



Record of Survey - LT 305495

Survey Number	LT 305495
Surveyor Reference	21288 Willmott - Matarangi Golf Villas Stage 10
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 16 Oct 2025 11:54 AM

Survey Details

Dataset Description	Tenth Stage Unit Plan on Lot 2 DPS 83350		
Purpose	Stage Unit Plan		
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	16/10/2025
Submitted Date	16/10/2025 11:54:14	Survey Approval Date	21/10/2025
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

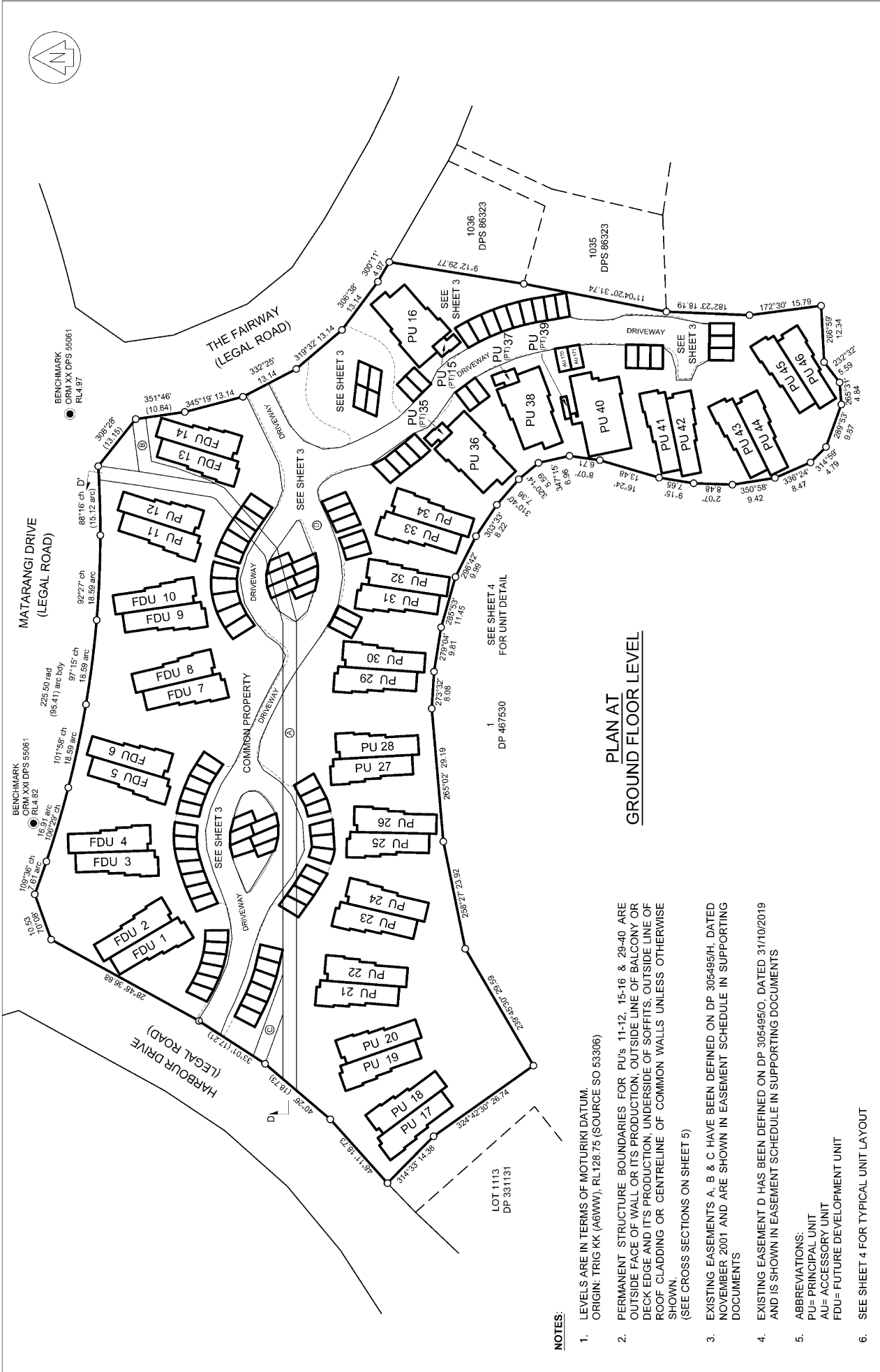
Thames-Coromandel District

Comprised In

RT 504381
RT 504382
RT 26352

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Unit 11 Deposited Plan 305495	Principal Unit		21985
Unit 12 Deposited Plan 305495	Principal Unit		21986
Accessory Unit 126 Deposited Plan 305495	Accessory Unit		21985
Accessory Unit 127 Deposited Plan 305495	Accessory Unit		21986
Accessory Unit 128 Deposited Plan 305495	Accessory Unit		21986
Accessory Unit 133 Deposited Plan 305495	Accessory Unit		21985
Total Area		0.0000 Ha	



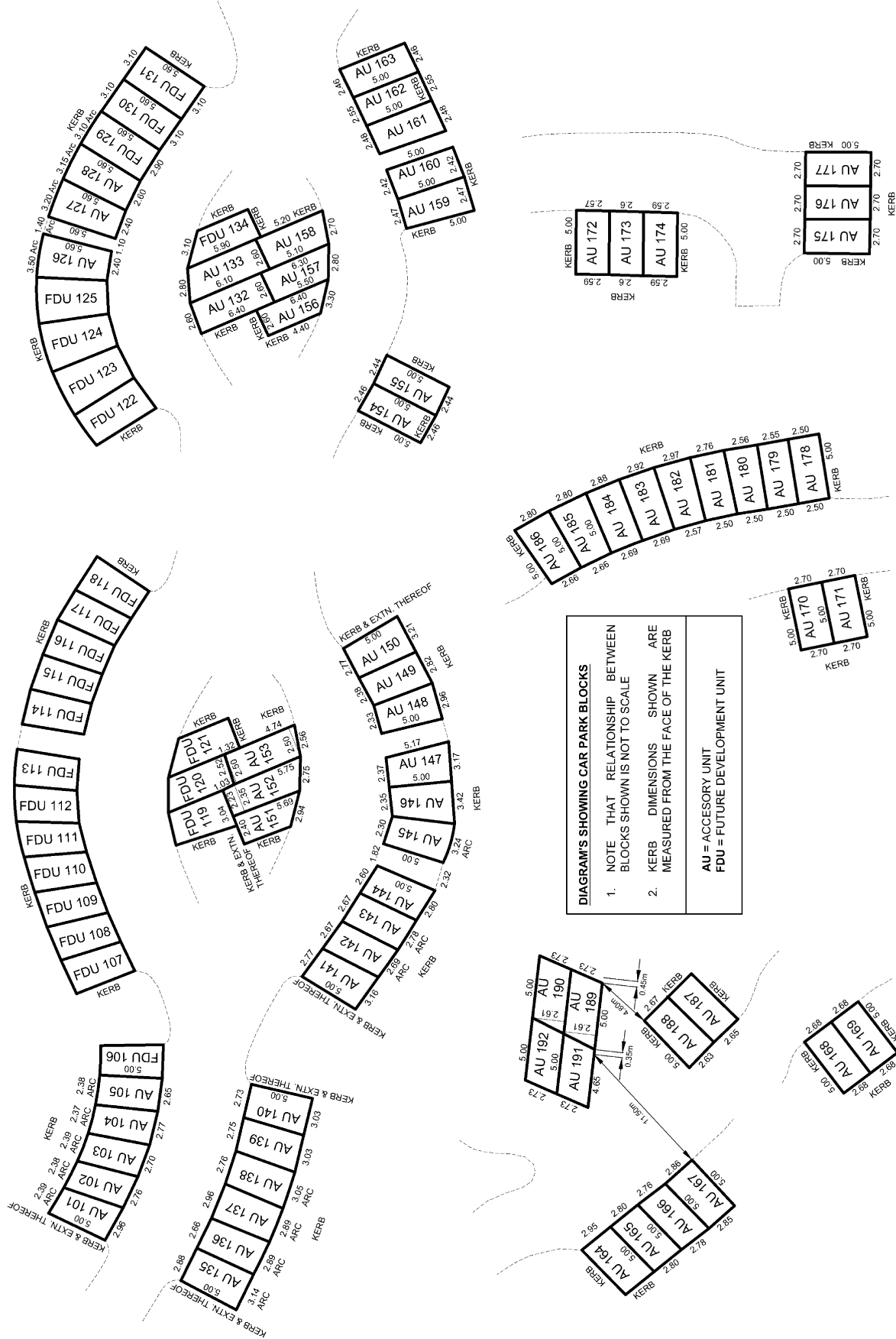
NOTES:

1. LEVELS ARE IN TERMS OF MOTURIKI DATUM.
ORIGIN: TRIG KK (A6WW), RL128.75 (SOURCE SO 53306)
2. PERMANENT STRUCTURE BOUNDARIES FOR PU'S 11-12, 15-16 & 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)
3. EXISTING EASEMENTS A, B & C HAVE BEEN DEFINED ON DP 305495/H, DATED NOVEMBER 2001 AND ARE SHOWN IN EASEMENT SCHEDULE IN SUPPORTING DOCUMENTS
4. EXISTING EASEMENT D HAS BEEN DEFINED ON DP 305495/O, DATED 31/10/2019 AND IS SHOWN IN EASEMENT SCHEDULE IN SUPPORTING DOCUMENTS
5. ABBREVIATIONS:
PU= PRINCIPAL UNIT
AU= ACCESSORY UNIT
FDU= FUTURE DEVELOPMENT UNIT
6. SEE SHEET 4 FOR TYPICAL UNIT LAYOUT

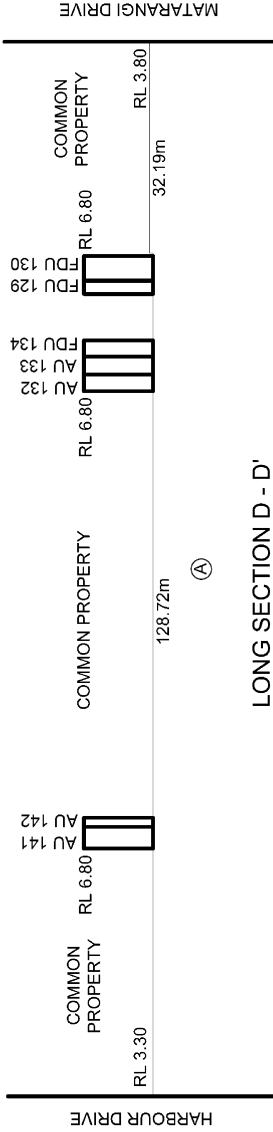
 Bay of Plenty, Coromandel, Whakatane 0800 268 632 enquiries@surveyingservices.co.nz	Address: HARBOUR DRIVE, MATARANGI	TENTH STAGE UNIT PLAN ON LOT 2 DPS 83350	Drawn: IP	Survey Ref: 21288	Scale: 1:750	Plan Ref: DP 305495
			Checked: MD	Survey District: SOUTH AUCKLAND		
			Date: 21/02/2025	Local Authority: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



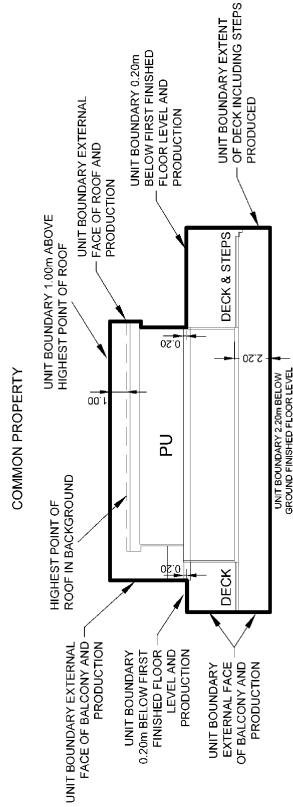
 Surveying Services Bay of Plenty, Coromandel, Whakatane 0800 268 632 enquiries@surveyingservices.co.nz	Address: HARBOUR DRIVE, MATARANGI		TENTH STAGE UNIT PLAN ON LOT 2 DPS 83350				Drawn: IP	Survey Ref: 21288	Scale: 1:750	Plan Ref: DP 305495
							Checked: MD	Survey District: SOUTH AUCKLAND		
				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



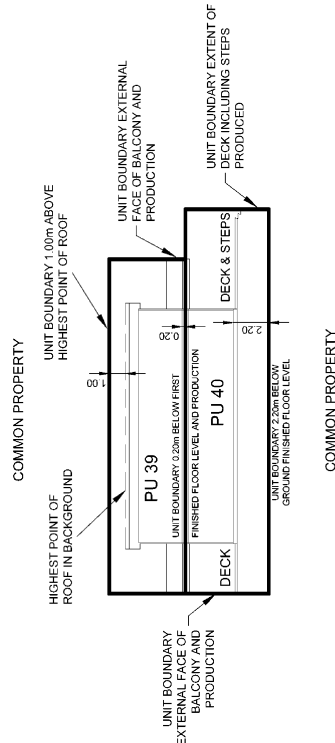
 Surveying Services Bay of Plenty, Coromandel, Whakatane 0800 268 632 enquiries@surveyingservices.co.nz	Address: HARBOUR DRIVE, MATARANGI		TENTH STAGE UNIT PLAN ON LOT 2 DPS 83350			Drawn: IP	Survey Ref: 21288	Scale: 1:300	Plan Ref: DP 305495
						Checked: MD	Survey District: SOUTH AUCKLAND		
						Date: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



LONG SECTION D - D'
(ON EASEMENT CENTRELINE)
SCALE 1:750Hz 1:250Vert



CROSS SECTION C - C'
TYPICAL FOR PU's 29, 30, 31, 32, 33 & 34



CROSS SECTION B - B'
PU's 39 & 40

CROSS SECTION D - D'
TYPICAL FOR PU's 11 & 12



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	FDU 120	6.80	3.30	AU 157	6.30	3.30
PU 18	9.80	2.30	FDU 121	6.80	3.30	AU 158	6.30	3.30
PU 19	9.80	2.30	FDU 122	6.80	3.30	AU 159	6.30	2.80
PU 20	9.80	2.30	FDU 123	6.80	3.30	AU 160	6.30	2.80
PU 21	9.80	2.30	FDU 124	6.80	3.30	AU 161	6.30	2.80
PU 22	9.80	2.30	FDU 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	FDU 129	6.80	3.30	AU 166	6.30	2.80
PU 27	9.80	2.30	FDU 130	6.80	3.30	AU 167	6.30	2.80
PU 28	9.80	2.30	FDU 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	FDU 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
FDU 106	6.80	3.30	AU 143	6.80	3.30	AU 180	5.80	2.80
FDU 107	6.80	3.30	AU 144	6.80	3.30	AU 181	5.80	2.80
FDU 108	6.80	3.30	AU 145	6.80	3.30	AU 182	5.80	2.80
FDU 109	6.80	3.30	AU 146	6.80	3.30	AU 183	5.80	2.80
FDU 110	6.80	3.30	AU 147	6.80	3.30	AU 184	5.80	2.80
FDU 111	6.80	3.30	AU 148	6.80	3.30	AU 185	5.80	2.80
FDU 112	6.80	3.30	AU 149	6.80	3.30	AU 186	5.80	2.80
FDU 113	6.80	3.30	AU 150	6.80	3.30	AU 187	5.80	2.80
FDU 114	6.80	3.30	AU 151	6.80	3.30	AU 188	5.80	2.80
FDU 115	6.80	3.30	AU 152	6.80	3.30	AU 189	6.30	2.80
FDU 116	6.80	3.30	AU 153	6.80	3.30	AU 190	6.30	2.80
FDU 117	6.80	3.30	AU 154	6.30	3.30	AU 191	6.30	2.80
FDU 118	6.80	3.30	AU 155	6.30	3.30	AU 192	6.30	2.80
FDU 119	6.80	3.30	AU 156	6.30	3.30			

NOTES:

1. THE UPPER AND LOWER HEIGHT LIMITS OF FDU's 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10, PU's 11 & 12, FDU's 13 & 14, PU's 15 & 16 AND PU's 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 & 40 ARE DEFINED BY OFFSETS TO PERMANENT STRUCTURES
2. ABBREVIATIONS
PU = PRINCIPAL UNIT
AU = ACCESSORY UNIT
FDU = FUTURE DEVELOPMENT UNIT

**Land Registration District**

South Auckland

Plan Number

DP 305495

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)