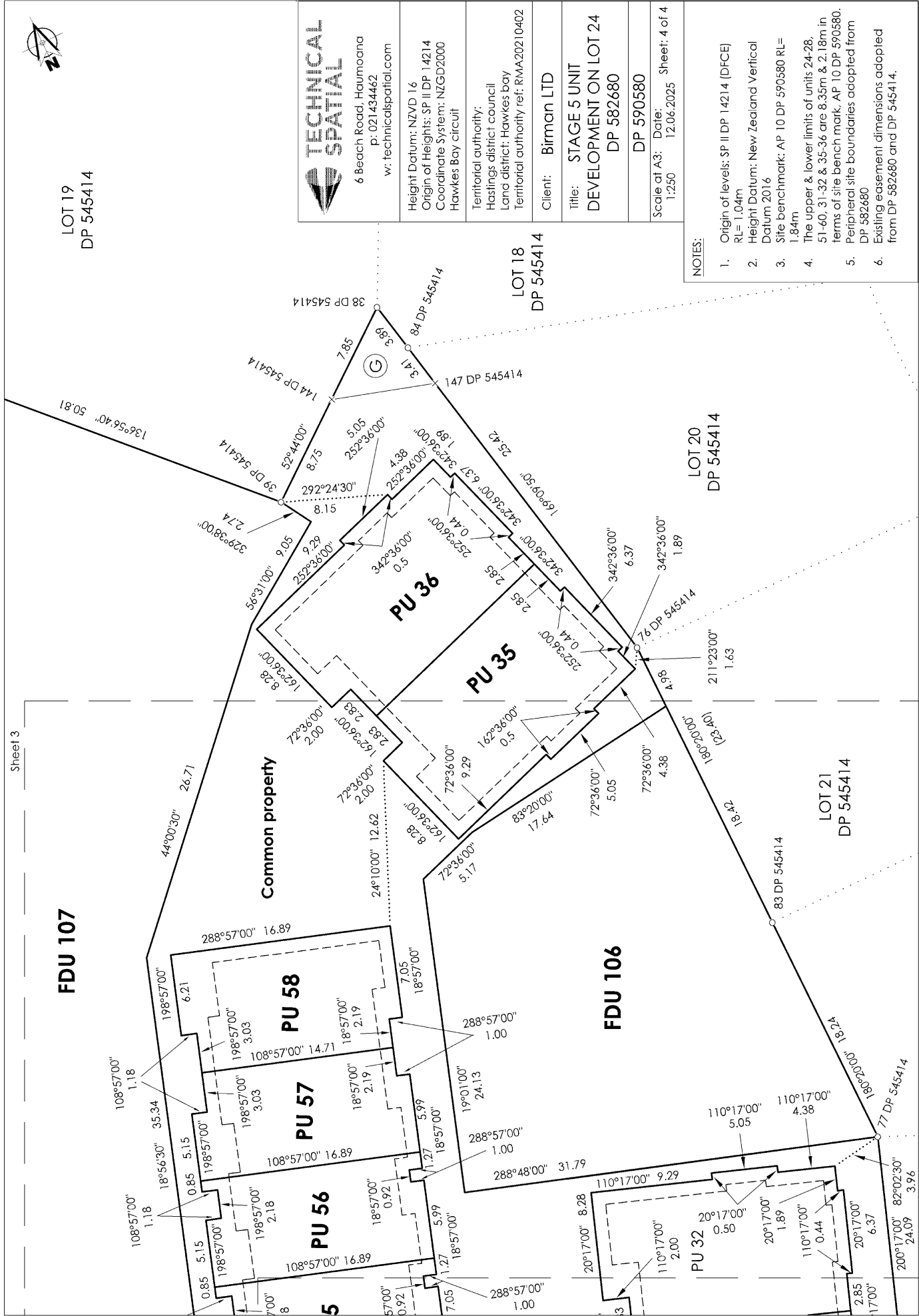
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4. The upper & lower limits of units 24-28,
51-60, 31-32 & 35-36 are 8.35m & 2.18m in
terms of site bench mark. AP 10 DP 590580.
5. Peripheral site boundaries adopted from
DP 582680
6. Existing easement dimensions adopted
from DP 582680 and DP 545414.

FDU 106



Sheet 2





**TECHNICAL
SPATIAL**

6 Beach Road, Haumoana
p: 021434462
w: technicalspatial.com

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

Territorial authority:
Hastings district council
Lana district: Hawkes bay
Territorial authority ref: RMA20210402

Client: **Birman LTD**

Title: **STAGE 5 UNIT
DEVELOPMENT ON LOT 24
DP 582680**

DP 590580

Scale at A3: 1:250 Date: 12.06.2025 Sheet: 4 of 4

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- Peripheral site boundaries adopted from DP 582680
- Existing easement dimensions adopted from DP 582680 and DP 545414.

LT 590580 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