



EXTRAORDINARY GENERAL MEETING MINUTES

BODY CORPORATE 562098

Rawhiti Village, 130- 164 Commerce Street, Frankton HAMILTON 3204

MEETING PLACE, DATE & TIME

Colliers International, 69 Victoria Street, Hamilton

23/02/2023 at 2:00 PM

PRESENT

Lot #	Unit #	Attendance	Owner Name	Representative
1	115/3	Yes	Anna Jenny Littler and David John Hammonds	Proxy - Colliers
10	106/3	Yes	Rohde, Karl Stanley	Postal Vote
14	102/3	Yes	CLAS Investments Limited	Postal Vote
15	101/3	Yes	Antrone Holdings Limited	Postal Vote
18	114/124	Yes	Jennifer Monteith & Robert Thornton	Postal Vote
19	113/124	Yes	Porteous Holdings Ltd, Darren Porteous	Postal Vote
21	111/124	Yes	Fraser, Maxine Roberta	Proxy - Colliers
23	109/124	Yes	Trustees of the JM Purdie Family Trust	Proxy - Colliers
26	101/124	Yes	Wakeling, Peter Clifford	Proxy - Colliers
81	81	Yes	Antrone Holdings Limited	Postal Vote
82	82	Yes	CLAS Investments Limited	Postal Vote
83	G1/3	Yes	Antrone Holdings Limited	Postal Vote
84	G2/3	Yes	Antrone Holdings Ltd	Postal Vote
87	87	Yes	CLAS Investments Limited	Postal Vote
88	G3/3	Yes	Antrone Holdings Limited	Postal Vote

QUORUM

Quorum of 25% was achieved.

MEETING CHAIRPERSON

Alex Miller

1 SUBSTITUTED PROPOSED UNIT PLAN

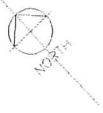
Resolved that by special designated resolution:

- a. The Substituted Proposed Unit Plan DP 562098/A be Deposited.
- b. The affected proprietors (unanimously) agree to remove the Common Property (currently in FDU 201 DP 562098/C) and to allocate Accessory Units AU86C, AU87C, AU88C and AU89C for that area:
 - a. AU86C - To be held with PU86
 - b. AU87C - To be held with PU87
 - c. AU88C - To be held with PU88
 - d. AU89C - To be held with PU89

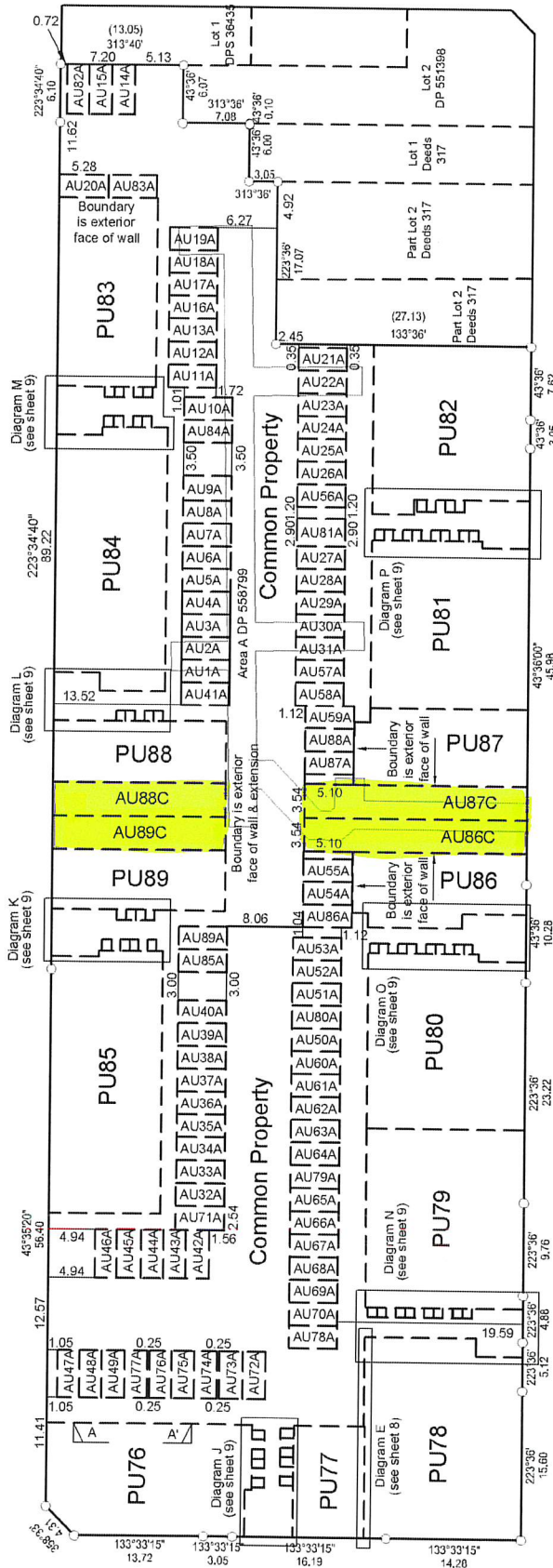
**Majority in favour
Carried**

CLOSURE

There being no further business, the chairperson declared the meeting closed at 02:10 PM



RAWHITI STREET



COMMERCE STREET

GROUND FLOOR LEVEL

GENERAL NOTES:

1. PRINCIPAL UNIT BOUNDARIES COINCIDE WITH LOT BOUNDARIES UNLESS SHOWN OTHERWISE.
2. BOUNDARIES BETWEEN PRINCIPAL UNITS AND COMMON PROPERTY ARE TO THE OUTSIDE FACE OF WALLS UNLESS SHOWN OTHERWISE.
3. INTERNAL BOUNDARIES BETWEEN PRINCIPAL UNITS ARE TO THE CENTRELINE OF THE COMMON WALL UNLESS SHOWN OTHERWISE.
4. BOUNDARIES BETWEEN PRINCIPAL UNITS AND ACCESSORY UNITS ARE TO THE CENTRELINE OF COMMON WALLS UNLESS SHOWN OTHERWISE.
5. AU1A-AU89A ARE RECTANGULAR CARPARKS WITH DIMENSIONS OF 5.10m x 2.40m UNLESS SHOWN OTHERWISE.
6. AU1B-AU75B ARE STORAGE LOCKERS. EXTERIOR BOUNDARIES DEFINED BY THE EXTERIOR FACE OF THE COMMON WALL UNLESS SHOWN OTHERWISE. INTERNAL BOUNDARIES DEFINED BY THE CENTRELINE OF THE COMMON WALL UNLESS SHOWN OTHERWISE.
7. AU1A-AU89A HAVE A LOWER VERTICAL LIMIT OF 1.00m BELOW FINISHED FLOOR LEVEL OF PU81 AND A UPPER VERTICAL LIMIT OF 0.10m BELOW FINISHED FLOOR LEVEL OF FIRST FLOOR LEVEL OF PU81.
8. AU1B-75B HAVE A LOWER VERTICAL LIMIT OF 0.20m BELOW THE FINISHED FLOOR LEVEL OF THE AU AND AN UPPER VERTICAL LIMIT OF 0.10m BELOW THE UNDERSIDE CEILING LEVEL OF THE GROUND FLOOR.
9. BOUNDARIES HAVE BEEN ADOPTED FROM DP 551398.
10. BOUNDARIES FOR EASEMENT AREA A DP 558799 HAVE BEEN ADOPTED FROM DP 558799.





Title Plan - LT 562098/A

Survey Number LT 562098/A
Surveyor Reference 18-1118.005 SPUD
Surveyor Dallas James Miller
Survey Firm BCD Group Limited
Surveyor Declaration

Survey Details

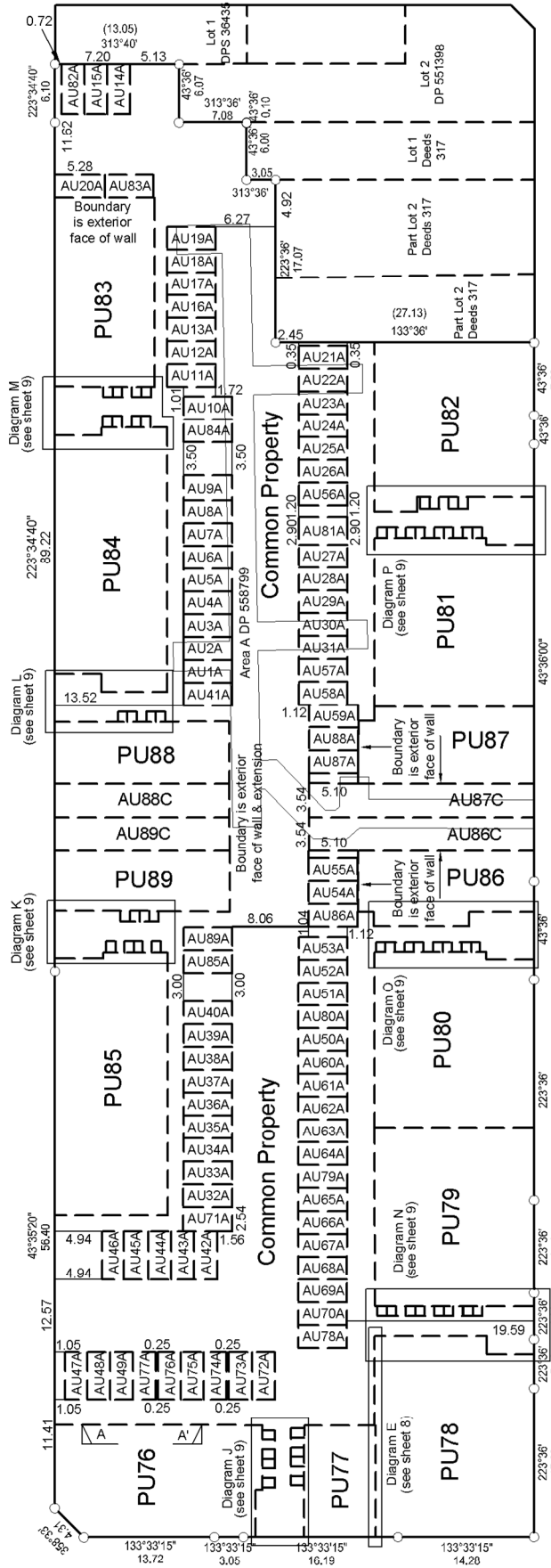
Dataset Description Substituted Proposed Unit Development on Lot 1 DP 551398
Status Initiated
Land District South Auckland
Submitted Date
Survey Class Class A
Survey Approval Date
Deposit Date

Territorial Authorities

Hamilton City



RAWHITI STREET



KENT STREET

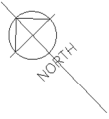
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COMMERCE STREET

GROUND FLOOR LEVEL





RAWHITI STREET

Diagram B (see Sheet 5)

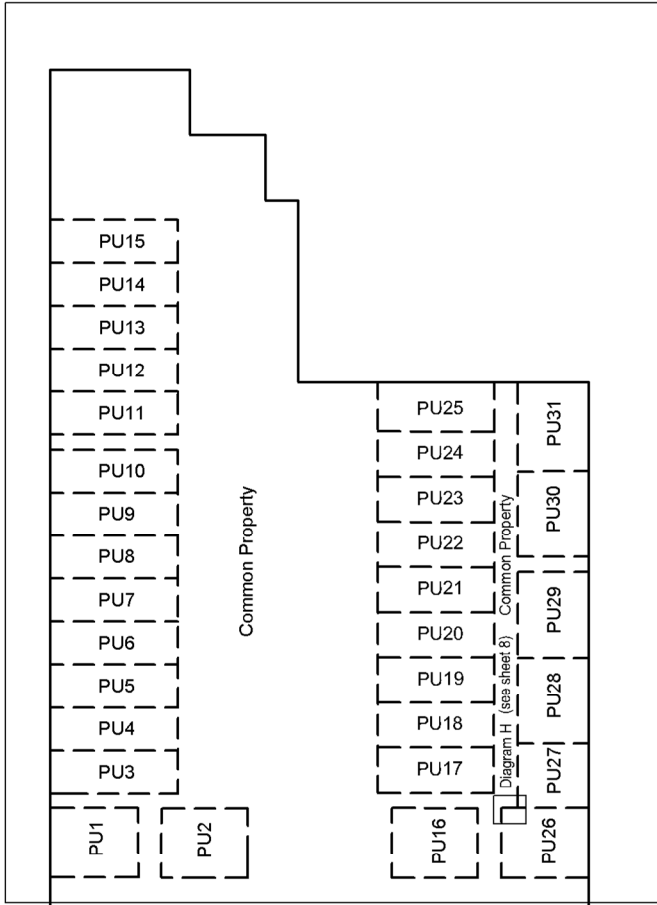
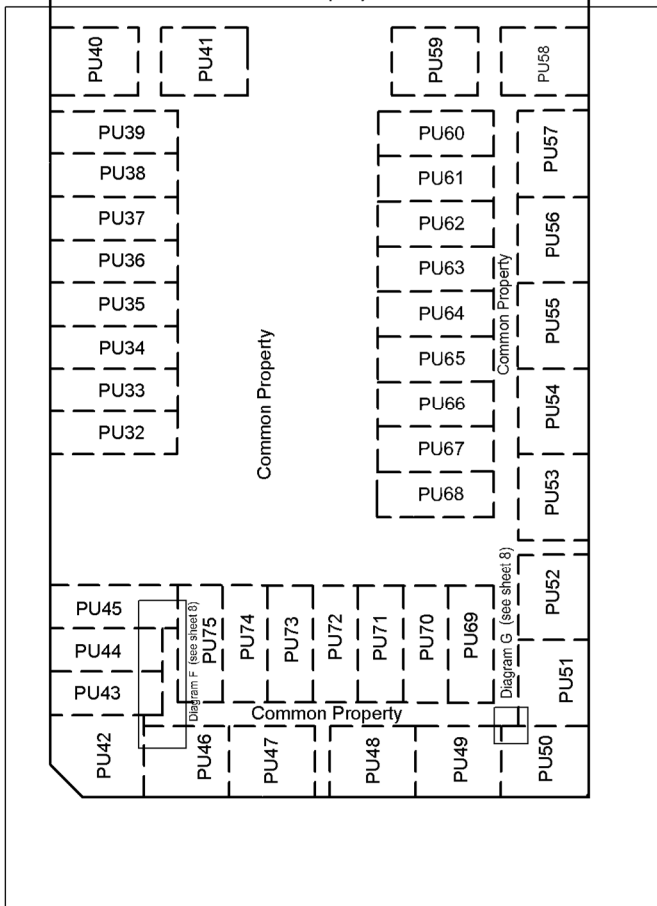


Diagram A (see Sheet 4)



COMMERCE STREET

FIRST FLOOR LEVEL

KENT STREET

Drawn: NB	Scale:	Sheet No:	2
Surveyor: ---	Area:	Drawn No:	
Job No:	18-1118.005	002	
Revision:			

DP 562098/A

SUBSTITUTED PROPOSED UNIT
DEVELOPMENT ON LOT 1 DP 551398



Sheet 2 of 12



RAWHITI STREET

Diagram D (see Sheet 7)

Diagram C (see Sheet 6)

KENT STREET

COMMERCE STREET

SECOND FLOOR LEVEL

Drawn: UB	Scale:	Sheet No:	2
Checked: ...	Area:	Drawn No:	
Job No:	18-1118.005	Revision:	003

DP 562098/A

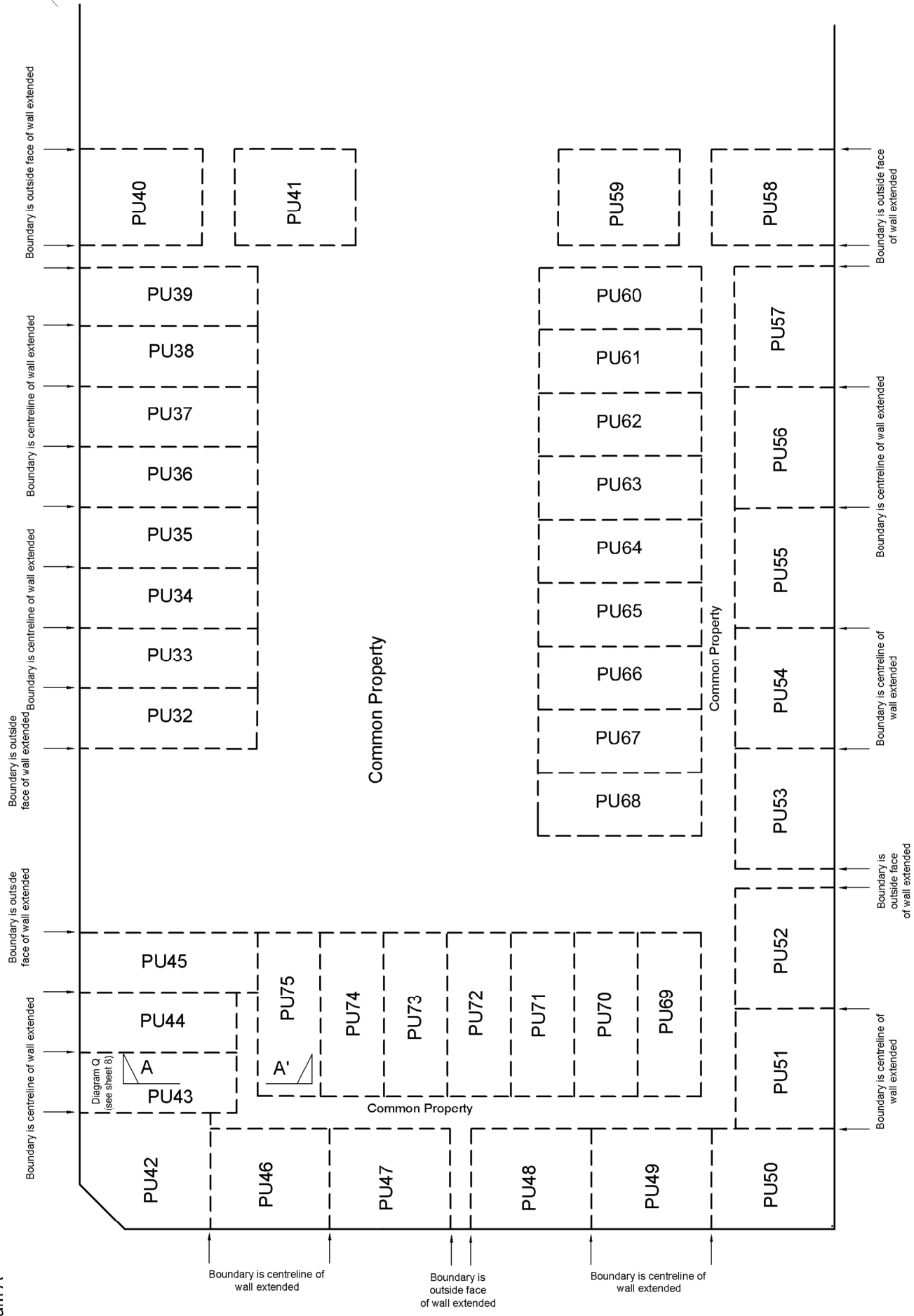
SUBSTITUTED PROPOSED UNIT DEVELOPMENT ON LOT 1 DP 551398



Sheet 3 of 12



Diagram A



KENT STREET

FIRST FLOOR LEVEL DIAGRAM

Drawn By	Scale	8:20
Checked By	Area	
Job No	Sheet No	004
18-1118.005	Revision	2

DP 562098/A

SUBSTITUTED PROPOSED UNIT DEVELOPMENT ON LOT 1 DP 551398



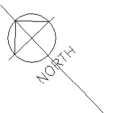
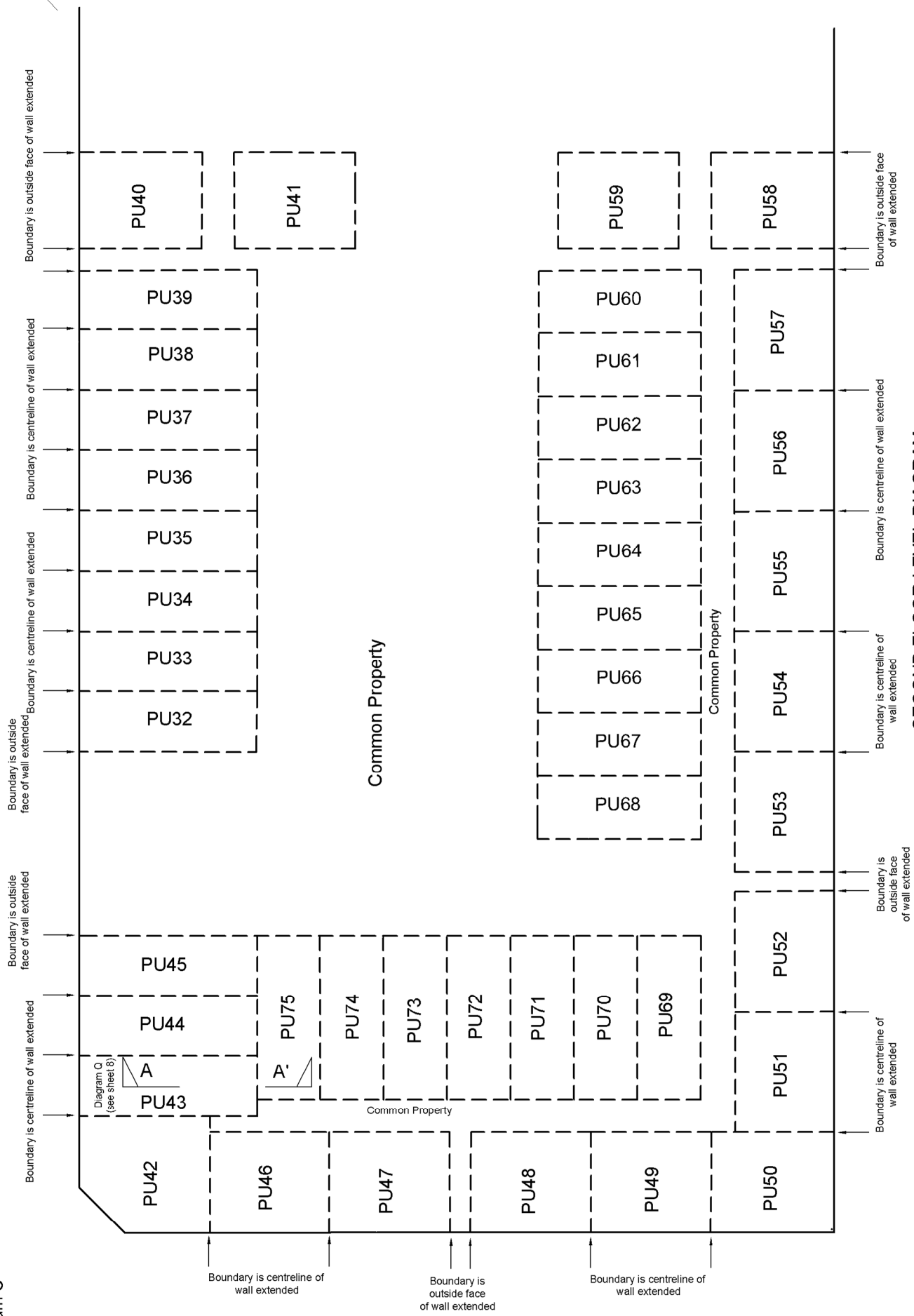


Diagram C



SECOND FLOOR LEVEL DIAGRAM

Drawn By	Scale	Sheet No.	Revision
18-1118.005	006		2

DP 562098/A

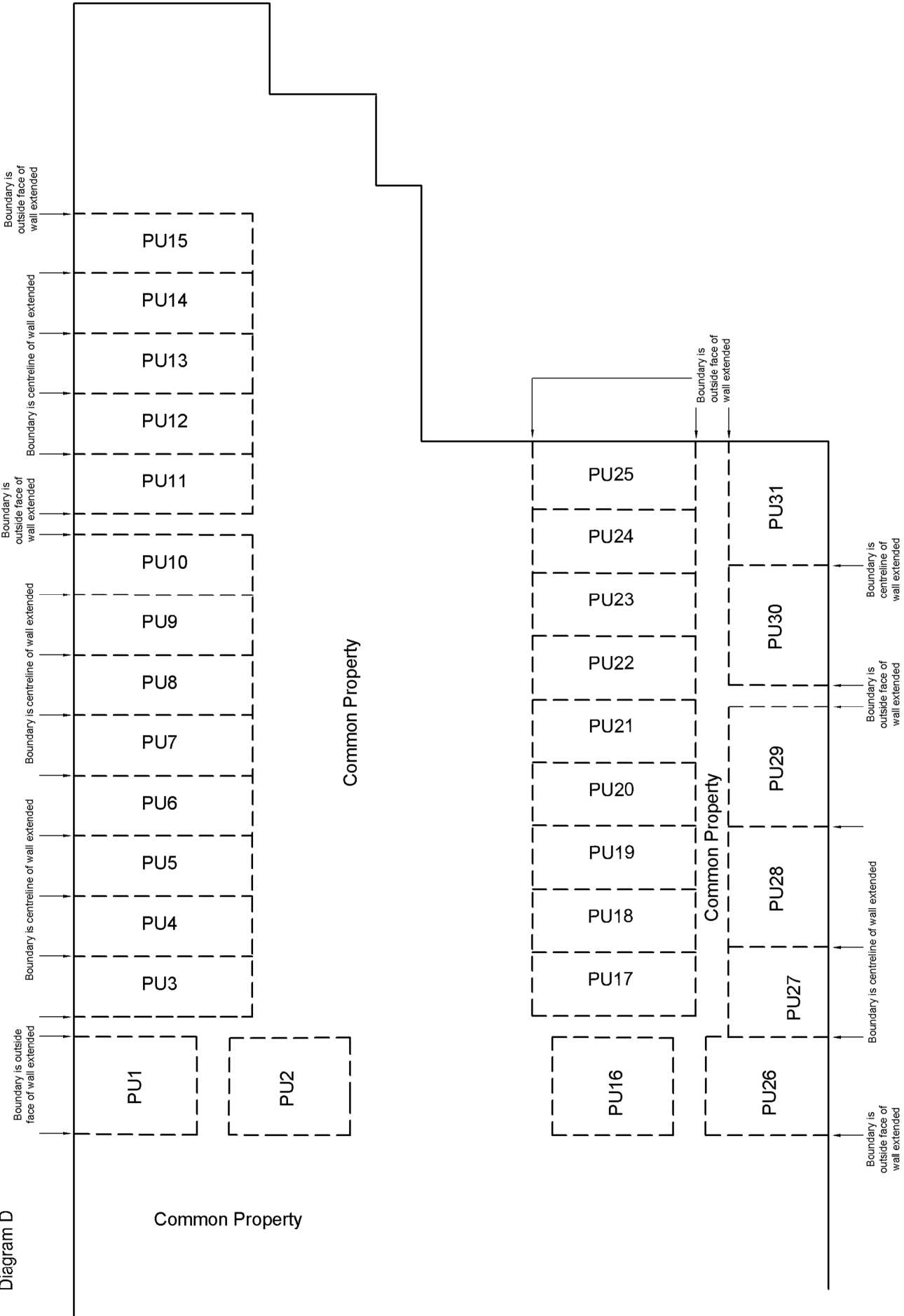
SUBSTITUTED PROPOSED UNIT DEVELOPMENT ON LOT 1 DP 551398



Sheet 6 of 12



Diagram D



SECOND FLOOR LEVEL DIAGRAM





Diagram E (not to scale)

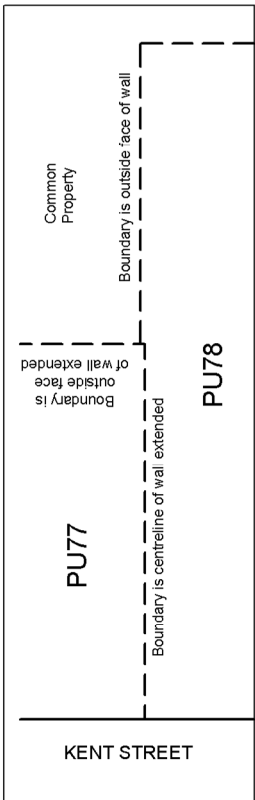


Diagram Q (Cross Section A-A1 not to scale)

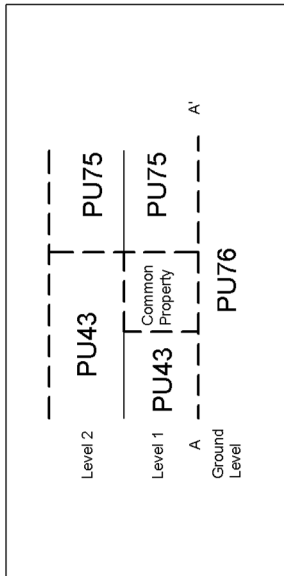


Diagram G (not to scale)

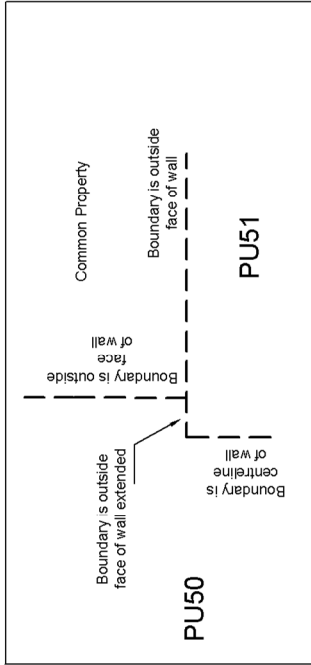


Diagram H (not to scale)

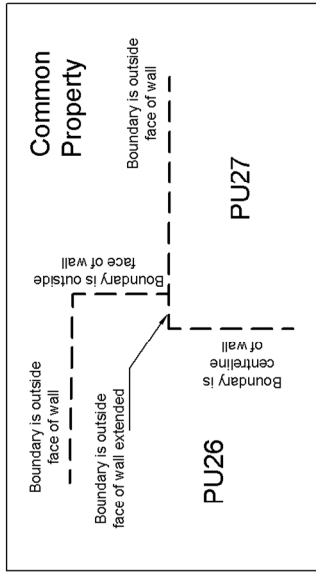


Diagram I (not to scale)

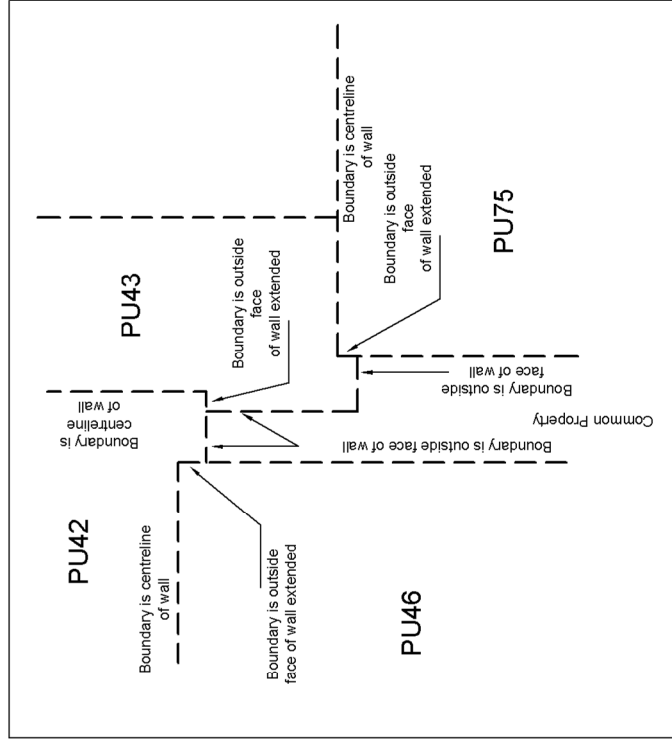
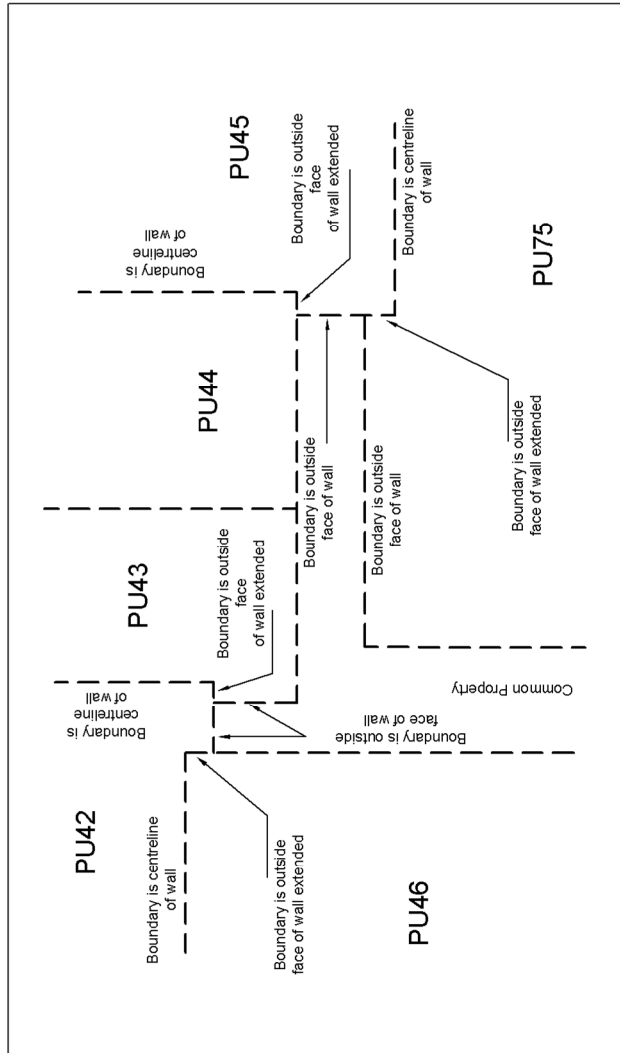
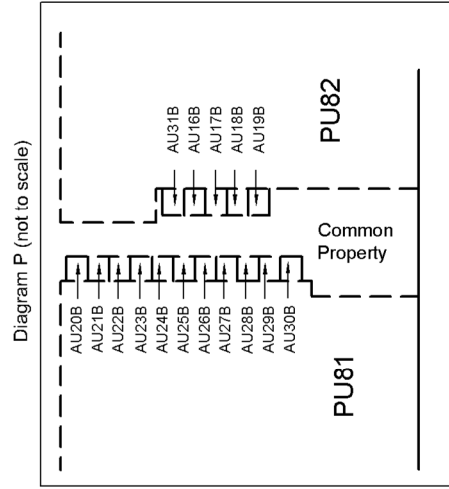
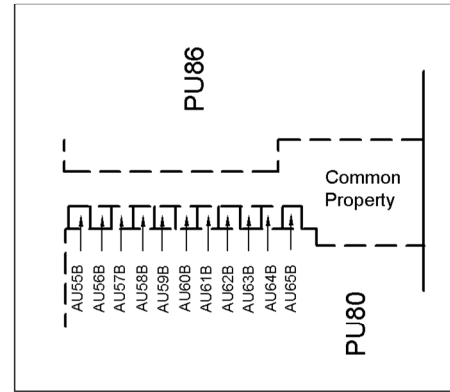
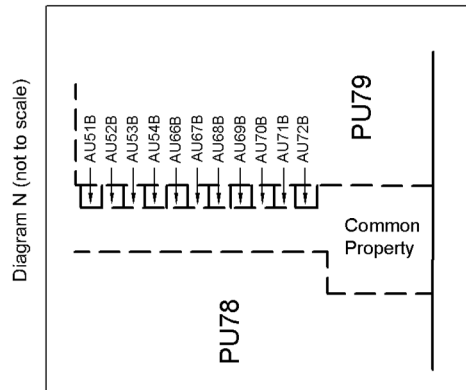
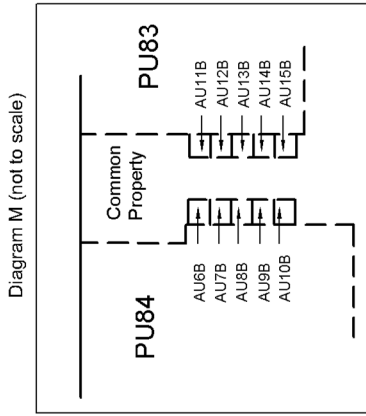
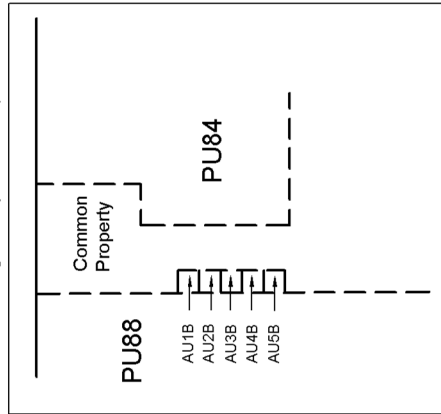
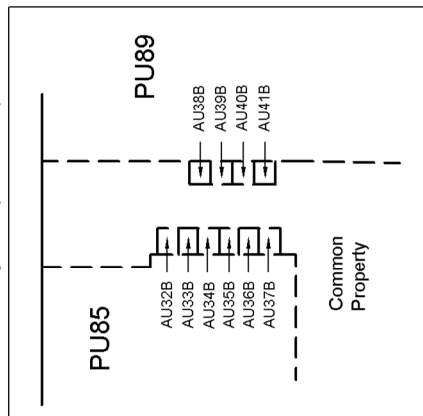
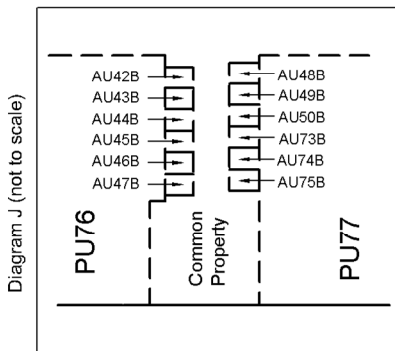


Diagram F (not to scale)



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Supervisor: ---	Area:	Area:	
Job No:	Drawn No:	Revised:	
18-1118.005	008		2



GROUND FLOOR LEVEL DIAGRAM

Unit Schedule		
Height Limits - (Accessory Units)		
Unit	Lower	Upper
AU1B	0.20m below Finished Floor Level of AU1B	
AU2B	0.20m below Finished Floor Level of AU2B	
AU3B	0.20m below Finished Floor Level of AU3B	
AU4B	0.20m below Finished Floor Level of AU4B	
AU5B	0.20m below Finished Floor Level of AU5B	
AU6B	0.20m below Finished Floor Level of AU6B	
AU7B	0.20m below Finished Floor Level of AU7B	
AU8B	0.20m below Finished Floor Level of AU8B	
AU9B	0.20m below Finished Floor Level of AU9B	
AU10B	0.20m below Finished Floor Level of AU10B	
AU11B	0.20m below Finished Floor Level of AU11B	
AU12B	0.20m below Finished Floor Level of AU12B	
AU13B	0.20m below Finished Floor Level of AU13B	
AU14B	0.20m below Finished Floor Level of AU14B	
AU15B	0.20m below Finished Floor Level of AU15B	
AU16B	0.20m below Finished Floor Level of AU16B	
AU17B	0.20m below Finished Floor Level of AU17B	
AU18B	0.20m below Finished Floor Level of AU18B	
AU19B	0.20m below Finished Floor Level of AU19B	
AU20B	0.20m below Finished Floor Level of AU20B	
AU21B	0.20m below Finished Floor Level of AU21B	
AU22B	0.20m below Finished Floor Level of AU22B	
AU23B	0.20m below Finished Floor Level of AU23B	
AU24B	0.20m below Finished Floor Level of AU24B	
AU25B	0.20m below Finished Floor Level of AU25B	
AU26B	0.20m below Finished Floor Level of AU26B	
AU27B	0.20m below Finished Floor Level of AU27B	
AU28B	0.20m below Finished Floor Level of AU28B	
AU29B	0.20m below Finished Floor Level of AU29B	
AU30B	0.20m below Finished Floor Level of AU30B	
AU31B	0.20m below Finished Floor Level of AU31B	
AU32B	0.20m below Finished Floor Level of AU32B	
AU33B	0.20m below Finished Floor Level of AU33B	
AU34B	0.20m below Finished Floor Level of AU34B	
AU35B	0.20m below Finished Floor Level of AU35B	
AU36B	0.20m below Finished Floor Level of AU36B	
AU37B	0.20m below Finished Floor Level of AU37B	
AU38B	0.20m below Finished Floor Level of AU38B	
AU39B	0.20m below Finished Floor Level of AU39B	
AU40B	0.20m below Finished Floor Level of AU40B	
AU41B	0.20m below Finished Floor Level of AU41B	
AU42B	0.20m below Finished Floor Level of AU42B	
AU43B	0.20m below Finished Floor Level of AU43B	
AU44B	0.20m below Finished Floor Level of AU44B	
AU45B	0.20m below Finished Floor Level of AU45B	
AU46B	0.20m below Finished Floor Level of AU46B	
AU47B	0.20m below Finished Floor Level of AU47B	
AU48B	0.20m below Finished Floor Level of AU48B	
AU49B	0.20m below Finished Floor Level of AU49B	
AU50B	0.20m below Finished Floor Level of AU50B	

0.10m below the underside of Ceiling on the Ground Floor Level

Unit Schedule		
Height Limits - (Accessory Units)		
Unit	Lower	Upper
AU51B	0.20m below Finished Floor Level of AU51B	
AU52B	0.20m below Finished Floor Level of AU52B	
AU53B	0.20m below Finished Floor Level of AU53B	
AU54B	0.20m below Finished Floor Level of AU54B	
AU55B	0.20m below Finished Floor Level of AU55B	
AU56B	0.20m below Finished Floor Level of AU56B	
AU57B	0.20m below Finished Floor Level of AU57B	
AU58B	0.20m below Finished Floor Level of AU58B	
AU59B	0.20m below Finished Floor Level of AU59B	
AU60B	0.20m below Finished Floor Level of AU60B	
AU61B	0.20m below Finished Floor Level of AU61B	
AU62B	0.20m below Finished Floor Level of AU62B	
AU63B	0.20m below Finished Floor Level of AU63B	
AU64B	0.20m below Finished Floor Level of AU64B	
AU65B	0.20m below Finished Floor Level of AU65B	
AU66B	0.20m below Finished Floor Level of AU66B	
AU67B	0.20m below Finished Floor Level of AU67B	
AU68B	0.20m below Finished Floor Level of AU68B	
AU69B	0.20m below Finished Floor Level of AU69B	
AU70B	0.20m below Finished Floor Level of AU70B	
AU71B	0.20m below Finished Floor Level of AU71B	
AU72B	0.20m below Finished Floor Level of AU72B	
AU73B	0.20m below Finished Floor Level of AU73B	
AU74B	0.20m below Finished Floor Level of AU74B	
AU75B	0.20m below Finished Floor Level of AU75B	
AU86C	0.50m below Finished Floor Level of PU86	4.00m above Finished Floor Level of PU86
AU87C	0.50m below Finished Floor Level of PU87	4.00m above Finished Floor Level of PU87
AU88C	0.50m below Finished Floor Level of PU88	4.00m above Finished Floor Level of PU88
AU89C	0.50m below Finished Floor Level of PU89	4.00m above Finished Floor Level of PU89

0.10m below the underside of Ceiling on the Ground Floor Level



UNIT SCHEDULE

Land Registration District

South Auckland

Plan Number

DP 562098

Territorial Authority (the Council)

Hamilton City Council

Schedule of Existing Easements			
Purpose	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)	Creating Document
Party Wall	Lot 1 DP 551398	Part Deeds Plan 716 (SA992/172) Lot 1 DPS 36435 (SA32C/154)	Grant 320611 (R403/653)
Party Wall	Lot 1 DP 551398	Part Deeds Plan 716 (SA992/172) Lot 1 DPS 36435 (SA32C/154)	Grant 323867 (R415/331)

Schedule of Existing Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee/ Creating Document
Right to Convey Gas	A DP 558799	Lot 1 DP 551398	First Gas Limited/ 12141072.1

Schedule of Existing Appurtenant Easements			
Purpose	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)	Creating Document
Party Wall	Part Deeds Plan 716 (SA992/172) Lot 1 DPS 36435 (SA32C/154)	Lot 1 DP 551398	Grant 320611 (R403/653)
Party Wall	Part Deeds Plan 716 (SA992/172) Lot 1 DPS 36435 (SA32C/154)	Lot 1 DP 551398	Grant 323867 (R415/331)