



Record of Survey - LT 305495/A

Survey Number	LT 305495/A
Surveyor Reference	21288 Willmott - Matarangi Golf Villas
Surveyor	Michael Peter Dewhirst
Survey Firm	Surveying Services Ltd
Surveyor Declaration	I Michael Peter Dewhirst, 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 30 Sep 2025 01:59 PM

Survey Details

Dataset Description	Substituted Proposed Unit Development on Lot 2 DPS 83350		
Purpose	Substituted Proposed Unit Development		
Status	Approved as to Survey	Type	Survey
Land District	South Auckland	Survey Class	Class A
Meridional Circuit	Mount Eden 1949	Vertical Datum	Moturiki 1953

Survey Dates

Surveyed Date	21/02/2025	Certified Date	30/09/2025
Submitted Date	30/09/2025 13:59:16	Survey Approval Date	30/09/2025
Deposit Date			

Referenced Surveys

Survey Number	Land District	Bearing Correction
DPS 83350	South Auckland	0°00'00"
DP 305495	South Auckland	0°00'00"

Territorial Authorities

Thames-Coromandel District

Comprised In

RT 504371
RT 504372
RT 504373
RT 504374
RT 504375
RT 504376
RT 504377
RT 504378
RT 504379
RT 504380
RT 504381
RT 504382
RT 504383

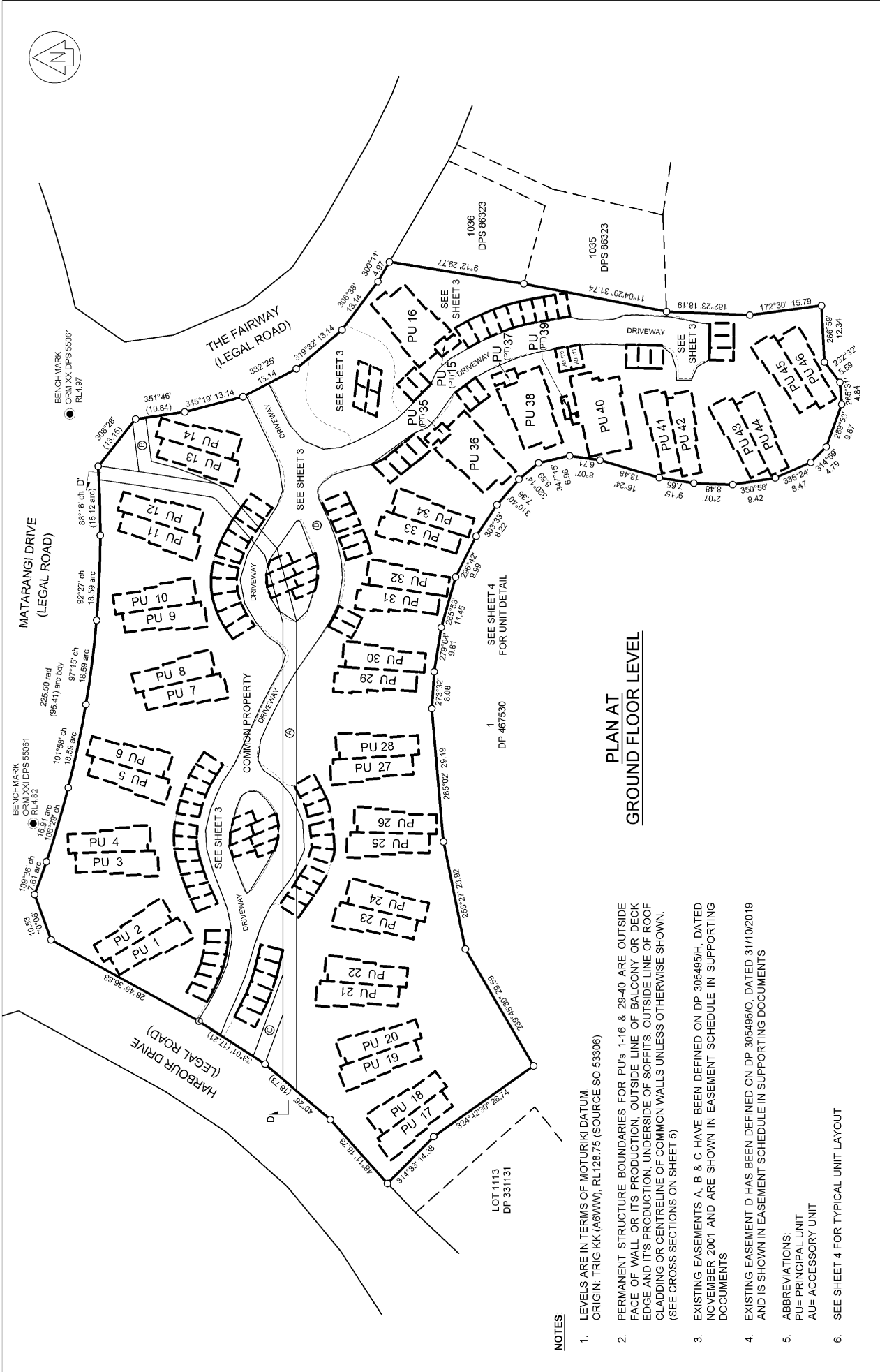


Record of Survey - LT 305495/A

Comprised In

RT 504384

RT 26352



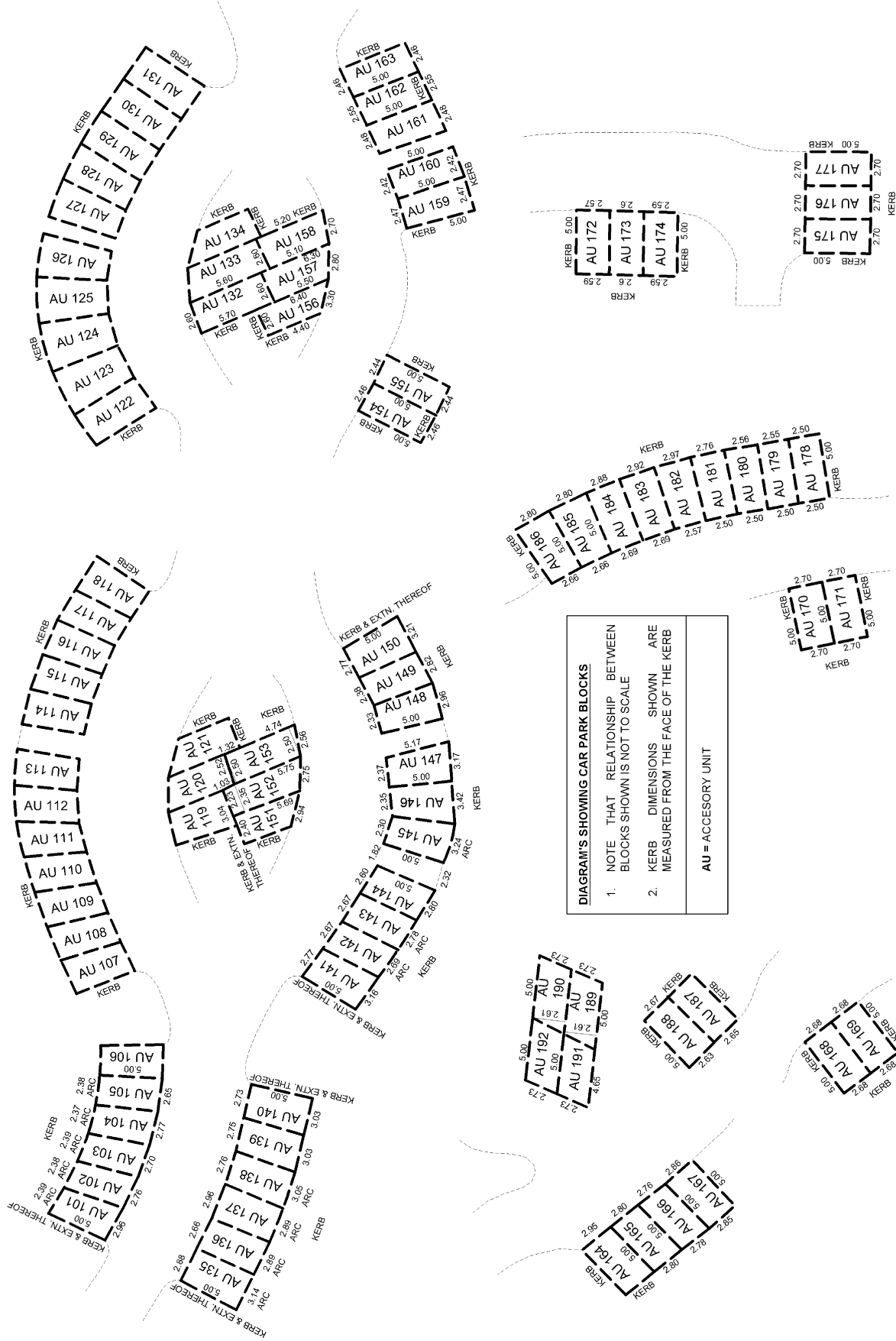
NOTES:

- LEVELS ARE IN TERMS OF MOTURIKI DATUM.
ORIGIN: TRIG KK (A6WW), RL128.75 (SOURCE SO 53306)
- PERMANENT STRUCTURE BOUNDARIES FOR PU's 1-16 & 29-40 ARE OUTSIDE FACE OF WALL OR ITS PRODUCTION, OUTSIDE LINE OF BALCONY OR DECK EDGE AND IT'S PRODUCTION, UNDERSIDE OF SOFFITS, OUTSIDE LINE OF ROOF CLADDING OR CENTRELINE OF COMMON WALLS UNLESS OTHERWISE SHOWN.
(SEE CROSS SECTIONS ON SHEET 5)
- EXISTING EASEMENTS A, B & C HAVE BEEN DEFINED ON DP 305495/H, DATED NOVEMBER 2001 AND ARE SHOWN IN EASEMENT SCHEDULE IN SUPPORTING DOCUMENTS
- EXISTING EASEMENT D HAS BEEN DEFINED ON DP 305495/O, DATED 31/10/2019 AND IS SHOWN IN EASEMENT SCHEDULE IN SUPPORTING DOCUMENTS
- ABBREVIATIONS:
PU= PRINCIPAL UNIT
AU= ACCESSORY UNIT
- SEE SHEET 4 FOR TYPICAL UNIT LAYOUT

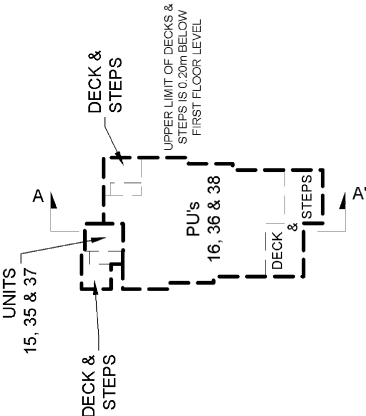
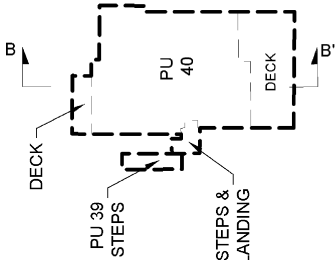
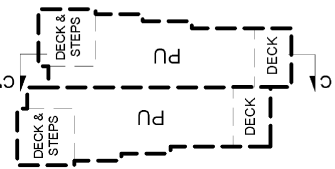
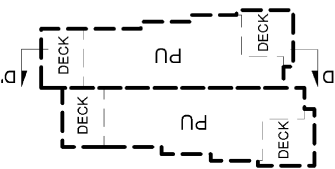
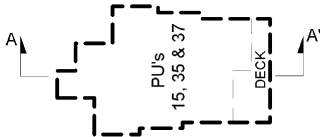
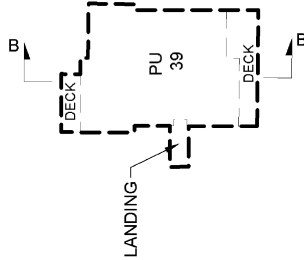
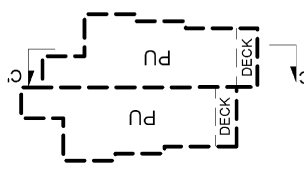
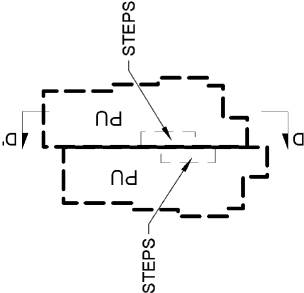
 Surveying Services Bay of Plenty, Coromandel, Waikato 0800 268 632 enquiries@surveyingservices.co.nz	Address: HARBOUR DRIVE, MATARANGI	SUBSTITUTED PROPOSED UNIT DEVELOPMENT ON LOT 2 DPS 83350	Drawn: IP	Survey Ref: 21288	Scale: 1:750	Plan Ref: DP 305495	Sheet: 1 of 6
			Checked: MD	Survey District: SOUTH AUCKLAND			
			Date: 21/02/2025	Local Authority: THAMES-COROMANDEL DISTRICT COUNCIL			



 Bay of Plenty, Coromandel, Waikato 0800 268 632 enquiries@surveyingservices.co.nz	Address: HARBOUR DRIVE, MATARANGI		SUBSTITUTED PROPOSED UNIT DEVELOPMENT ON LOT 2 DPS 83350		Drawn: IP	Survey Ref	Scale: 1:750	Plan Ref
					Checked: MD	Survey District	21288	DP 305495 Sheet: 2 of 6
					Date: 21/02/2025	Local Authority	SOUTH AUCKLAND THAMES-COROMANDEL DISTRICT COUNCIL	

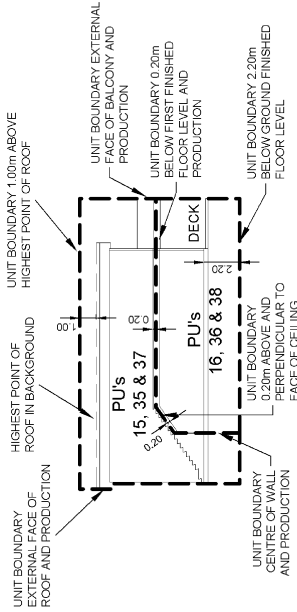


 Surveying Services Bay of Plenty, Coromandel, Waikato 0800 268 632 enquiries@surveyingservices.co.nz	Address: HARBOUR DRIVE, MATAPANGI		SUBSTITUTED PROPOSED UNIT DEVELOPMENT ON LOT 2 DPS 83350		Drawn: IP	Survey Ref: 21288	Scale: 1:300	Plan Ref: DP 305495	Sheet: 3 of 6
					Checked: MD	Survey District: SOUTH AUCKLAND			
					Date: 21/02/2025	Local Authority: THAMES-COROMANDEL DISTRICT COUNCIL			

 GROUND FLOOR PLAN TYPICAL FOR PU's 15, 16, 35, 36, 37 & 38	 GROUND FLOOR PLAN PU's 39 & 40	 GROUND FLOOR PLAN TYPICAL FOR PU's 29, 30, 31, 32, 33 & 34	 GROUND FLOOR PLAN TYPICAL FOR PU's 1 - 14												
 FIRST LEVEL PLAN TYPICAL FOR PU's 15, 35 & 37	 FIRST LEVEL PLAN PU 39	 FIRST FLOOR PLAN TYPICAL FOR PU's 29, 30, 31, 32, 33 & 34	 FIRST FLOOR PLAN TYPICAL FOR PU's 1 - 14												
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Checked: MD	Survey District: SOUTH AUCKLAND														
Date: 21/02/2025	Local Authority: THAMES-COROMANDEL DISTRICT COUNCIL		Sheet: 4 of 6												



COMMON PROPERTY

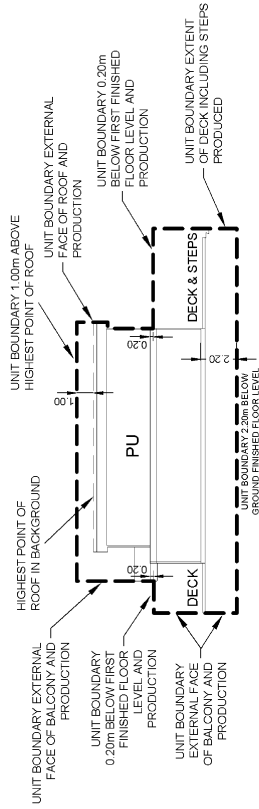


COMMON PROPERTY

CROSS SECTION A - A'

PU's 15, 16, 35 - 38

COMMON PROPERTY

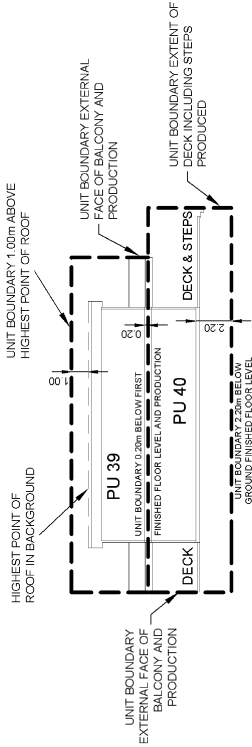


COMMON PROPERTY

CROSS SECTION C - C'

TYPICAL FOR PU's 29, 30, 31, 32, 33 & 34

COMMON PROPERTY

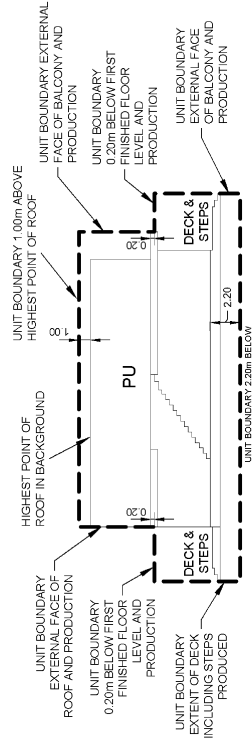


COMMON PROPERTY

CROSS SECTION B - B'

PU's 39 & 40

COMMON PROPERTY



COMMON PROPERTY

CROSS SECTION D - D'

TYPICAL FOR PU's 1 - 14



SCHEDULE OF HEIGHT LIMITS

DESCRIPTION	HEIGHT LIMITS		DESCRIPTION	HEIGHT LIMITS		DESCRIPTION	HEIGHT LIMITS	
	UPPER	LOWER		UPPER	LOWER		UPPER	LOWER
PU 17	9.80	2.30	AU 120	6.80	3.30	AU 157	6.30	3.30
PU 18	9.80	2.30	AU 121	6.80	3.30	AU 158	6.30	3.30
PU 19	9.80	2.30	AU 122	6.80	3.30	AU 159	6.30	2.80
PU 20	9.80	2.30	AU 123	6.80	3.30	AU 160	6.30	2.80
PU 21	9.80	2.30	AU 124	6.80	3.30	AU 161	6.30	2.80
PU 22	9.80	2.30	AU 125	6.80	3.30	AU 162	6.30	2.80
PU 23	9.80	2.30	AU 126	6.80	3.30	AU 163	6.30	2.80
PU 24	9.80	2.30	AU 127	6.80	3.30	AU 164	6.30	2.80
PU 25	9.80	2.30	AU 128	6.80	3.30	AU 165	6.30	2.80
PU 26	9.80	2.30	AU 129	6.80	3.30	AU 166	6.30	2.80
PU 27	9.80	2.30	AU 130	6.80	3.30	AU 167	6.30	2.80
PU 28	9.80	2.30	AU 131	6.80	3.30	AU 168	6.30	2.80
PU 41	9.80	2.30	AU 132	6.80	3.30	AU 169	6.30	2.80
PU 42	9.80	2.30	AU 133	6.80	3.30	AU 170	5.80	2.80
PU 43	9.80	2.30	AU 134	6.80	3.30	AU 171	5.80	2.80
PU 44	9.80	2.30	AU 135	6.80	3.30	AU 172	5.80	2.80
PU 45	9.80	2.30	AU 136	6.80	3.30	AU 173	5.80	2.80
PU 46	9.80	2.30	AU 137	6.80	3.30	AU 174	5.80	2.80
AU 101	6.80	3.30	AU 138	6.80	3.30	AU 175	5.80	2.80
AU 102	6.80	3.30	AU 139	6.80	3.30	AU 176	5.80	2.80
AU 103	6.80	3.30	AU 140	6.80	3.30	AU 177	5.80	2.80
AU 104	6.80	3.30	AU 141	6.80	3.30	AU 178	5.80	2.80
AU 105	6.80	3.30	AU 142	6.80	3.30	AU 179	5.80	2.80
AU 106	6.80	3.30	AU 143	6.80	3.30	AU 180	5.80	2.80
AU 107	6.80	3.30	AU 144	6.80	3.30	AU 181	5.80	2.80
AU 108	6.80	3.30	AU 145	6.80	3.30	AU 182	5.80	2.80
AU 109	6.80	3.30	AU 146	6.80	3.30	AU 183	5.80	2.80
AU 110	6.80	3.30	AU 147	6.80	3.30	AU 184	5.80	2.80
AU 111	6.80	3.30	AU 148	6.80	3.30	AU 185	5.80	2.80
AU 112	6.80	3.30	AU 149	6.80	3.30	AU 186	5.80	2.80
AU 113	6.80	3.30	AU 150	6.80	3.30	AU 187	5.80	2.80
AU 114	6.80	3.30	AU 151	6.80	3.30	AU 188	5.80	2.80
AU 115	6.80	3.30	AU 152	6.80	3.30	AU 189	6.30	2.80
AU 116	6.80	3.30	AU 153	6.80	3.30	AU 190	6.30	2.80
AU 117	6.80	3.30	AU 154	6.30	3.30	AU 191	6.30	2.80
AU 118	6.80	3.30	AU 155	6.30	3.30	AU 192	6.30	2.80
AU 119	6.80	3.30	AU 156	6.30	3.30			

NOTES:

1. THE UPPER AND LOWER HEIGHT LIMITS OF PU's 1 - 16 AND PU's 29 - 40 ARE DEFINED BY OFFSETS TO PERMANENT STRUCTURES
2. ABBREVIATIONS
PU = PRINCIPAL UNIT
AU = ACCESSORY UNIT



Land Registration District

South Auckland

Plan Number

DP 305495/A

TCDC Ref: RC RMA/2005/90 & SUB/2011/46

Surveying Services Ref: 21288

Schedule of Existing Easements				
Purpose	Shown	Servient Tenement (Burdened Land)	Document Number	Defined on
Water Supply	A, B & C	Lot 2 DPS 83350	EI 5495172.1	DP 305495/H (Dated Nov 2001)

Schedule of Existing Easements in Gross				
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee / Document Number	Defined on
Water Supply	A	Lot 2 DPS 83350	E 5495172.2	DP 305495/H (Dated Nov 2001)
Right to convey Telecommunications	D	Common Property on DP 305495	EI 12241976.6	DP 305495/O (Dated Oct 2019)