



**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** **22007**  
**Land Registration District** **South Auckland**  
**Date Issued** 20 February 2003

**Prior References**  
SA66B/140

**Supplementary Record Sheet**  
26352

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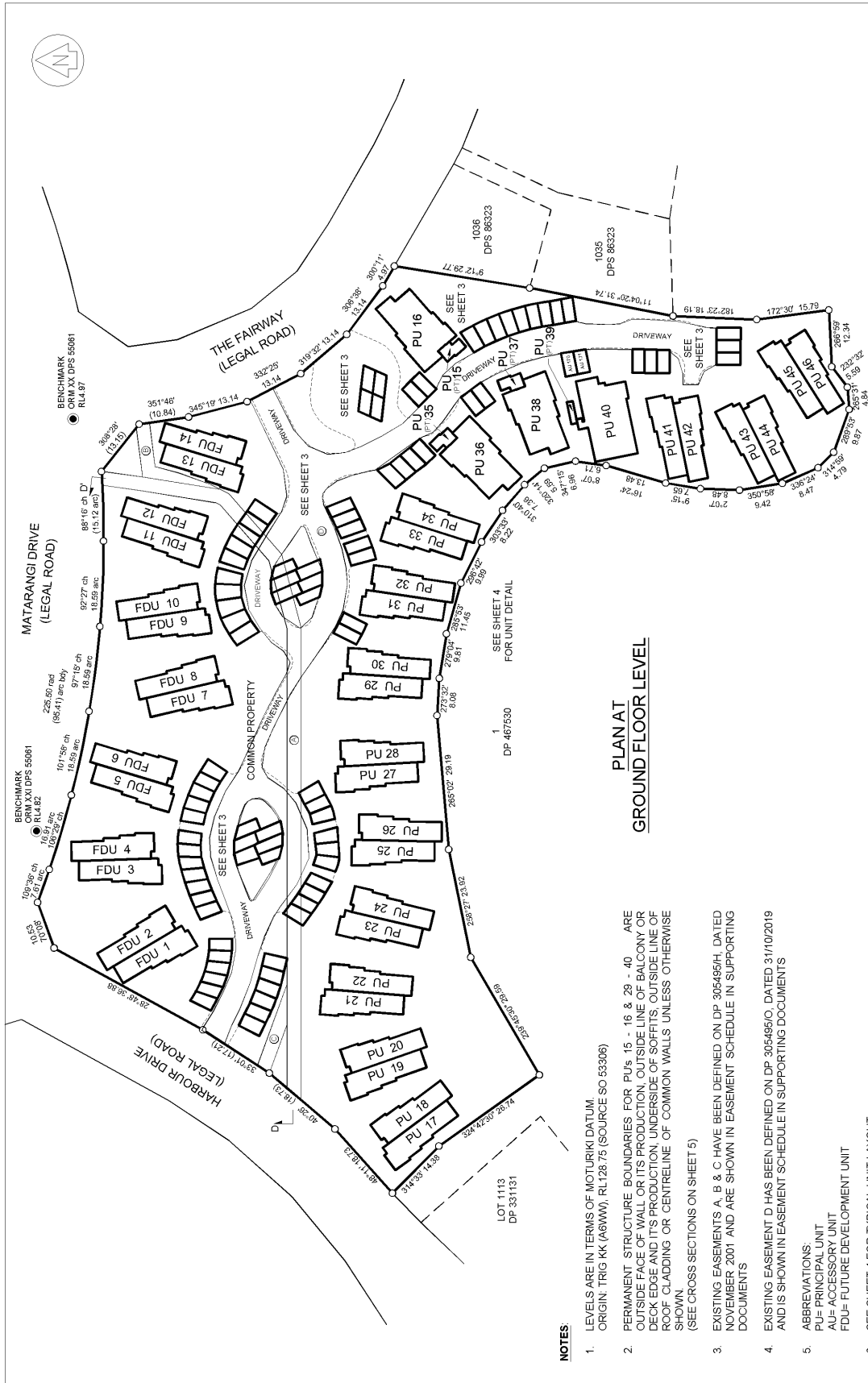
**Estate** Stratum in Freehold  
**Legal Description** Unit 25 and Accessory Unit 145-146  
Deposited Plan 305495

**Registered Owners**  
Sonjia Campbell's Holding Company Limited

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**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**

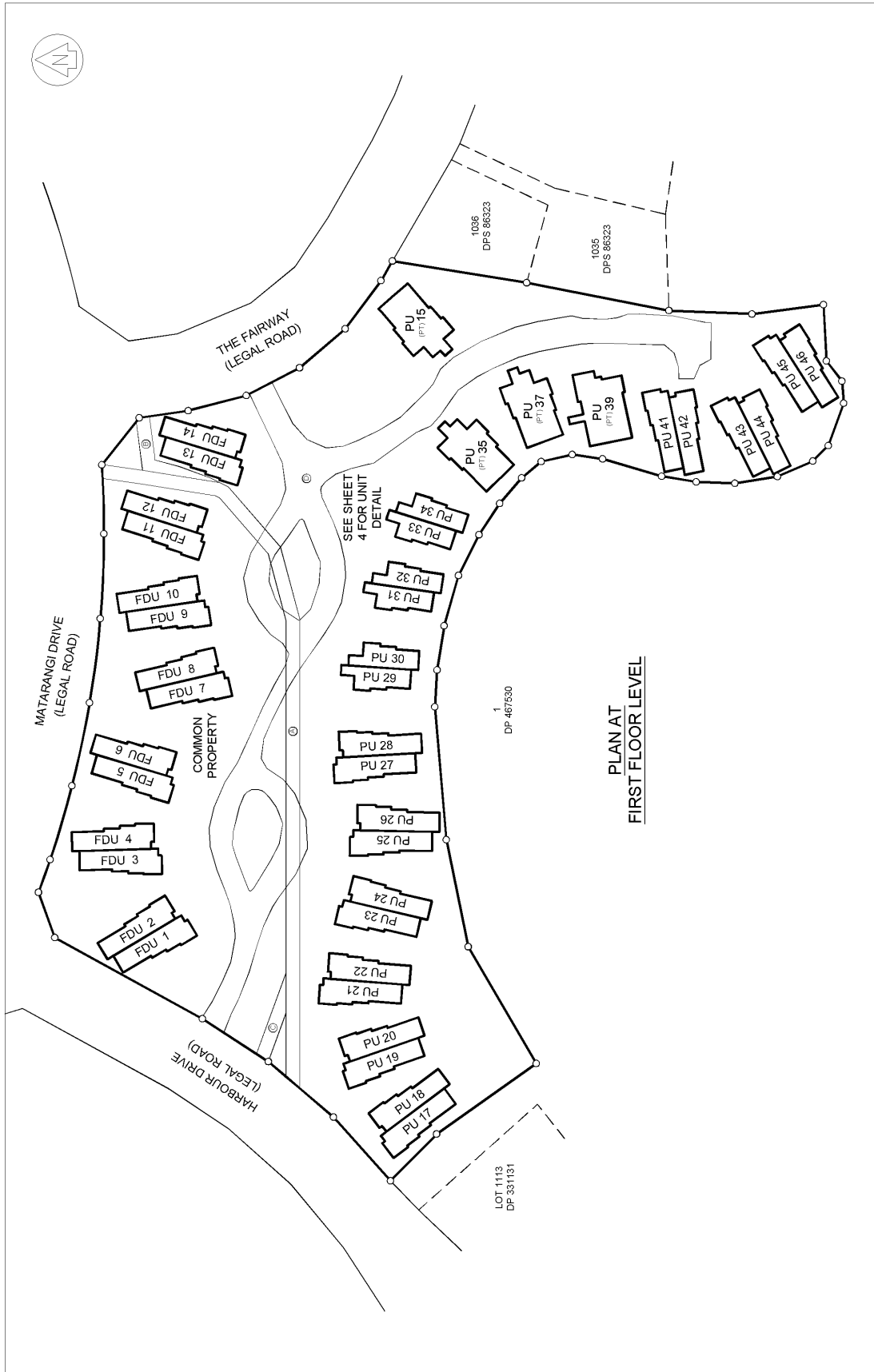
12213018.1 Mortgage to ANZ Bank New Zealand Limited - 10.8.2021 at 4:21 pm



**NOTES**

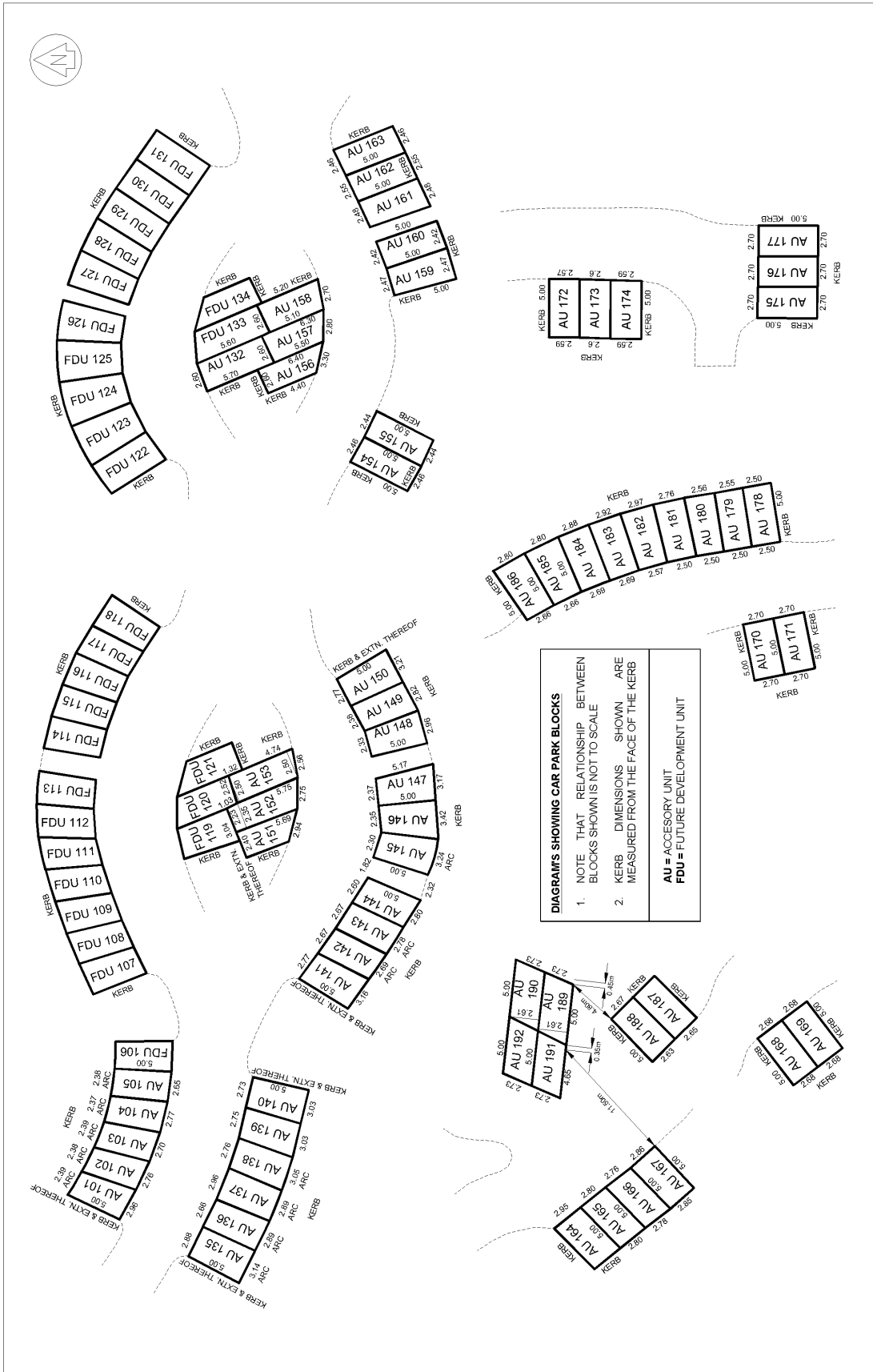
1. LEVELS ARE IN TERMS OF MOTURIKI DATUM.  
ORIGIN: TRIG KK (46WV), RL128.75 (SOURCE SO 53306)
2. PERMANENT STRUCTURE BOUNDARIES FOR PUs 15 - 16 & 29 - 40 ARE OUTSIDE FACE OF WALL OR ITS PRODUCTION; OUTSIDE LINE OF BALCONY OR DECK EDGE AND ITS PRODUCTION; UNDERSIDE OF SOFFITS; OUTSIDE LINE OF ROOF CLADDING 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 305485/H, DATED NOVEMBER 2007 AND ARE SHOWN IN EASEMENT SCHEDULE IN SUPPORTING DOCUMENTS
4. EXISTING EASEMENT D HAS BEEN DEFINED ON DP 305485/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

 <p>Surveying Services City of Pines, Council of Wairarapa enquiries@surveyingservices.co.nz</p>	Address: HARBOUR DRIVE, MATARANGI		Plan Ref: DP 305495	
	Title: NINTH STAGE UNIT PLAN ON LOT 2 DPS 83350		Survey Ref: 9243 Scale: 1:750	Survey District: SOUTH AUCKLAND Local Authority: THAMES-COROMANDEL DISTRICT COUNCIL
Drawn: IP Checked: MD Date: 01/12/2022	Survey Ref: 9243 Scale: 1:750	Plan Ref: DP 305495	Sheet: 1 of 6	



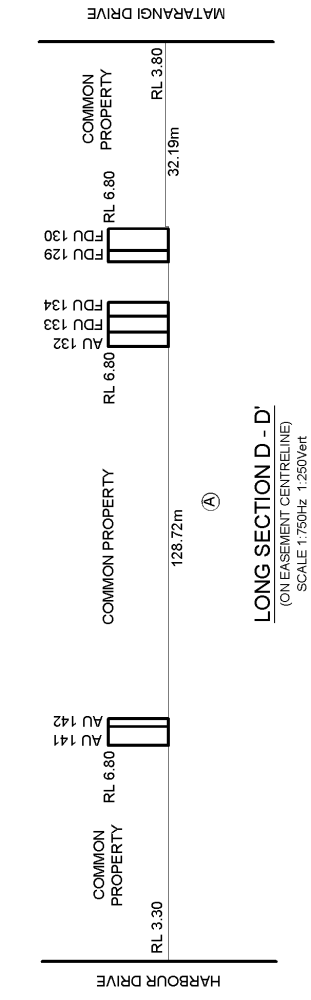
PLAN AT  
FIRST FLOOR LEVEL

 Surveying Services Bay of Plenty, Coromandel, Waikato 0800 268 832 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 Survey District: SOUTH AUCKLAND Local Authority: THAMES-COROMANDEL DISTRICT COUNCIL	Plan Ref: DP 305495 Sheet: 2 of 6
	Scale: 1:750	Survey Ref: 9243	Survey District: SOUTH AUCKLAND	Local Authority: THAMES-COROMANDEL DISTRICT COUNCIL	Plan Ref: DP 305495 Sheet: 2 of 6		

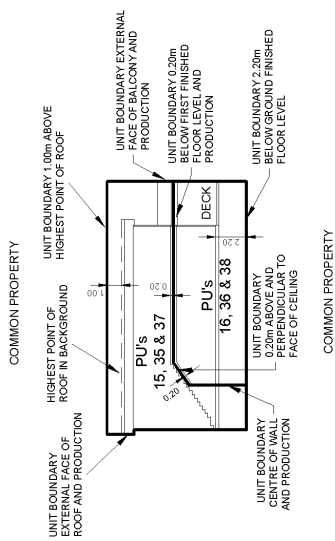


<p><b>Surveying Services</b>        Bay of Plenty, Coromandel, Waikato        enquiries@surveyingservices.co.nz</p>	<p>Address: <b>HARBOUR DRIVE, MATARANGI</b></p>	<p><b>NINTH STAGE UNIT PLAN ON LOT 2 DPS 83350</b></p>		<p>Drawn: IP</p>	<p>Survey Ref: 9243</p>	<p>Scale: 1:300</p>	<p>Plan Ref: <b>DP 305495</b></p>
	<p>Date: 01/12/2022</p>	<p>Check: MD</p>	<p>Survey District: SOUTH AUCKLAND</p>	<p>Local Authority: THAMES-COROMANDEL DISTRICT COUNCIL</p>	<p>Sheet: 3 of 6</p>		

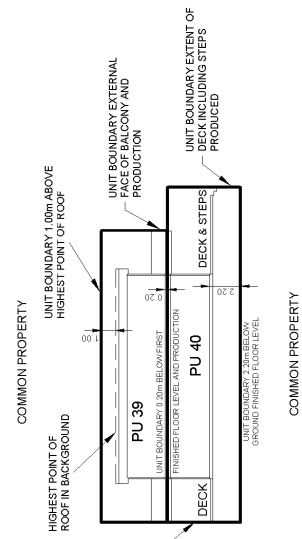




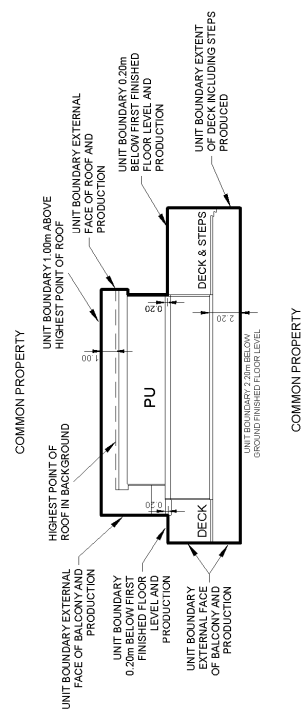
**LONG SECTION D - D'**  
(ON EASEMENT CENTRELINE)  
SCALE 1:750Hz 1:250Vert



**CROSS SECTION A - A'**  
PU's 15, 16, 35 - 38



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



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

**Surveying Services**  
City of Plunket, Corner of Matrangli  
0640 268 832  
enquiries@surveyingservices.co.nz

Address:  
**HARBOUR DRIVE,  
MATRANGI**

**NINTH STAGE UNIT PLAN ON LOT 2 DPS 83350**

Drawn: IP	Survey Ref: 9243	Scale: 1:750	Plan Ref: DP 305495
Checked: MD	Survey District: SOUTH AUCKLAND		
Date: 01/12/2022	Local Authority: THAMES-COROMANDEL DISTRICT COUNCIL		Sheet: 5 of 6



**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



Address:  
**HARBOUR DRIVE,  
 MATARANGI**

**NINTH STAGE UNIT PLAN ON LOT 2 DPS 83350**

Drawn: IP	Survey Ref: 9243	Scale: NOT SCALE	Plan Ref: DP 305495
Checked: MD	Survey District: SOUTH AUCKLAND		
Date: 01/12/2022	Local Authority: THAMES-COROMANDEL DISTRICT COUNCIL		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** **26352**  
**Land 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



# View Pending Transactions

**Dealing Number** 13360885  
**Status** Lodged  
**Date and Time Lodged** 23/12/2025 09:27:52  
**Lodged By** McDougall, Lucy Joan Sproat  
**Lodged For** Bay Online Services Limited

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## Plans to be deposited

<b>Survey Number</b>	<b>Survey Purpose</b>	<b>Date &amp; Time Lodged</b>
LT 305495 A	Substituted Proposed Unit Development	30/09/2025 13:59:16