



Record of Survey - DP 572955

Survey Number	DP 572955
Surveyor Reference	H20210026 - Middle Rd
Surveyor	Christopher Michael Bean
Survey Firm	Development Nous Limited
Surveyor Declaration	I Christopher Michael Bean, 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 03 Mar 2025 11:12 AM

Survey Details

Dataset Description	LOTS 1 - 5 BEING A SUBDIVISION OF LOT 1 DP 4150, LOT 5 DP 4563 & PT LOT 1 DP 5205		
Purpose	LT Subdivision		
Status	Deposited	Type	Survey
Land District	Hawkes Bay	Survey Class	Class B
Meridional Circuit	Hawkes Bay 2000	Vertical Datum	None

Survey Dates

Surveyed Date	03/02/2022	Certified Date	03/03/2025
Submitted Date	03/03/2025 11:12:12	Survey Approval Date	04/03/2025
Deposit Date	13/05/2025		

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 7273	Hawkes Bay	0°00'00"
DP 8694	Hawkes Bay	0°00'00"
SO 3861	Hawkes Bay	0°00'00"
SO 4615	Hawkes Bay	0°00'00"
SO 3860	Hawkes Bay	0°00'00"
SO 4017	Hawkes Bay	0°00'00"
SO 4614	Hawkes Bay	0°00'00"
DP 429718	Hawkes Bay	0°00'00"
DP 498841	Hawkes Bay	0°00'00"

Territorial Authorities

Hastings District

Comprised In

RT HBA4/410
RT HBB1/640
RT HB86/4

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area B Deposited Plan 572955	Easement		



Record of Survey - DP 572955

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area C Deposited Plan 572955	Easement		
Area A Deposited Plan 572955	Easement		
Lot 1 Deposited Plan 572955	Fee Simple Title	0.8738 Ha	1041942
Lot 4 Deposited Plan 572955	Fee Simple Title	1.4547 Ha	1041945
Lot 5 Deposited Plan 572955	Fee Simple Title	2.2970 Ha	1041946
Lot 2 Deposited Plan 572955	Fee Simple Title	136.5372 Ha	1041943
Lot 3 Deposited Plan 572955	Fee Simple Title	46.2015 Ha	1041944
Total Area		187.3642 Ha	

Mark and Vector

Survey Number DP 572955
Meridional Circuit Hawkes Bay 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
IT 12 DP 429718	XLIV SO 4614	ob0	14°08'40"	A DP 429718	0°00'00"	459.75	A DP 429718	
XLIV SO 4614	XLIII SO 4614	ob1	9°00'57"	A DP 429718	0°00'00"	135.05	A DP 429718	
XLIII SO 4614	XLII SO 4614	ob5	36°45'17"	A SO 4614	0°00'00"	193.92	A SO 4614	
XLII SO 4614	XLI SO 4614	ob6	20°38'09"	A SO 4614	0°00'00"	109.69	A SO 4614	
XLI SO 4614	XL SO 4614	ob8	358°50'41"	A SO 4614	0°00'00"	155.28	A SO 4614	
XL SO 4614	XLA SO 4614	ob10	25°26'13"	A SO 4614	0°00'00"	90.62	A SO 4614	
XLA SO 4614	XXXIX SO 4614	ob12	25°26'13"	A SO 4614	0°00'00"	100.75	A SO 4614	
XXXIX SO 4614	XXXVIII SO 4614	ob14	26°29'45"	A SO 4614	0°00'00"	134.13	A SO 4614	
XXXVIII SO 4614	XXXVII SO 4614	ob16	26°29'45"	A SO 4614	0°00'00"	211.99	A SO 4614	
XXXVII SO 4614	IS X DP 8694	ob20	51°47'44"	A DP 8694	0°00'00"	129.97	A DP 8694	
IS X DP 8694	IB 1 DP 498841	ob22	209°10'25"	A DP 498841	0°00'00"	524.82	A DP 498841	
IB 1 DP 498841	IT 12 DP 429718	ob24	198°32'10"	A DP 498841	0°00'00"	1,157.22	A DP 498841	
IS X DP 8694	XXXVI SO 4614	ob23	51°47'44"	A SO 4614	0°00'00"	70.71	A DP 8694	
XXXVI SO 4614	XXXV SO 4614	ob29	36°18'02"	A SO 4614	0°00'00"	200.95	A SO 4614	
XXXV SO 4614	XXXIV SO 4614	ob34	49°21'00"	A SO 4614	0°00'00"	118.55	A SO 4614	
XXXIV SO 4614	IT (4) SO 4614	ob36	20°42'47"	A SO 4614	0°00'00"	85.32	A SO 4614	
IT (4) SO 4614	XXXIII SO 4614	ob38	20°42'47"	A SO 4614	0°00'00"	57.08	A SO 4614	
XXXIII SO 4614	XXXII SO 4614	ob40	9°24'20"	A SO 4614	0°00'00"	43.50	A SO 4614	
XXXII SO 4614	XXXI SO 4614	ob41	26°46'25"	A SO 4614	0°00'00"	106.47	A SO 4614	
XXXI SO 4614	IT (200) SO 4614	ob42	15°17'27"	A SO 4614	0°00'00"	180.51	A SO 4614	
IT (200) SO 4614	XXX SO 4614	ob43	15°17'27"	A SO 4614	0°00'00"	96.94	A SO 4614	
XXX SO 4614	IT (202) SO 4614	ob44	44°38'50"	A SO 4614	0°00'00"	104.04	A SO 4614	
IT (202) SO 4614	IT (201) SO 4614	ob45	44°38'50"	A SO 4614	0°00'00"	108.77	A SO 4614	
IT (201) SO 4614	XXIX SO 4614	ob46	44°38'50"	A SO 4614	0°00'00"	90.01	A SO 4614	
XXIX SO 4614	XXVIII SO 4614	ob47	13°36'19"	A SO 4614	0°00'00"	557.06	A SO 4614	
XXVIII SO 4614	SS XXVII SO 4614	ob48	12°58'41"	A SO 4614	0°00'00"	218.09	A SO 4614	
XLIV SO 4614	IT 1 DP 572955	ob2	0°18'15"	M		1,034.40	M	
IT 1 DP 572955	XXXVI SO 4614	ob78	78°02'15"	M		573.97	M	
XXXVI SO 4614	IT 2 DP 572955	ob30	31°40'25"	M		319.85	M	
IT 2 DP 572955	IT 1 DP 572955	ob55	241°47'50"	M		827.71	M	
XXXVI SO 4614	IB 1 DP 498841	ob31	211°48'50"	M		590.72	M	
IB 1 DP 498841	XXXVIII SO 4614	ob25	17°27'20"	M		197.21	M	
IB 1 DP 498841	XLIV SO 4614	ob26	201°25'25"	M		699.73	M	
XLIV SO 4614	IT 3 DP 572955	ob3	9°39'10"	M		709.75	M	
IT 3 DP 572955	XXXVIII SO 4614	ob79	54°27'40"	M		240.53	M	
IT 3 DP 572955	IT 1 DP 572955	ob80	341°15'45"	M		353.41	M	

Mark and Vector

Survey Number DP 572955
Meridional Circuit Hawkes Bay 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
XXXVIII SO 4614	IT 1 DP 572955	ob17	302°13'00"	M		365.54 M		
XXXVIII SO 4614	PEG LXXIII SO 3860	ob18	304°53'00"	A SO 4614	0°00'00"	15.27 A	SO 4614	
XXXVII SO 4614	PEG (1) SO 4614	ob21	309°05'00"	A SO 4614	0°00'00"	15.48 A	SO 4614	
PEG LXXIII SO 3860	PEG (1) SO 4614	ob49	26°29'30"	C		213.12 C		Class B
XXXVI SO 4614	PEG 9 DP 572955	ob32	315°45'00"	M		17.11 M		
PEG (1) SO 4614	PEG 9 DP 572955	ob51	51°15'10"	C		202.29 C		Class B
XXXV SO 4614	PEG 10 DP 572955	ob35	312°26'00"	A SO 4614	0°00'00"	15.17 A	SO 4614	
PEG 9 DP 572955	UNMK 26 DP 572955	ob52	36°49'00"	C		197.80 C		Class B
XXXIV SO 4614	PEG (5) SO 4614	ob37	294°38'00"	A SO 4614	0°00'00"	14.59 A	SO 4614	
PEG 10 DP 572955	UNMK 25 DP 572955	ob53	50°15'20"	C		2.03 C		Class B
IT (4) SO 4614	PEG (2) SO 4614	ob39	310°43'00"	A SO 4614	0°00'00"	11.93 A	SO 4614	
PEG (5) SO 4614	PEG 4 DP 572955	ob54	22°52'40"	C		82.46 C		Class B
PEG 4 DP 572955	PEG (2) SO 4614	ob76	22°52'40"	C		6.00 C		Class B
XXXVIII SO 4614	PEG (4) SO 4614	ob19	245°57'00"	A SO 4614	0°00'00"	23.78 A	SO 4614	
XXXIX SO 4614	PEG 12 DP 572955	ob15	296°57'00"	A SO 4614	0°00'00"	15.10 A	SO 4614	
PEG (4) SO 4614	PEG 12 DP 572955	ob61	206°29'00"	A SO 4017	0°00'00"	115.65 C		Class B
XLA SO 4614	PEG 11 DP 572955	ob13	289°28'00"	A SO 4614	0°00'00"	15.18 A	SO 4614	
PEG 12 DP 572955	UNMK 20 DP 572955	ob63	205°26'00"	A SO 3860	0°00'00"	35.82 C		Class B
XL SO 4614	PEG (3) SO 4614	ob11	282°05'00"	A SO 4614	0°00'00"	15.51 A	SO 4614	
PEG 11 DP 572955	PEG (3) SO 4614	ob65	205°26'00"	A SO 3860	0°00'00"	92.62 C		Class B
XLI SO 4614	POST (1) SO 4614	ob9	279°32'00"	A SO 4614	0°00'00"	15.35 A	SO 4614	
PEG (3) SO 4614	POST (1) SO 4614	ob66	178°50'20"	C		155.99 C		Class B
XLII SO 4614	POST (2) SO 4614	ob7	301°35'00"	A SO 4614	0°00'00"	15.77 A	SO 4614	
POST (1) SO 4614	POST (2) SO 4614	ob67	200°52'00"	C		103.74 C		Class B
PEG 4 DP 572955	PEG 5 DP 572955	ob77	283°53'50"	C		84.02 C		Class B

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Survey Number DP 572955
Meridional Circuit Hawkes Bay 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
PEG 5 DP 572955	PEG 6 DP 572955	ob69	328°48'00"	C		82.11	C	Class B
PEG 6 DP 572955	PEG 7 DP 572955	ob70	201°03'15"	C		190.61	C	Class B
PEG 7 DP 572955	PEG 8 DP 572955	ob71	204°25'00"	C		207.53	C	Class B
PEG 8 DP 572955	PEG 9 DP 572955	ob73	130°02'15"	C		50.57	C	Class B
PEG 12 DP 572955	DISK 13 DP 572955	ob64	295°41'00"	C		84.29	C	Class B
DISK 13 DP 572955	UNMK 22 DP 572955	ob74	205°35'00"	C		35.86	C	Class B
PEG 14 DP 572955	PEG 11 DP 572955	ob75	114°38'00"	C		84.56	C	Class B
PEG 7 DP 572955	UNMK 24 DP 572955	ob72	130°17'20"	C		87.72	C	Class B
PEG (4) SO 4614	PEG (18) SO 3860	ob62	297°18'00"	A SO 3860	0°00'00"	104.33	A SO 4017	Class B
PEG (18) SO 3860	PEG (14) SO 3860	ob98	10°22'00"	A SO 3860	0°00'00"	98.41	A SO 3860	Class B
PEG (14) SO 3860	PEG (19) SO 3860	ob99	357°34'00"	A SO 3860	0°00'00"	60.43	A SO 3860	Class B
PEG (19) SO 3860	PEG (5) SO 3860	ob100	288°12'00"	A SO 3860	0°00'00"	173.53	A SO 3860	Class B
PEG (5) SO 3860	PEG (15) SO 3860	ob101	233°58'00"	A SO 3860	0°00'00"	32.61	A SO 3860	Class B
PEG (15) SO 3860	PEG (13) SO 3860	ob102	157°30'00"	A SO 3860	0°00'00"	38.83	A SO 3860	Class B
PEG (13) SO 3860	PEG (12) SO 3860	ob103	205°44'00"	A SO 3860	0°00'00"	54.09	A SO 3860	Class B
PEG (12) SO 3860	PEG (11) SO 3860	ob104	302°32'00"	A SO 3860	0°00'00"	55.10	A SO 3860	Class B
PEG (11) SO 3860	PEG (10) SO 3860	ob105	340°28'00"	A SO 3860	0°00'00"	98.43	A SO 3860	Class B
PEG (10) SO 3860	PEG (8) SO 3860	ob106	7°56'00"	A SO 3860	0°00'00"	52.32	A SO 3860	Class B
PEG (8) SO 3860	PEG (9) SO 3860	ob107	303°47'00"	A SO 3860	0°00'00"	87.21	A SO 3860	Class B
PEG (9) SO 3860	PEG (7) SO 3860	ob108	280°54'00"	A SO 3860	0°00'00"	98.73	A SO 3860	Class B
PEG (7) SO 3860	PEG (6) SO 3860	ob109	309°53'00"	A SO 3860	0°00'00"	96.10	A SO 3860	Class B
PEG (6) SO 3860	PEG (3) SO 3860	ob110	286°19'00"	A SO 3860	0°00'00"	88.51	A SO 3860	Class B
PEG (3) SO 3860	PEG (16) SO 3860	ob111	297°47'00"	A SO 3860	0°00'00"	90.49	A SO 3860	Class B
PEG (16) SO 3860	PEG (4) SO 3860	ob112	281°41'00"	A SO 3860	0°00'00"	135.49	A SO 3860	Class B
PEG (4) SO 3860	PEG (2) SO 3860	ob113	286°45'00"	A SO 3860	0°00'00"	60.19	A SO 3860	Class B
PEG (2) SO 3860	PEG (1) SO 3860	ob114	340°48'00"	A SO 3860	0°00'00"	59.43	A SO 3860	Class B
PEG (1) SO 3860	IT 1 DP 572955	ob115	121°48'40"	C		800.27	C	

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Meridional Circuit Hawkes Bay 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
PEG LXXIII SO 3860	PEG LXXII SO 3860	ob50	297°18'00"	A SO 3860	0°00'00"	89.14 A	SO 4017	Class B
PEG LXXII SO 3860	PEG LXXI SO 3860	ob119	10°22'00"	A SO 3860	0°00'00"	85.76 A	SO 3860	Class B
PEG LXXI SO 3860	PEG LXIX SO 3860	ob120	357°34'00"	A SO 3860	0°00'00"	76.60 A	SO 3860	Class B
PEG LXIX SO 3860	PEG DP 7273	ob121	288°12'00"	A SO 3860	0°00'00"	89.66 A	DP 7273	Class B
PEG DP 7273	PEG XIII DP 7273	ob116	18°09'25"	A DP 7273	0°00'00"	142.87 A	DP 7273	Class B
PEG XIII DP 7273	PEG XII DP 7273	ob117	287°32'30"	A DP 7273	0°00'00"	136.57 A	DP 7273	Class B
PEG DP 5205	IT 1 DP 572955	ob122	190°18'20"	C		442.90 C		
IT 3 DP 572955	DISK 13 DP 572955	ob81	36°21'00"	M		78.40 M		
IT 3 DP 572955	PEG 14 DP 572955	ob82	177°20'00"	M		30.95 M		
IB 1 DP 498841	PEG 12 DP 572955	ob27	349°18'40"	M		76.26 M		
IB 1 DP 498841	PEG 11 DP 572955	ob28	252°59'20"	M		60.94 M		
XXXVI SO 4614	PEG 8 DP 572955	ob33	311°29'00"	M		67.62 M		
IT 2 DP 572955	PEG 10 DP 572955	ob56	211°02'00"	M		116.73 M		
IT 2 DP 572955	PEG 7 DP 572955	ob57	253°51'20"	M		138.27 M		
IT 2 DP 572955	PEG 6 DP 572955	ob58	335°13'40"	M		153.56 M		
IT 2 DP 572955	PEG 5 DP 572955	ob59	342°30'40"	M		72.56 M		
IT 2 DP 572955	PEG 4 DP 572955	ob60	50°38'00"	M		77.29 M		
PEG XII DP 7273	PEG DP 5205	ob118	5°25'20"	A DP 7273	0°00'00"	216.16 A	DP 7273	Class B
UNMK 20 DP 572955	UNMK 21 DP 572955	ob123	205°26'00"	A SO 3860	0°00'00"	3.00 C		Class B
UNMK 21 DP 572955	PEG 11 DP 572955	ob124	205°26'00"	A SO 3860	0°00'00"	63.91 C		Class B
UNMK 22 DP 572955	UNMK 23 DP 572955	ob125	205°35'00"	C		3.00 C		Class B
UNMK 23 DP 572955	PEG 14 DP 572955	ob127	205°35'00"	C		65.42 C		Class B
UNMK 22 DP 572955	UNMK 20 DP 572955	ob126	115°39'20"	C		84.38 C		Class B
UNMK 23 DP 572955	UNMK 21 DP 572955	ob128	115°39'20"	C		84.39 C		Class B

Mark and Vector

Survey Number DP 572955
Meridional Circuit Hawkes Bay 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
UNMK 24 DP 572955	PEG 10 DP 572955	ob129	130°17'20"	C		7.51	C	Class B
UNMK 25 DP 572955	PEG (5) SO 4614	ob131	50°15'20"	C		112.26	C	Class B
UNMK 26 DP 572955	PEG 10 DP 572955	ob133	36°49'00"	C		1.96	C	Class B
UNMK 25 DP 572955	UNMK 27 DP 572955	ob132	315°35'00"	C		7.65	C	Class B
UNMK 27 DP 572955	UNMK 24 DP 572955	ob134	225°35'00"	C		2.72	C	Class B
UNMK 24 DP 572955	UNMK 28 DP 572955	ob130	225°35'00"	C		1.48	C	Class B
UNMK 28 DP 572955	UNMK 26 DP 572955	ob135	133°51'00"	C		7.78	C	Class B

Mark Name	Mark Condition	Description
IB 1 DP 498841		d 0.30 in paddock
IT 1 DP 572955		d 0.30 in paddock
IT 12 DP 429718		EHWQ. d 0.20 in verge
IT 2 DP 572955		d 0.3 in paddock
IT 3 DP 572955		d 0.30 in paddock
SS XXVII SO 4614		D9JD
XL SO 4614		D9JT
XLI SO 4614		D9JU
XLII SO 4614		D9JV
XLIII SO 4614		D9JW
XLIV SO 4614		D9JX. d 0.40 in verge
XXIX SO 4614		D9JF
XXVIII SO 4614		D9JE
XXX SO 4614		D9JG
XXXI SO 4614		D9JH
XXXII SO 4614		D9JJ
XXXIII SO 4614		D9JK
XXXIV SO 4614		D9JL
XXXIX SO 4614		D9JR
XXXV SO 4614		D9JM
XXXVI SO 4614		D9JN. d 0.05 in paddock
XXXVII SO 4614		D9JP



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Survey Number DP 572955
Meridional Circuit Hawkes Bay 2000

Mark Name	Mark Condition	Description
XXXVIII SO 4614		D9JQ. d 0.30 in verge

*** End of Report ***

Prepared by: Christopher Bean
Licensed Cadastral Surveyor
chris.bean@developmentnous.nz



03 September 2024

SCHEDULE OF EASEMENTS DP 572955

Land Registration District

Hawkes Bay

Territorial Authority (the Council)

Hastings District Council

Development Nous Ltd

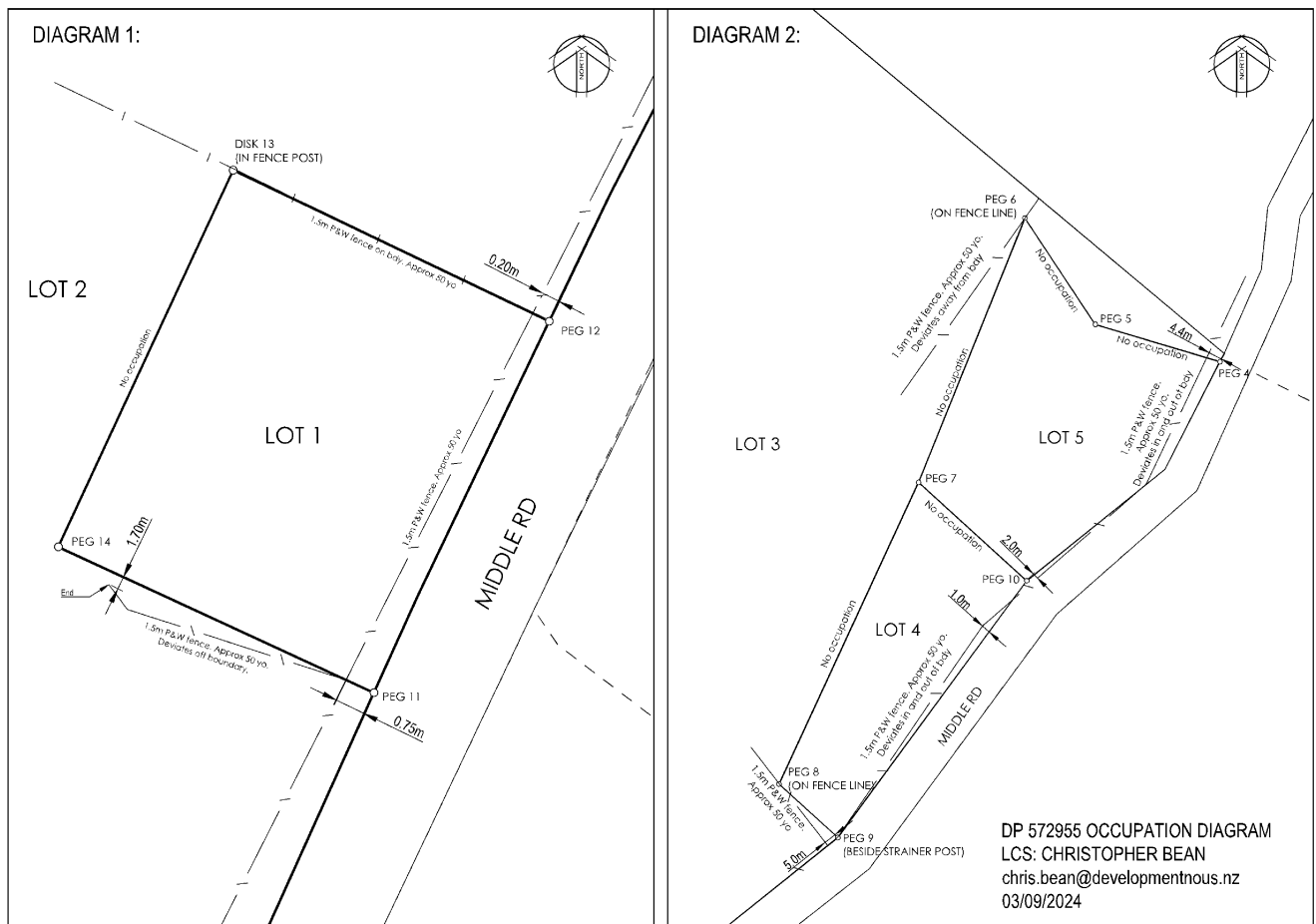
502 Karamu Road North
Hastings 4122
New Zealand
PO Box 385
Hastings 4156
New Zealand

06 876 2159

SCHEDULE OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT TO CONVEY ELECTRICITY	A	LOT 1	LOT 2

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY	B	LOT 4	LOT 5
	C	LOT 5	LOT 4

Occupation Diagram



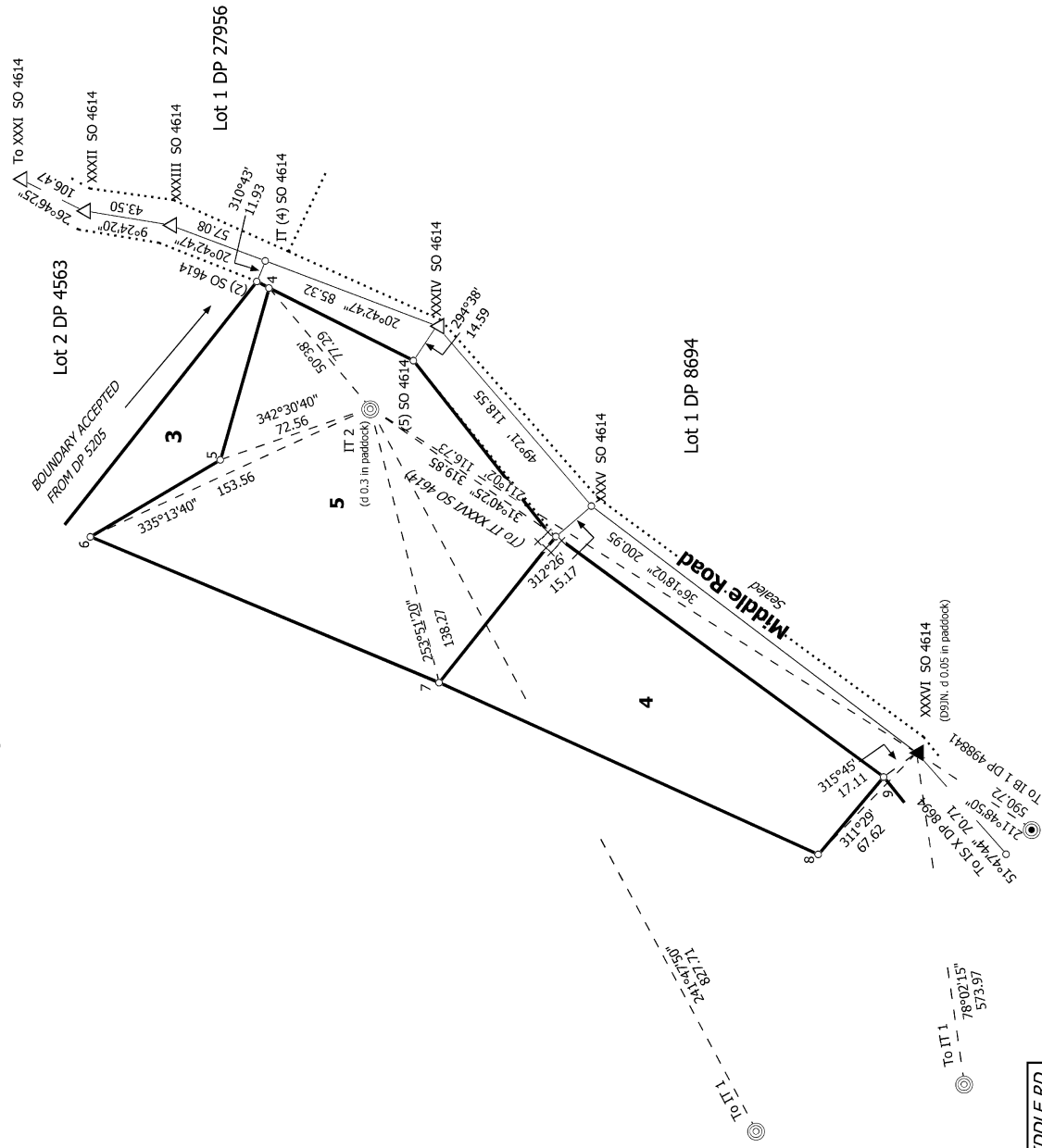


Digitally Generated Plan
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Surveyor: Christopher Michael Bean
Firm: Development Nous Limited
Date of Survey: 3/02/2022

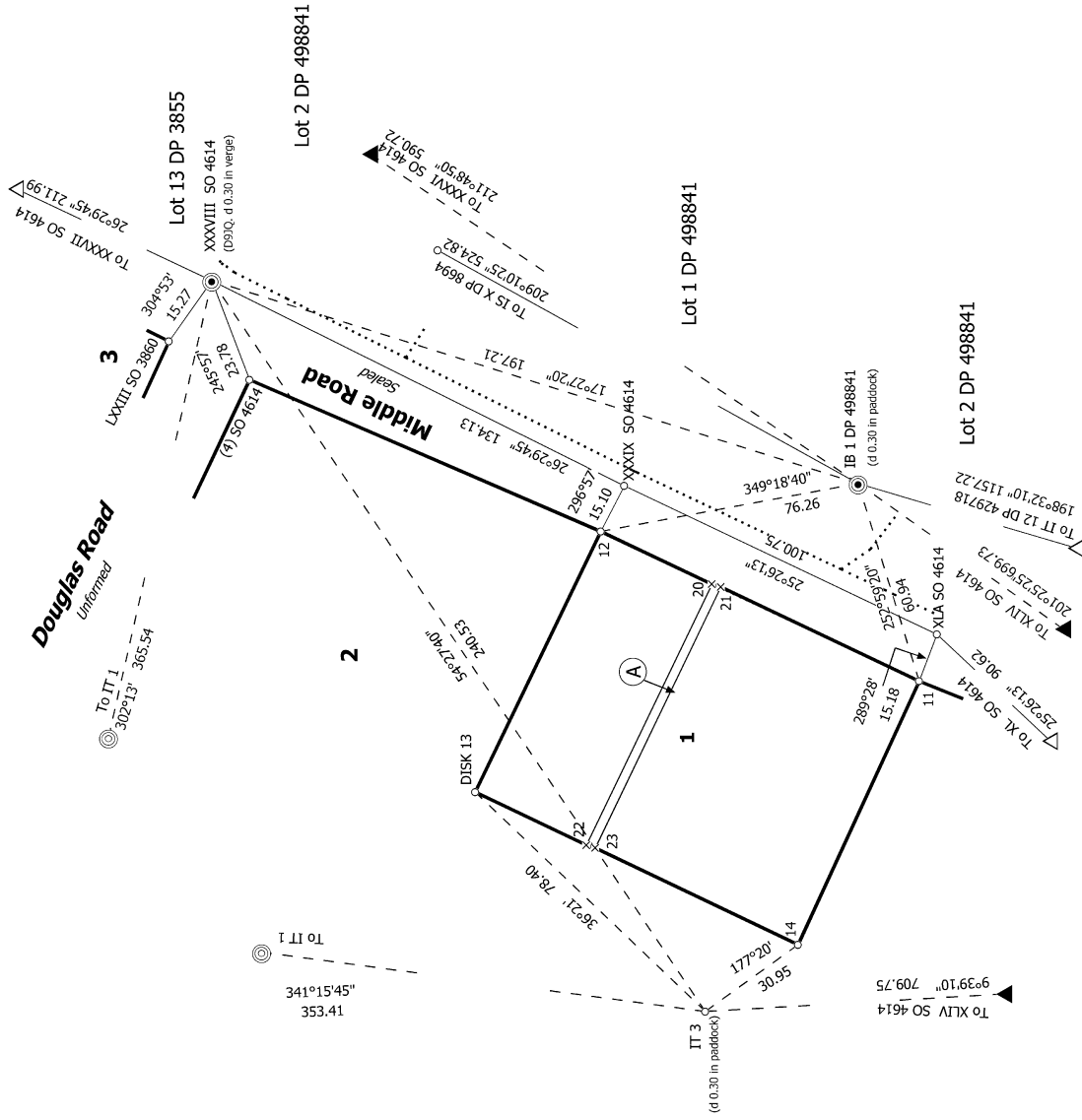
Record of Survey
DP 572955
Deposited on: 13/05/2013

S 2/6





Diag. ACA



FILE REF: H20210026 - MIDDLE RD
COUNCIL REF: RMA20210488

S 4/6

Land District: Hawkes Bay

Digitally Generated Plan

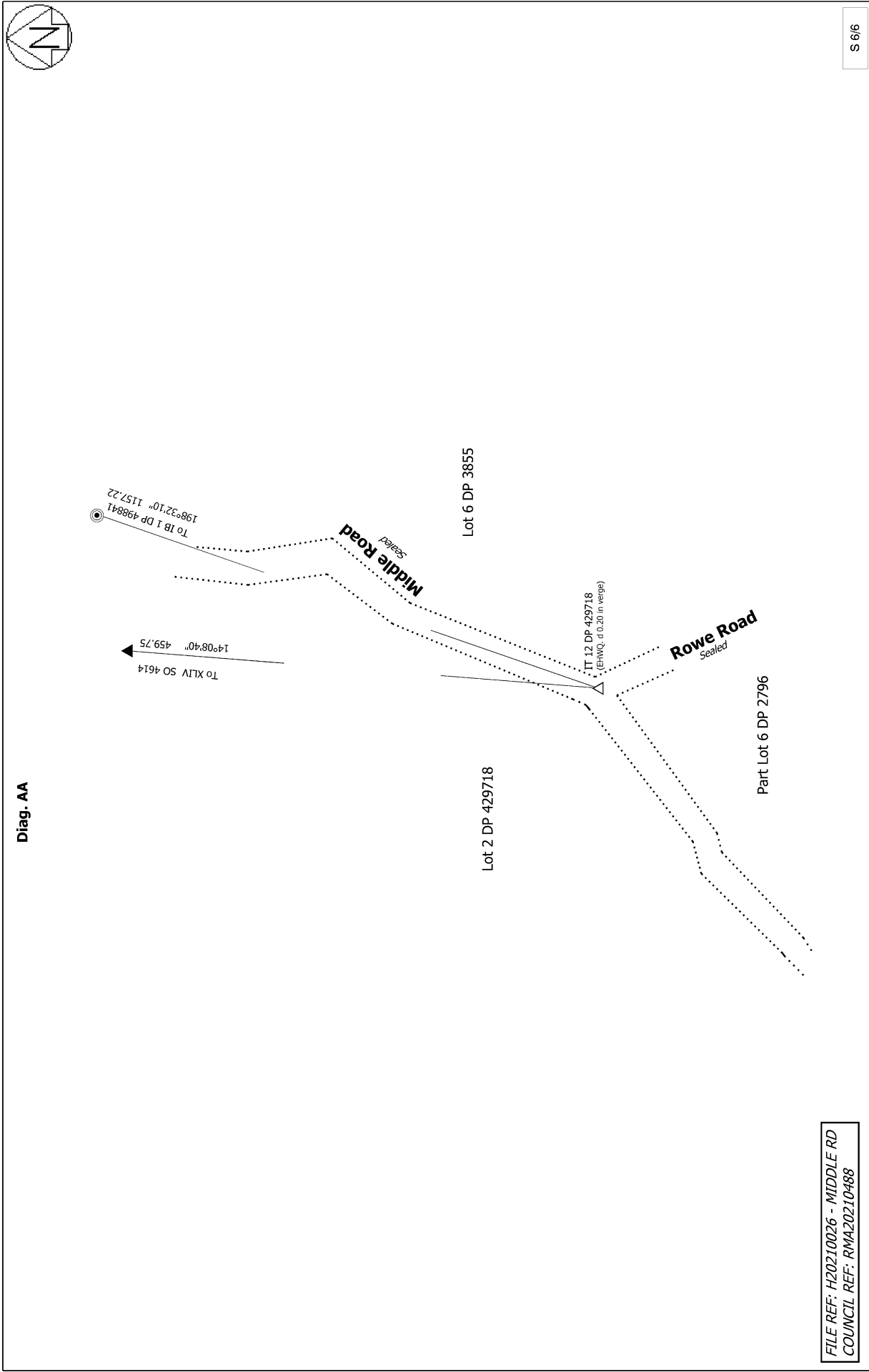
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LOTS 1 - 5 BEING A SUBDIVISION OF LOT 1 DP 4150, LOT 5 DP 4563 & PT
LOT 1 DP 5205

Surveyor: Christopher Michael Bean
Firm: Development Nous Limited
Date of Survey: 3/02/2022

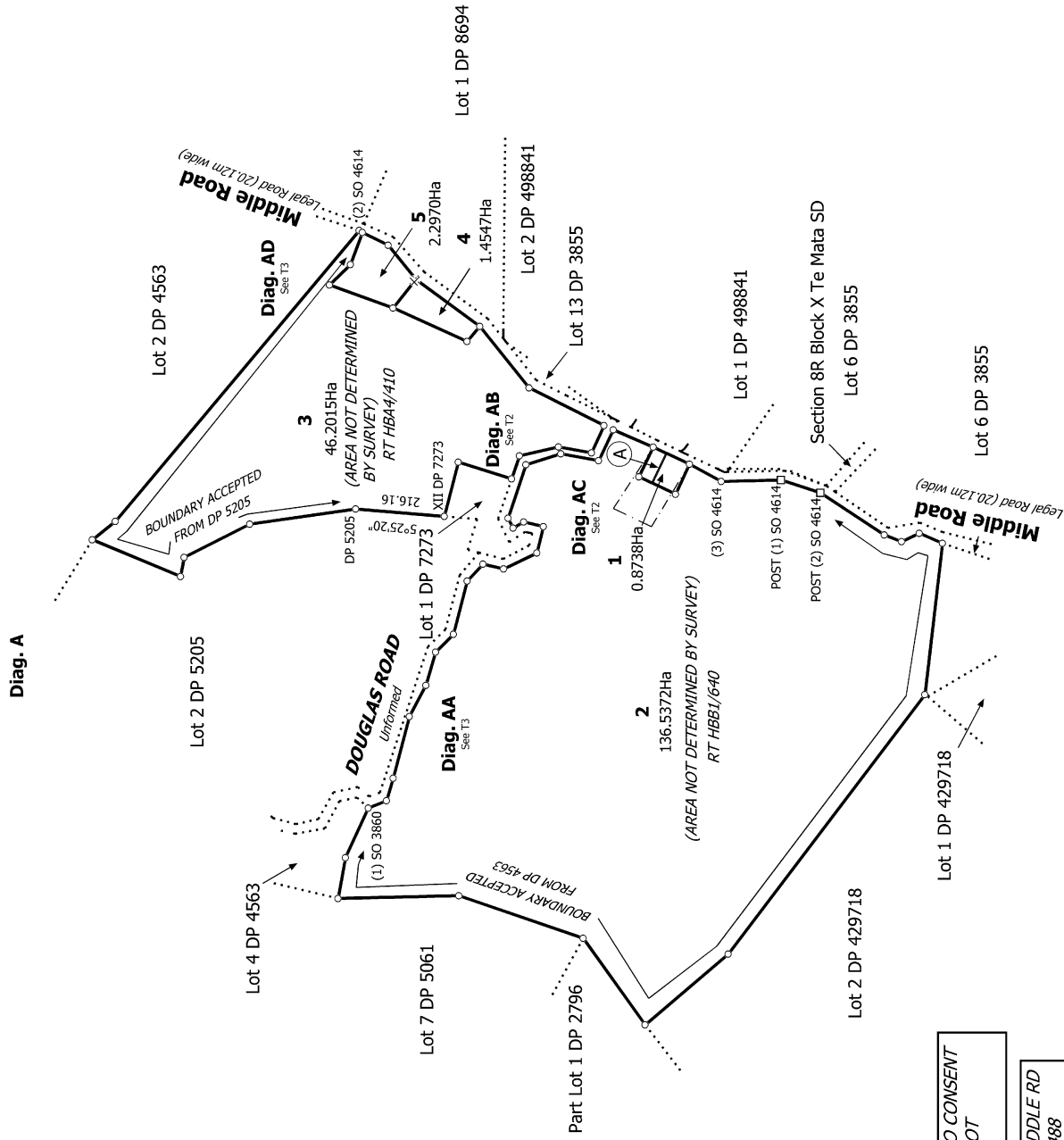
Record of Survey
DP 572955

Deposited on: 13/05/2025



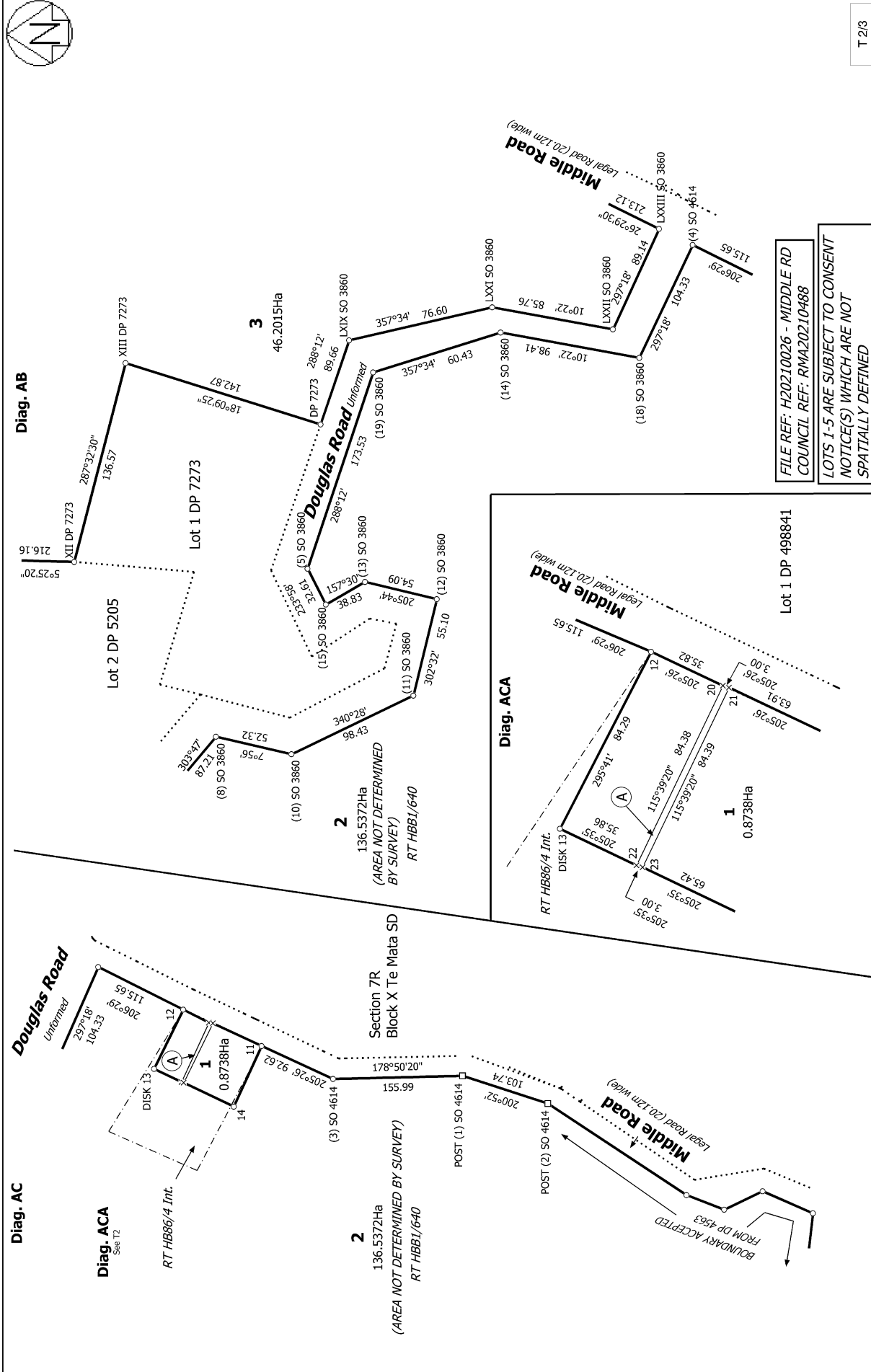
FILE REF: H20210026 - MIDDLE RD
COUNCIL REF: RMA20210488

Land District: Hawkes Bay	Surveyor: Christopher Michael Bean Firm: Development Nous Limited Date of Survey: 3/02/2022	S 6/6
Digitally Generated Plan Generated on: 29/05/2025 2:47pm Page 16 of 19	LOTS 1 - 5 BEING A SUBDIVISION OF LOT 1 DP 4150, LOT 5 DP 4563 & PT LOT 1 DP 5205	Record of Survey DP 572955 Deposited on: 13/05/2025



**LOTS 1-5 ARE SUBJECT TO CONSENT
NOTICE(S) WHICH ARE NOT
SPATIALLY DEFINED**

FILE REF: H20210026 - MIDDLE RD
COUNCIL REF: RMA20210488



LOTS 1 - 5 BEING A SUBDIVISION OF LOT 1 IN
LOT 1 DP 5205

SECTION OF LOT 1 DP 4150, LOT 5 DP 4563 & PT
LOT 1 DP 5205

Surveyor: Christopher Michael Bean Firm: Development Nous Limited	Record of Survey DP 572955
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