



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **504379**
Land Registration District **South Auckland**
Date Issued 17 November 2009

Prior References
328667

Supplementary Record Sheet
26352

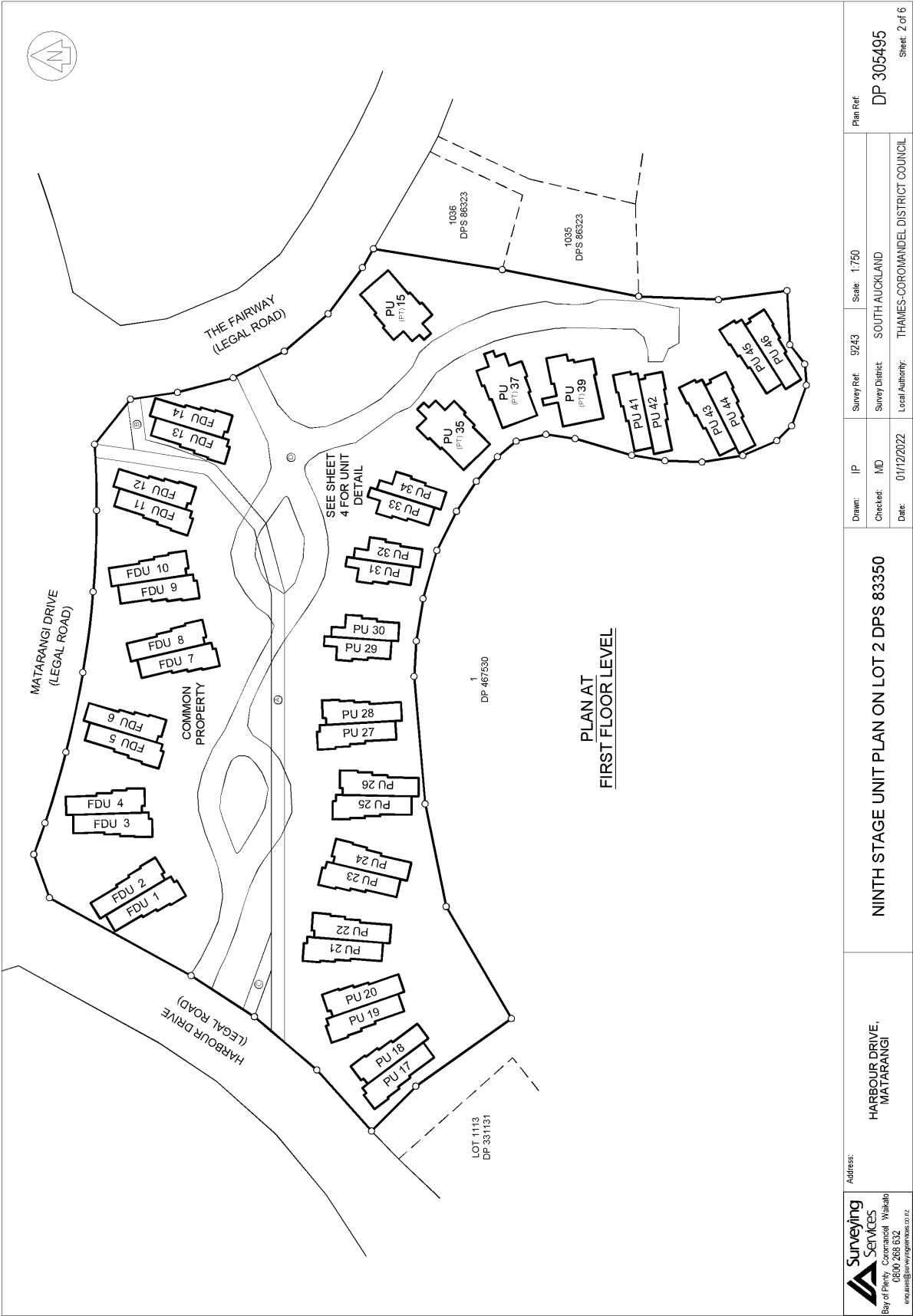
Estate Stratum in Freehold
Legal Description Future Development Unit 9, 122-123
Deposited Plan 305495

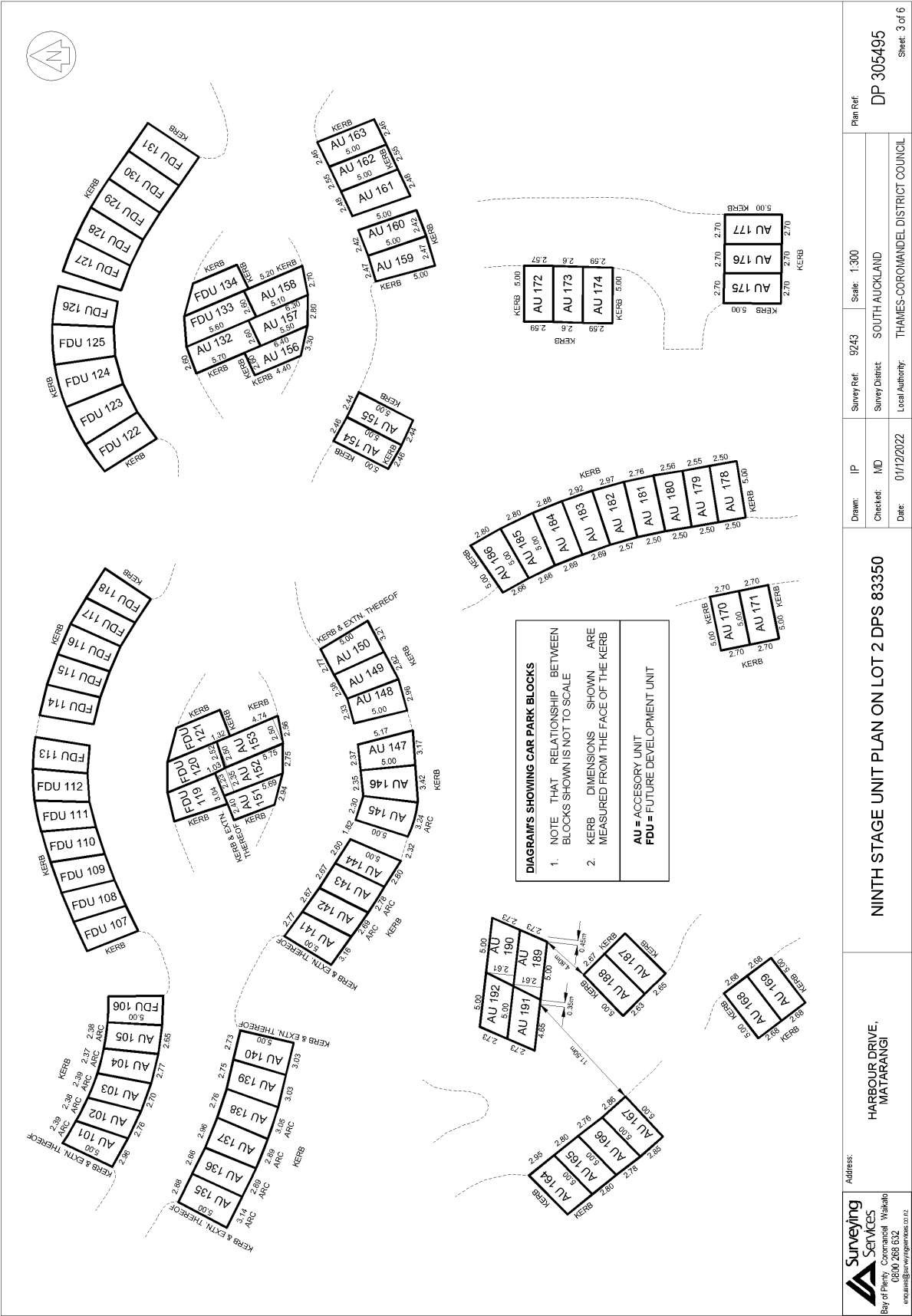
Registered Owners
Llandem Homes Limited

**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and
on the relevant unit plan and supplementary record sheet**

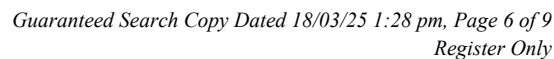
Fencing Covenant in Transfer 8994171.2 - 29.2.2012 at 2:25 pm
8994171.3 Encumbrance to (now) Burfoot Limited - 29.2.2012 at 2:25 pm







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SCHEDULE OF HEIGHT LIMITS									
DESCRIPTION	HEIGHT LIMITS		DESCRIPTION	HEIGHT LIMITS		DESCRIPTION	HEIGHT LIMITS		
	UPPER	LOWER		UPPER	LOWER		UPPER	LOWER	
FDU 1	10.80	3.30	FDU 111	6.80	3.30	AU 153	6.80	3.30	
FDU 2	10.80	3.30	FDU 112	6.80	3.30	AU 154	6.30	3.30	
FDU 3	10.80	3.30	FDU 113	6.80	3.30	AU 155	6.30	3.30	
FDU 4	10.80	3.30	FDU 114	6.80	3.30	AU 156	6.30	3.30	
FDU 5	10.80	3.30	FDU 115	6.80	3.30	AU 157	6.30	3.30	
FDU 6	10.80	3.30	FDU 116	6.80	3.30	AU 158	6.30	3.30	
FDU 7	10.50	3.00	FDU 117	6.80	3.30	AU 159	6.30	2.80	
FDU 8	10.50	3.00	FDU 118	6.80	3.30	AU 160	6.30	2.80	
FDU 9	10.50	3.00	FDU 119	6.80	3.30	AU 161	6.30	2.80	
FDU 10	10.50	3.00	FDU 120	6.80	3.30	AU 162	6.30	2.80	
FDU 11	10.50	3.00	FDU 121	6.80	3.30	AU 163	6.30	2.80	
FDU 12	10.50	3.00	FDU 122	6.80	3.30	AU 164	6.30	2.80	
FDU 13	10.50	3.00	FDU 123	6.80	3.30	AU 165	6.30	2.80	
FDU 14	10.50	3.00	FDU 124	6.80	3.30	AU 166	6.30	2.80	
PU 17	9.80	2.30	FDU 125	6.80	3.30	AU 167	6.30	2.80	
PU 18	9.80	2.30	FDU 126	6.80	3.30	AU 168	6.30	2.80	
PU 19	9.80	2.30	FDU 127	6.80	3.30	AU 169	6.30	2.80	
PU 20	9.80	2.30	FDU 128	6.80	3.30	AU 170	5.80	2.80	
PU 21	9.80	2.30	FDU 129	6.80	3.30	AU 171	5.80	2.80	
PU 22	9.80	2.30	FDU 130	6.80	3.30	AU 172	5.80	2.80	
PU 23	9.80	2.30	FDU 131	6.80	3.30	AU 173	5.80	2.80	
PU 24	9.80	2.30	AU 132	6.80	3.30	AU 174	5.80	2.80	
PU 25	9.80	2.30	FDU 133	6.80	3.30	AU 175	5.80	2.80	
PU 26	9.80	2.30	FDU 134	6.80	3.30	AU 176	5.80	2.80	
PU 27	9.80	2.30	AU 135	6.80	3.30	AU 177	5.80	2.80	
PU 28	9.80	2.30	AU 136	6.80	3.30	AU 178	5.80	2.80	
PU 41	9.80	2.30	AU 137	6.80	3.30	AU 179	5.80	2.80	
PU 42	9.80	2.30	AU 138	6.80	3.30	AU 180	5.80	2.80	
PU 43	9.80	2.30	AU 139	6.80	3.30	AU 181	5.80	2.80	
PU 44	9.80	2.30	AU 140	6.80	3.30	AU 182	5.80	2.80	
PU 45	9.80	2.30	AU 141	6.80	3.30	AU 183	5.80	2.80	
PU 46	9.80	2.30	AU 142	6.80	3.30	AU 184	5.80	2.80	
AU 101	6.80	3.30	AU 143	6.80	3.30	AU 185	5.80	2.80	
AU 102	6.80	3.30	AU 144	6.80	3.30	AU 186	5.80	2.80	
AU 103	6.80	3.30	AU 145	6.80	3.30	AU 187	5.80	2.80	
AU 104	6.80	3.30	AU 146	6.80	3.30	AU 188	5.80	2.80	
AU 105	6.80	3.30	AU 147	6.80	3.30	AU 189	6.30	2.80	
FDU 106	6.80	3.30	AU 148	6.80	3.30	AU 190	6.30	2.80	
FDU 107	6.80	3.30	AU 149	6.80	3.30	AU 191	6.30	2.80	
FDU 108	6.80	3.30	AU 150	6.80	3.30	AU 192	6.30	2.80	
FDU 109	6.80	3.30	AU 151	6.80	3.30				
FDU 110	6.80	3.30	AU 152	6.80	3.30				

NOTES:

1. THE UPPER AND LOWER HEIGHT LIMITS OF PUs 15 & 16 AND PUs 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

Surveying Services

Bay of Plenty, Coromandel, Waikato

0600 268 632

enquiries@surveyingservices.co.nz

Address:
HARBOUR DRIVE,
MATARANGI

NINTH STAGE UNIT PLAN ON LOT 2 DPS 83350

Drawn: IP

Checked: MD

Date: 01/12/2022

Survey Ref: 9243

Scale: NOT SCALE

Survey District: SOUTH AUCKLAND

Local Authority: THAMES-COROMANDEL DISTRICT COUNCIL

Plan Ref: DP 305495

Sheet: 6 of 6



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**

Identifier

26352Land Registration District **South Auckland**

Date Issued 20 February 2003

Plan Number DP 305495

Subdivision of

Lot 2 Deposited Plan South Auckland 83350

Prior References

SA66B/140

Unit Titles Issued

21983	21984	21999	22000
22001	22002	22003	22004
22005	22006	22007	22008
22009	22010	22017	22018
22021	22022	22023	22024
263645	263646	263647	263648
504371	504372	504373	504374
504375	504376	504377	504378
504379	504380	504381	504382
504383	504384	576778	576779
929008	929009	929010	929011
929012	929013		

Interests**OWNERSHIP OF COMMON PROPERTY**

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to a water supply easement over parts marked A, B & C on DP 305495 created by Easement Instrument 5495172.1 - 20.2.2003 at 9:00 am

The easements created by Easement Instrument 5495172.1 are subject to Section 243 (a) Resource Management Act 1991

Subject to a water supply easement (in gross) over part marked A on DP 305495 in favour of Thames-Coromandel District Council created by Transfer 5495172.2 - 20.2.2003 at 9:00 am

The easement created by Transfer 5495172.2 is subject to Section 243 (a) Resource Management Act 1991

5495172.5 Change of rules of the Body Corporate - 20.2.2003 at 9:00 am

8984305.1 Application pursuant to Section 30 Unit Titles Act 2010 to deposit Substituted Proposed Unit Development Plan 305495/A affecting Future Development Units 15 & 16 and 29, 30, 31, 32, 33, 34, 35, 36, 37 & 38 - 17.2.2012 at 9:41 am

9197077.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 8.11.2012 at 5:04 pm

9537235.1 Application pursuant to Section 30 Unit Titles Act 2010 to deposit Substituted Proposed Unit Development Plan 305495/A affecting Future Development Unit 39-40, 170-171, 185, 191 - 9.10.2013 at 2:43 pm

9537235.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 9.10.2013 at 2:43 pm

9537235.4 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 9.10.2013 at 2:43 pm

9537235.7 Transfer of part Principal Units 39-40 to Villas (2012) Limited - 9.10.2013 at 2:43 pm

9537235.9 Certificate pursuant to Section 216(1) Unit Titles Act 2010 of a resolution by Body Corporate 305495 - 9.10.2013 at 2:43 pm

9573415.1 Change of address of the Body Corporate - 19.11.2013 at 10:15 am

12241976.2 Application pursuant to Section 30 Unit Titles Act 2010 to deposit Substituted Proposed Unit Development Plan 345495/A affecting Future Development Units 29-34 DP 305495 - 15.9.2021 at 2:23 pm

12241976.5 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 15.9.2021 at 2:23 pm

Subject to a right to convey telecommunications (in gross) over part marked D on DP 305495 in favour of Chorus New Zealand Limited created by Easement Instrument 12241976.6 - 15.9.2021 at 2:23 pm

13039806.1 Change of address of the Body Corporate - 19.6.2024 at 7:00 am



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UNIT TITLE**

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Registrar-General
of Land

Identifier **504380**

Land Registration District **South Auckland**

Date Issued 17 November 2009

Prior References
328667

Supplementary Record Sheet
26352

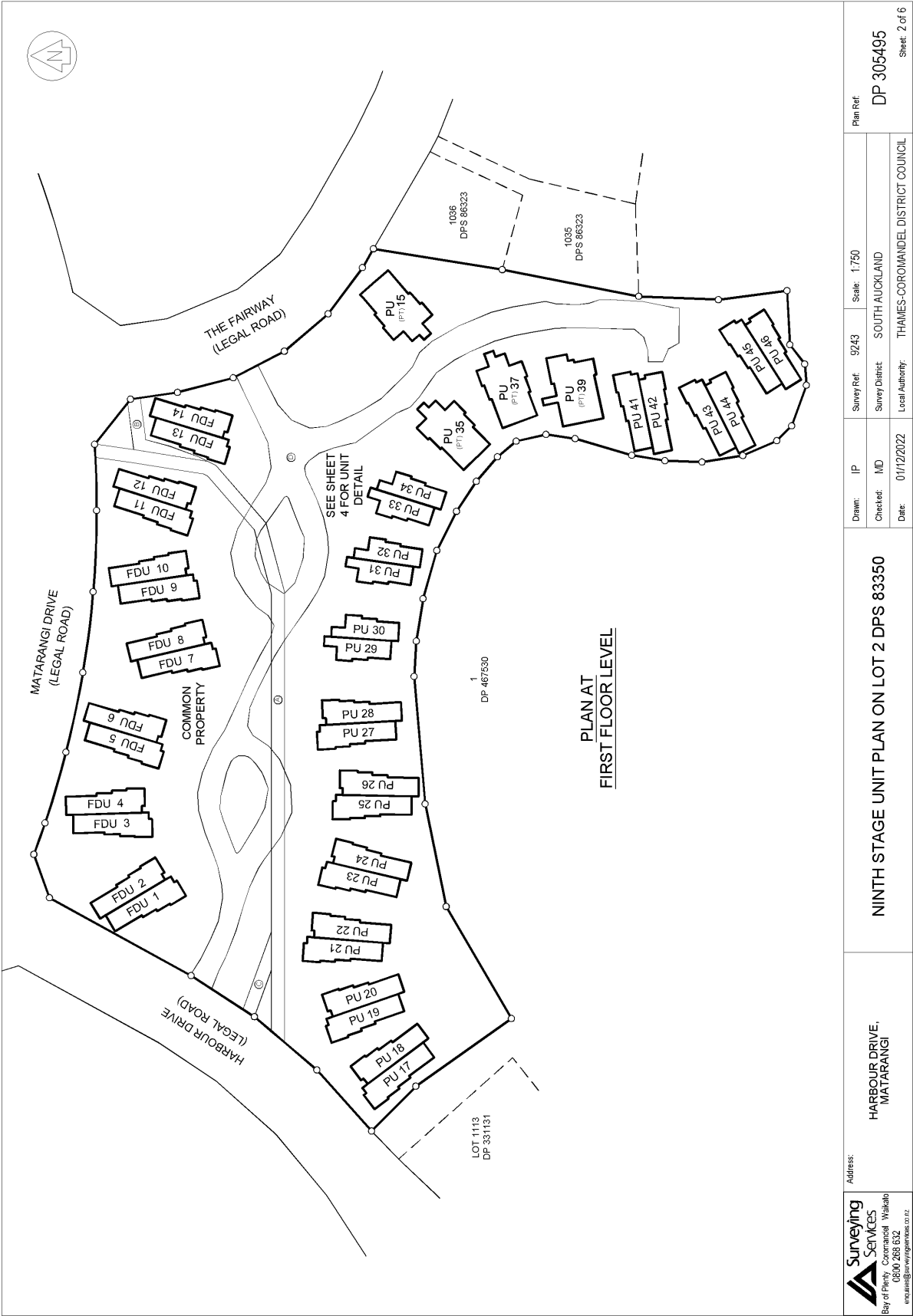
Estate Stratum in Freehold
Legal Description Future Development Unit 10, 124-125
Deposited Plan 305495

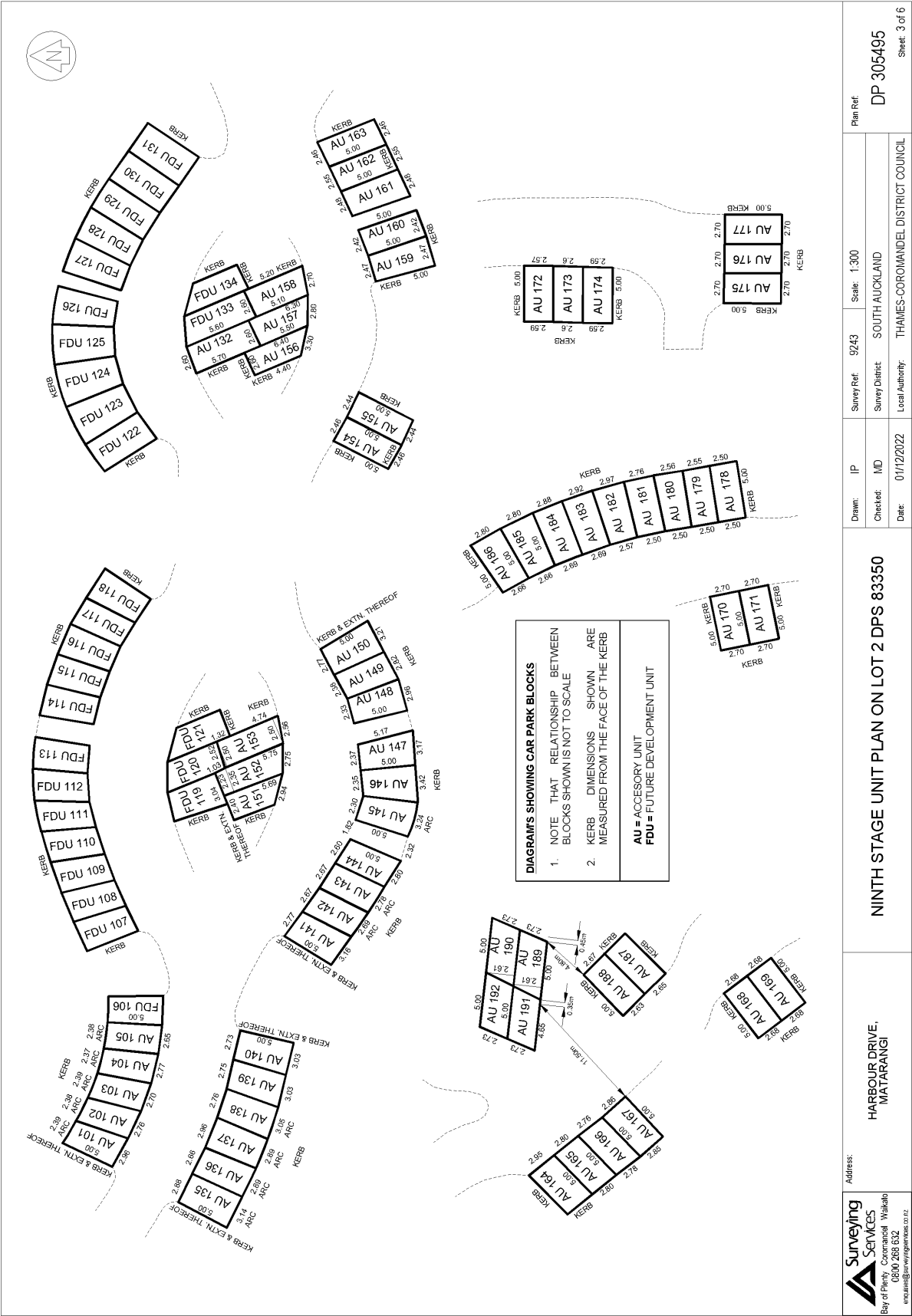
Registered Owners
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8994171.3 Encumbrance to (now) Burfoot Limited - 29.2.2012 at 2:25 pm







GROUND FLOOR PLAN

TYPICAL FOR PU's 15, 16, 35, 36, 37 & 38

GROUND FLOOR PLAN

PU's 39 & 40

FIRST LEVEL PLAN

TYPICAL FOR PU's 15, 35 & 37

FIRST LEVEL PLAN

PU 39

GROUND FLOOR PLAN

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

FIRST FLOOR PLAN

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

Surveying Services
City of Pongt, Corporatiod Wikabo
0600 268 032
www.surveying-services.org

Address:
HARBOUR DRIVE,
"MATARANGI"

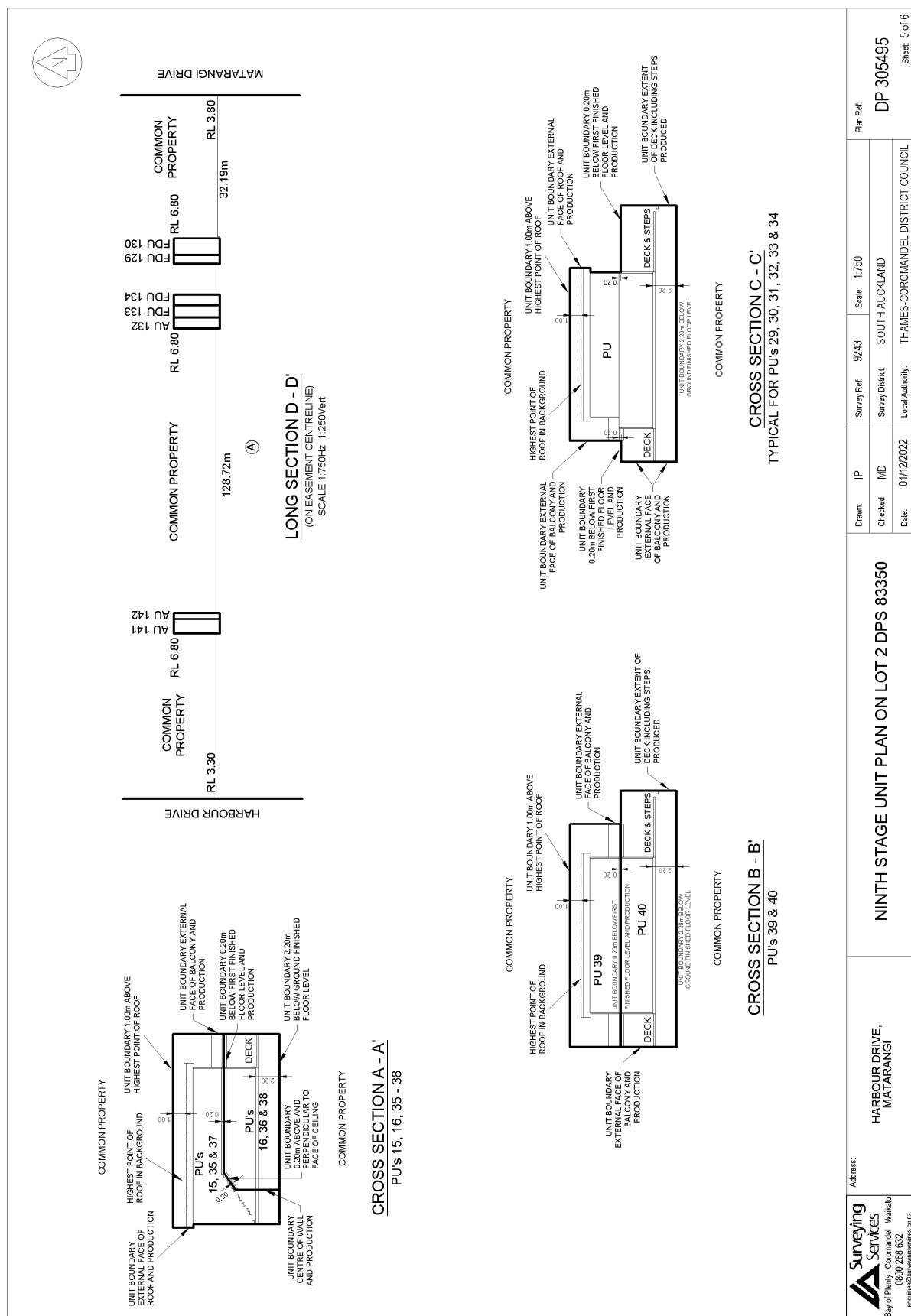
NINTH STAGE UNIT PLAN ON LOT 2 DPS 83350

Drawn:	IP
Checked:	MD
Date:	01/12/2022

Survey Ref:	9243	Scale:	1:700
Survey District:	SOUTH AUCKLAND		
Local Authority:	THAMES-COROMANDEL DISTRICT COUNCIL		

Plan Ref:
DP 305495

Sheet: 4 of 6



SCHEDULE OF HEIGHT LIMITS									
DESCRIPTION	HEIGHT LIMITS		DESCRIPTION	HEIGHT LIMITS		DESCRIPTION	HEIGHT LIMITS		
	UPPER	LOWER		UPPER	LOWER		UPPER	LOWER	
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FDU 4	10.80	3.30	FDU 114	6.80	3.30	AU 156	6.30	3.30	
FDU 5	10.80	3.30	FDU 115	6.80	3.30	AU 157	6.30	3.30	
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Surveying Services
Bay of Plenty, Coromandel, Waikato
0800 268 632
enquiries@surveyingservices.co.nz

Address:
HARBOUR DRIVE,
MATARANGI

Drawn: IP
Checked: MD
Date: 01/12/2022

Survey Ref: 9243
Survey District: SOUTH AUCKLAND
Local Authority: THAMES-COROMANDEL DISTRICT COUNCIL

Scale: NOT SCALE

Plan Ref: DP 305495
Sheet: 6 of 6

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