



Record of Survey - LT 544497

Survey Number LT 544497
Surveyor Reference 22-31992-01 - 3B/3C Latitude Apartments
Surveyor Scott Rodney Carley
Survey Firm Shrimpton and Lipinski Limited Partnership
Surveyor Declaration I Scott Rodney Carley, 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 Jul 2024 04:31 PM

Survey Details

Dataset Description Redevelopment of Units on Allot 308 Sec 1 TN OF Tauranga & Allot 309 Sec 1 TN OF Tauranga
Purpose Redevelopment Unit Plan
Status Approved as to Survey **Type** Survey
Land District South Auckland **Survey Class** Class A
Meridional Circuit Bay of Plenty 2000 **Vertical Datum** Moturiki 1953

Survey Dates

Surveyed Date 29/09/2023 **Certified Date** 16/07/2024
Submitted Date 16/07/2024 16:31:31 **Survey Approval Date** 17/07/2024
Deposit Date

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 12274	South Auckland	-0°01'00"
DP 440267	South Auckland	0°00'00"
SO 498198	South Auckland	0°00'00"
DP 542052	South Auckland	0°00'00"

Territorial Authorities

Tauranga City

Comprised In

RT 923020
 RT 923036

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Principal Unit 3G Deposited Plan 544497	Principal Unit		
Total Area		0.0000 Ha	

Approvals
 Body Corporate Address:
 Latitude Apartments Body Corporate
 P.O. Box 10387, Mount Maunganui 3152

Notes:
 1. Finished Floor Level (FFL) is the Finished Surface of Concrete Floor Slab for all Principle Unit (PU).
 2. Finished Surface Level (FSL) is the Concrete Floor Slab for each Accessory Unit.
 3. Upper Limit of each PU is underside of ceiling and Lower Limit of each PU is FFL.
 4. Lower Limit for each Accessory Unit is FSL.
 5. Upper Limit for AU34 - AU47 is 3.50m parallel above FSL.
 6. Upper Limit for AU1 - AU30 is 1.90m parallel above FSL.
 7. Upper Limit for AU15 - AU24S is 1.90m parallel above FSL.
 8. See note of height restriction for AU31 - AU33
 9. Existing Easements adopted from DP 542052
 10. All Legal Boundaries, Unit Title Boundaries and Easement Boundaries are coincident and are not physical features unless otherwise stated
 11. Unless otherwise stated all Boundaries between units are centreline of wall
 12. Gutters encroach into abutting roads. This overlapping portion is excluded from the unit title.
 13. See Plan Graphic Diagram for Accessory Units and Stratum Easements DP 542052 relationship.
 14. Supplementary Record Sheet is RT 923036

Purpose	Shown	Business Land (Servient Tenement)	Document Number
Right of Convey Electricity	A, A1, CA, CB, CC, D	Allot 309 Sec 1 TN of Tauranga	EI1171252.1
	E, F	Allot 309 Sec 1 TN of Tauranga	

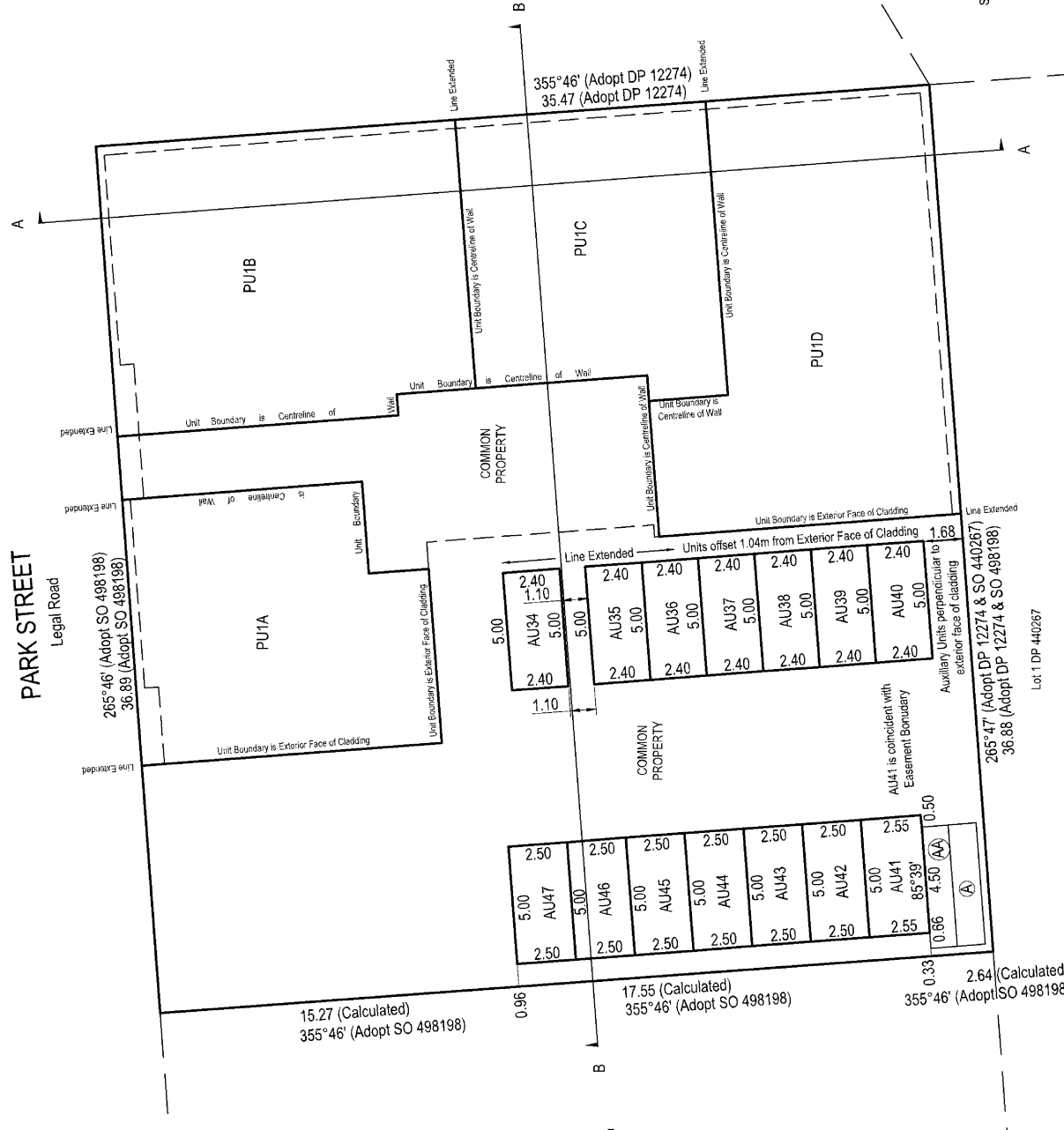
Total Area 1265m²
 Comprised in:

i. Scott Rodney Carley
 Being a finished building, as shown on the site plan. The data provided by me and the related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002, and the Cadastral Survey Rules 2021, and the survey was undertaken by me or under my personal direction.
 Field Book p. Traverse Book p.
 Reference Plans DP 12274, SO 440267, SO 498198, DP 542052
 Examined Correct



CLIFF ROAD
 Legal Road

PARK STREET
 Legal Road



First Floor
 Sheet 1 of 10

TERRITORIAL AUTHORITY
 Tauranga City Council
 Surveyed by
 S & L Land Specialists
 Scale 1:200 @ A3
 Date: 10/12/2019

REDEVELOPMENT OF UNITS OVER
 Allot 308 Sec 1 TN of Tauranga
 & Allot 309 Sec 1 TN of Tauranga

LAND DISTRICT
 SURVEY BLK. & DIST.
 Lot 1 DP 440267

DP 544497

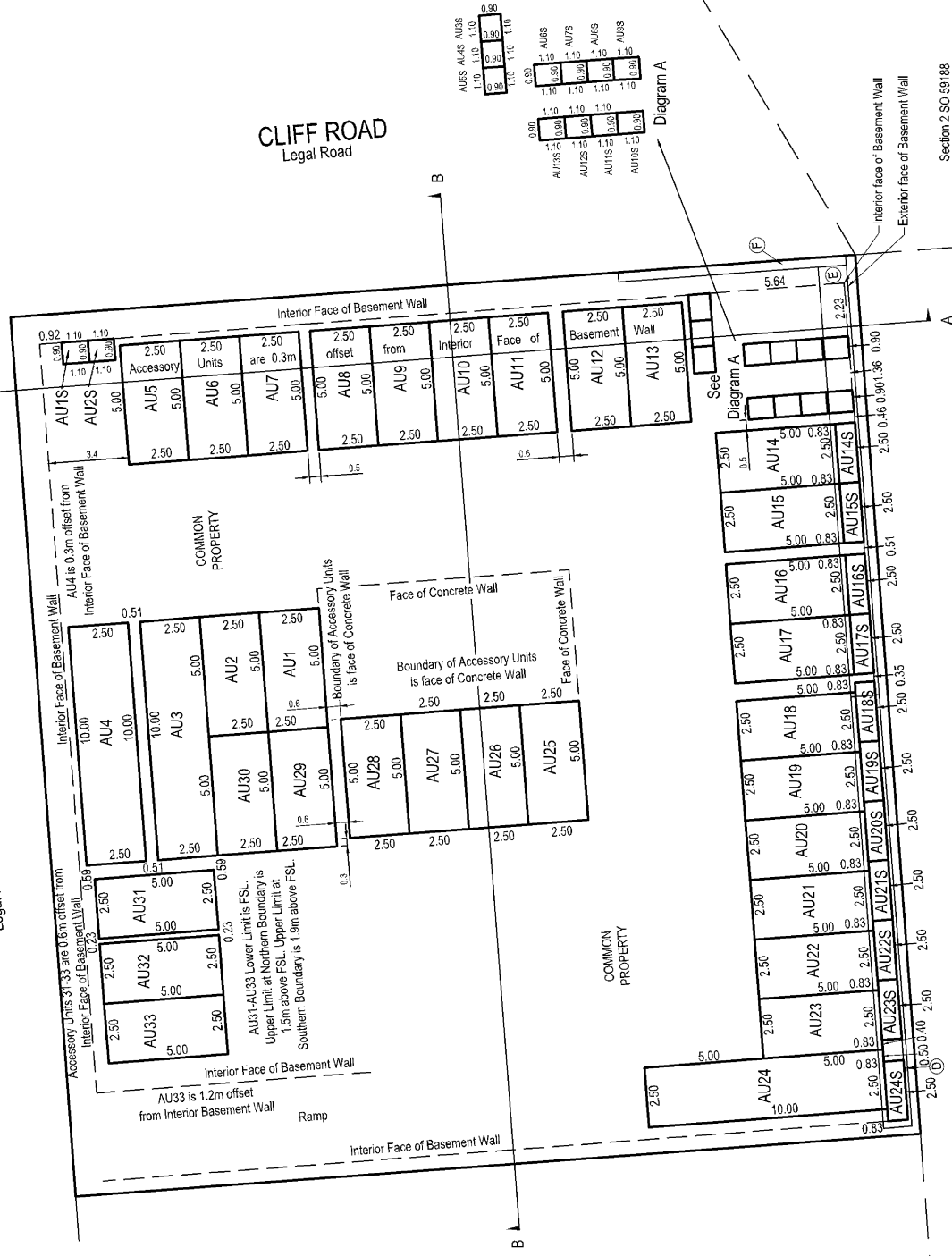
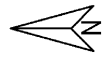
Approvals
 Body Corporate Address:
 Latitude Apartments Body Corporate
 P.O. Box 10387, Mount Maunganui 3162

- Notes:
1. 'Finished Floor Level' (FFL) is the Finished Surface of Concrete Floor Slab for all Principle Unit (PU).
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 13. See Plan Graphic Diagram for Accessory Units and Stratum Easements DP 542052 relationship.
 14. Supplementary Record Sheet is RT 923036

Purpose	Shown	Boundry Land (Servient Tenement)	Document Number
Right to Convey Electricity	A, A, CA, CB, CC, D	Allot 308 Sec 1 TN OF Tauranga	EI 11712152.1
	E, F	Allot 309 Sec 1 TN OF Tauranga	

Total Area 1265m²
 Comprised in:
 1. Scott Rodney Carrey
 being a licensed cadastral surveyor, certify that:
 a) the dataset provided by me and the related survey are accurate, and
 b) the survey was undertaken by me or under my personal direction.
 Reference Plans
 DP 12274, SO 440267, SO 498188, DP 542052
 Examined
 Correct

File - 2202
 Revisited
 Instructions
 DP 544497



Section 2 SO 59188
 Lot 1 DP 440267
 REDEVELOPMENT OF UNITS OVER
 Allot 308 Sec 1 TN OF Tauranga
 & Allot 309 Sec 1 TN OF Tauranga

TERRITORIAL AUTHORITY
 Tauranga City Council
 Surveyed by S & L Land Specialists
 Scale 1:200 @ A3
 Date: 10/12/2019

Basement Floor
 Sheet 2 of 10
 LAND DISTRICT
 SURVEY BLK. & DIST.

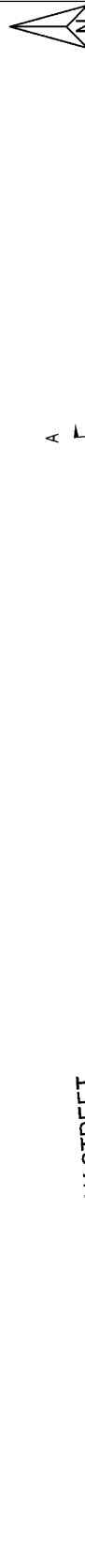
Approvals
 Body Corporate Address:
 Latitude Apartments Body Corporate
 P.O. Box 10387, Mount Maunganui 3152

Notes:
 1. 'Finished Floor Level' (FLL) is the Finished Surface of Concrete Floor Slab for all Principle Unit (PU).
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 14. Supplementary Record Sheet is RT 923036

Schedule of Existing Easements		
Purpose	Shown	Document Number
Right to Convey Electricity	A, AA, CA, CE, CC, D	Allot 308 Sec 1 TN OF Tauranga EI 111712152.1
	E, F	Allot 308 Sec 1 TN OF Tauranga

Total Area 1265m²
 Comprised in:
 1. Scott Rodney Carley
 being a licensed cadastral surveyor, certify that:
 a) this database, provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002
 b) the survey was undertaken by me under my personal direction.

Field Book P. Traverse Book P.
 Reference Plans
 DP 12274, SO 440267, SO 488198, DP 542052
 Examined Correct



Notes:
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	E, F	Allot 308 Sec 1 TN OF Tauranga

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 b) the survey was undertaken by me under my personal direction.

Field Book P. Traverse Book P.
 Reference Plans
 DP 12274, SO 440267, SO 488198, DP 542052
 Examined Correct

LAND DISTRICT
 SURVEY BLK. & DIST.

REDEVELOPMENT OF UNITS OVER
 Allot 308 Sec 1 TN OF Tauranga
 & Allot 309 Sec 1 TN OF Tauranga

TERRITORIAL AUTHORITY
 Tauranga City Council

Surveyed by
 S & L Land Specialists

Scale
 1:200 @ A3

Date:
 10/12/2019

Second Floor
 Sheet 3 of 10

File - 22020
 Received
 Instructions
 DP 544497

Approvals
 Body Corporate Address:
 Latitude Apartments Body Corporate
 P.O. Box 10387, Mount Maunganui 3152

Notes:

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- Supplementary Record Sheet is RT 923036

Schedule of Existing Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Document Number
Right to Convey Electricity	A, AA, CA, CB, CC, D	Allot 308 Sec 1 TN of Tauranga	EI 11712152.1
	E, F	Allot 309 Sec 1 TN of Tauranga	

Total Area 1265m²

Comprised in:

- Scott Rodney Carley

being a licensed cadastral surveyor, certifies that the plan(s) provided by me and its related survey are accurate and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2002; and

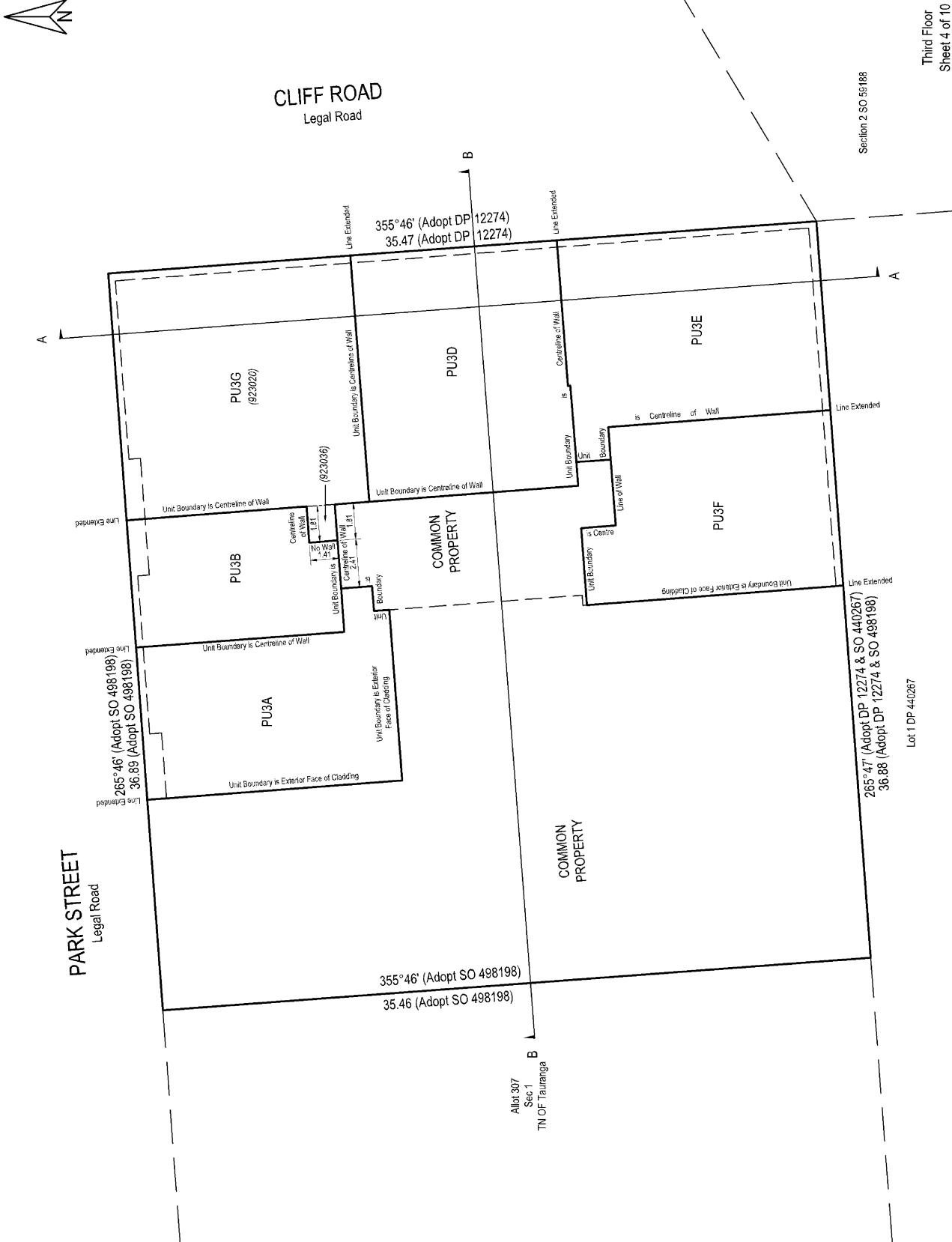
the survey was undertaken by me or under my personal direction

Field Book p. Tawera Book p.

Reference Plans DP 12274, SO 440267, SO 498198, DP 542052

Examined Correct

File - 2020
 Recalled
 Instructions
 DP 544497



LAND DISTRICT
 SURVEY BLK. & DIST.

REDEVELOPMENT OF UNITS OVER
 Allot 308 Sec 1 TN of Tauranga
 & Allot 309 Sec 1 TN of Tauranga

TERRITORIAL AUTHORITY
 Tauranga City Council
 Surveyed by
 S & L Land Specialists
 Scale 1:200 @ A3
 Date: 10/12/2019

Third Floor
 Sheet 4 of 10

Approvals
 Body Corporate Address:
 Latitude Apartments Body Corporate
 P.O. Box 10387, Mount Maunganui 3152

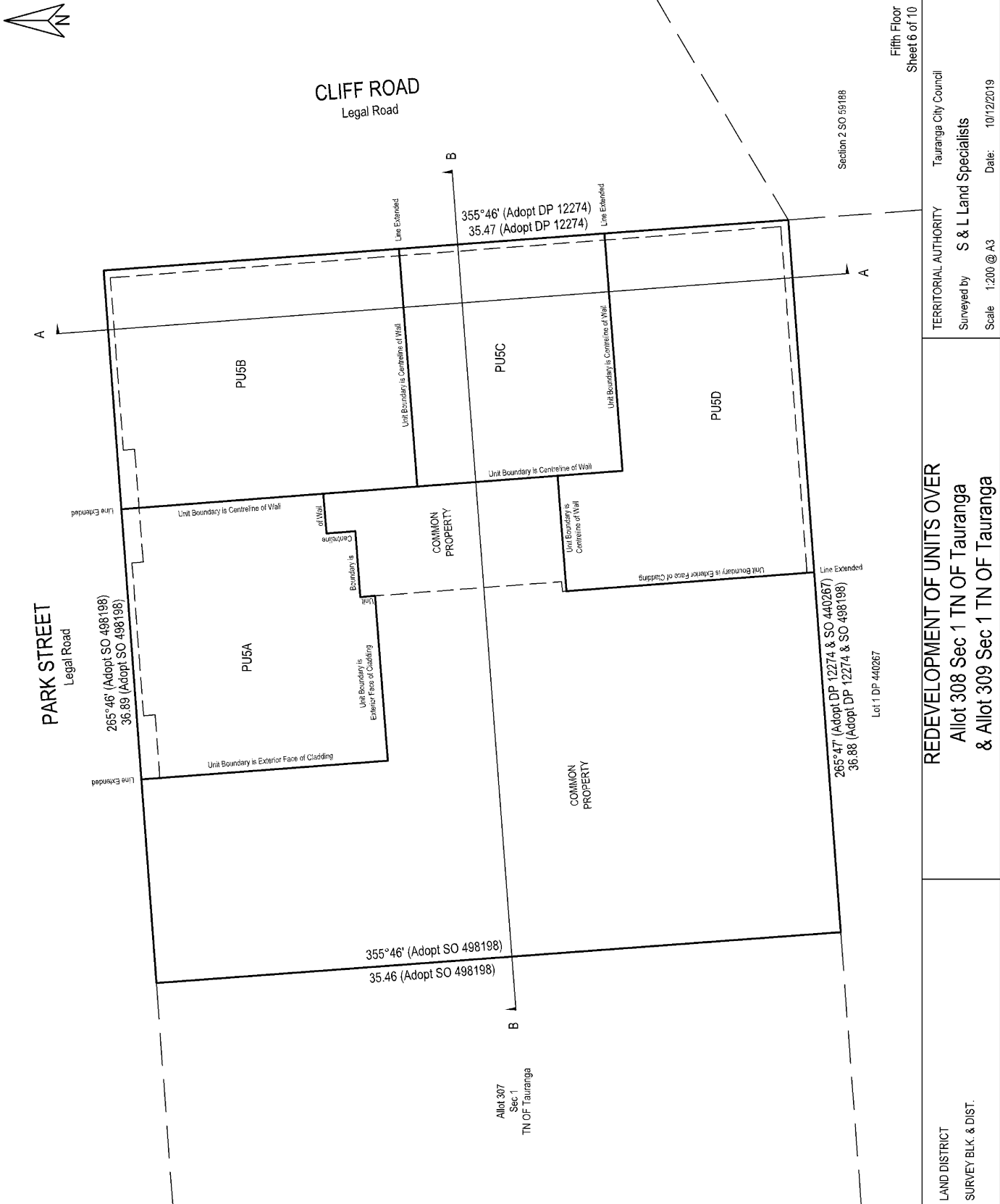
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 14. Supplementary Record Sheet is RT 923036

Schedule of Existing Easements		Diagram Number
Shown	Buried/Lost (Servient Tenement)	
Right of Convey Easement	A, AA, CA, CB, CC, D	A103 308 Sec 1 TN OF Tauranga E111721E2.1
	E, F	Allot 307 Sec 1 TN OF Tauranga

Total Area 1265m²
 Comprised in:

1. Scott Rodney Carley
 being a licensed cadastral surveyor, certifies that:
 a) this release provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2011, and
 b) the survey was undertaken by me or under my personal direction.

Field Book p. Tauranga Book p.
 Reference Plans
 DP 12274, SO 440267, SO 498198, DP 542052
 Examined
 Correct:



File #: 22020
 Received
 Instructions
 DP 544497

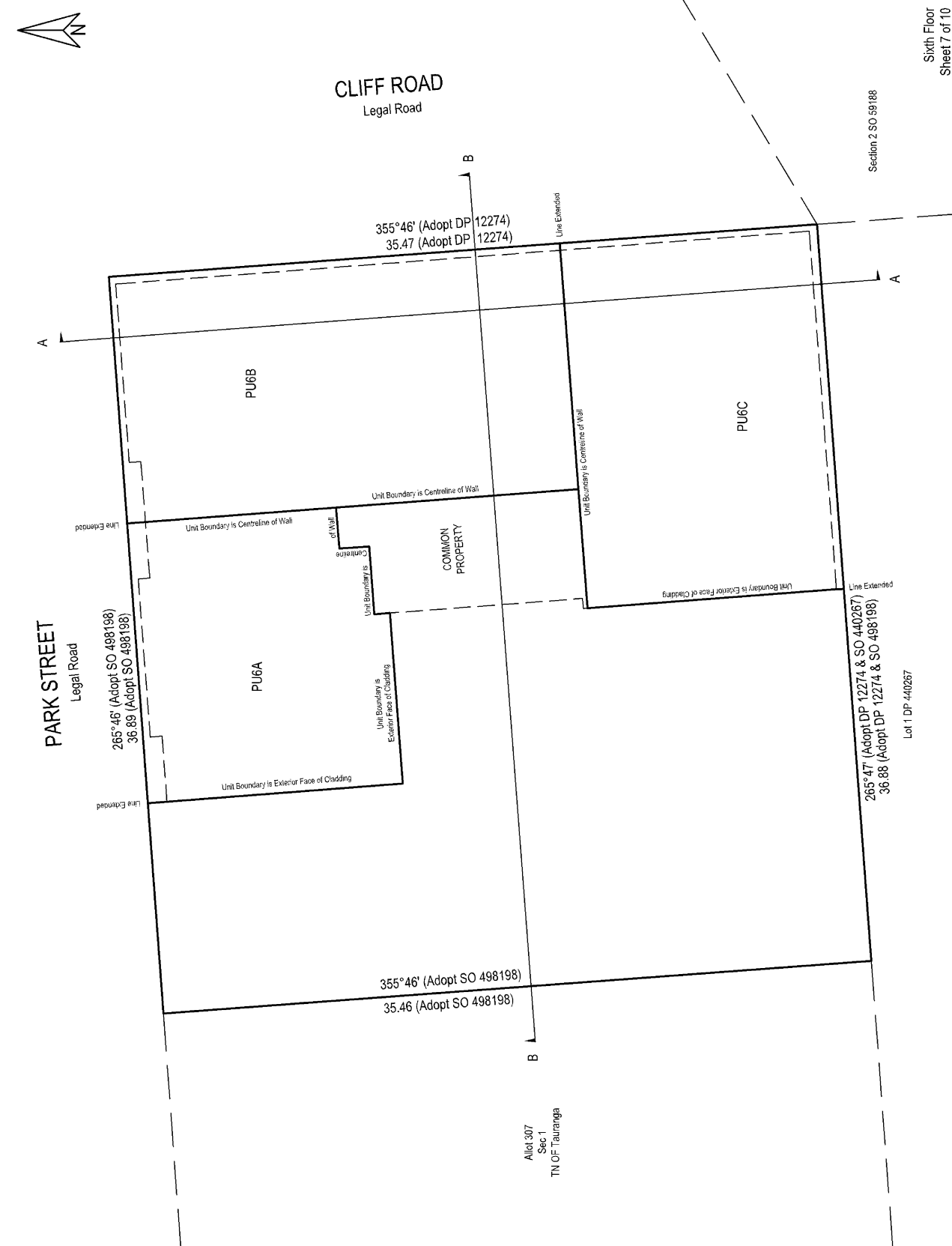
Approvals
 Body Corporate Address:
 Latitude Apartments Body Corporate
 P.O. Box 10387, Mount Maunganui 3152

- Notes:
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 13. See Plan Graphic Diagram for Accessory Units and Stratum Easements DP 542052 relationship.
 14. Supplementary Record Sheet is RT 923036

Schedule of Existing Easements			Disturbment Number
Purpose	Shown	Boundered Land (Servient Tenement)	
Rights of Way Electricity	A, AA, CA, CB, CC, D	Allot 308 Sec 1 TN OF Tauranga	EI 117/2152.1
	E, F	Allot 309 Sec 1 TN OF Tauranga	

Total Area 1265m²
 Comprised in:
 1. Scott Rodney Carley
 being a finished cadastral surveyor, certifies that:
 a) This database 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.
 Field Book p. Traversa Book p.
 Reference Plans
 DP 12274, SO 440267, SO 498198, DP 542052
 Examined
 Correct

File - 22020
 Received
 Instructions
 DP 544497



Sixth Floor
 Sheet 7 of 10

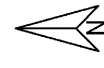
TERRITORIAL AUTHORITY
 Tauranga City Council

Surveyed by
 S & L Land Specialists

Scale 1:200 @ A3
 Date: 10/12/2019

REDEVELOPMENT OF UNITS OVER
 Allot 308 Sec 1 TN OF Tauranga
 & Allot 309 Sec 1 TN OF Tauranga

LAND DISTRICT
 SURVEY BLK. & DIST.



PARK STREET
Legal Road

CLIFF ROAD
Legal Road

Gutters encroach into abutting roads.
Area excluded from title.

Gutters encroach into abutting roads.
Area excluded from title.

Gutter Line

Gutter Line

COMMON PROPERTY

COMMON PROPERTY

ROOF
COMMON PROPERTY

Allot 307
Sec 1
TN OF Tauranga

Lot 1 DP 44267

Section 2 SO 59188

Roof
Sheet 8 of 10

REDEVELOPMENT OF UNITS OVER
Allot 308 Sec 1 TN OF Tauranga
& Allot 309 Sec 1 TN OF Tauranga

TERRITORIAL AUTHORITY Tauranga City Council
Surveyed by S & L Land Specialists
Scale 1:200 @ A3 Date: 10/12/2019

LAND DISTRICT
SURVEY BLK. & DIST.

Approvals
Body Corporate Address:
Latitude Apartments Body Corporate
P.O. Box 10387, Mount Maunganui 3152

Notes:

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14. Supplementary Record Sheet is RT 923036

Purpose	Schedule of Existing Easements		Document Number
	Shown	Burdened Land (Servient Tenement)	
Right to Convey Electricity	A, A3, CA, CE, CC, D	Allot 308 Sec 1 TN OF Tauranga	E1 1712/52.1
	E, F	Allot 308 Sec 1 TN OF Tauranga	

Total Area 1285m²
Comprised in:

I. Scott Rodney Carley

being a licensed cadastral surveyor, certify that:
a) this status provided by me and the related survey are accurate, and
b) the survey was undertaken by me or under my personal direction.

Field Book P. Traverse Book P.

Reference Plans
DP 12274, SO 440267, SO 498198, DP 542052

Examined Correct

File - 22023
Received
Instructions
DP 544497

Approvals
 Body Corporate Address:
 Latitude Apartments Body Corporate
 P.O. Box 10387, Mount Maunganui 3152

Notes:

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Schedule of Existing Easements		Document Number
Purpose	Shown	Burdened Land (Servient Tenement)
Right to Convey Electricity	A, M, CA, CB, CC, D	Allot 308 Sec 1 TN OF Tauranga
	E, F	Allot 309 Sec 1 TN OF Tauranga

Total Area 1265m²

Comprised in:

I. Scott Rodney Carley
 being a licensed cadastral surveyor, certifies that:
 a) this plan is provided by me and its related survey are accurate.
 b) this survey was undertaken by me or under my personal direction.
 and that the survey complies with the provisions of the Resource Management Act 1991 and the Cadastral Survey Rules 2021; and
 c) the survey was undertaken by me or under my personal direction.

Field Book: p. Traverse Book: p.
 Reference Plans: DP 12274, SO 440267, SO 496138, DP 542052
 Examined: Correct

File: 22020
 Received: DP 544497
 Instructions:

Boundary

Roof
 UL: Underside of Ceiling

LL: Floor 6 FFL
 UL: Underside of Ceiling

LL: Floor 5 FFL
 UL: Underside of Ceiling

LL: Floor 4 FFL
 UL: Underside of Ceiling

LL: Floor 3 FFL
 UL: Underside of Ceiling

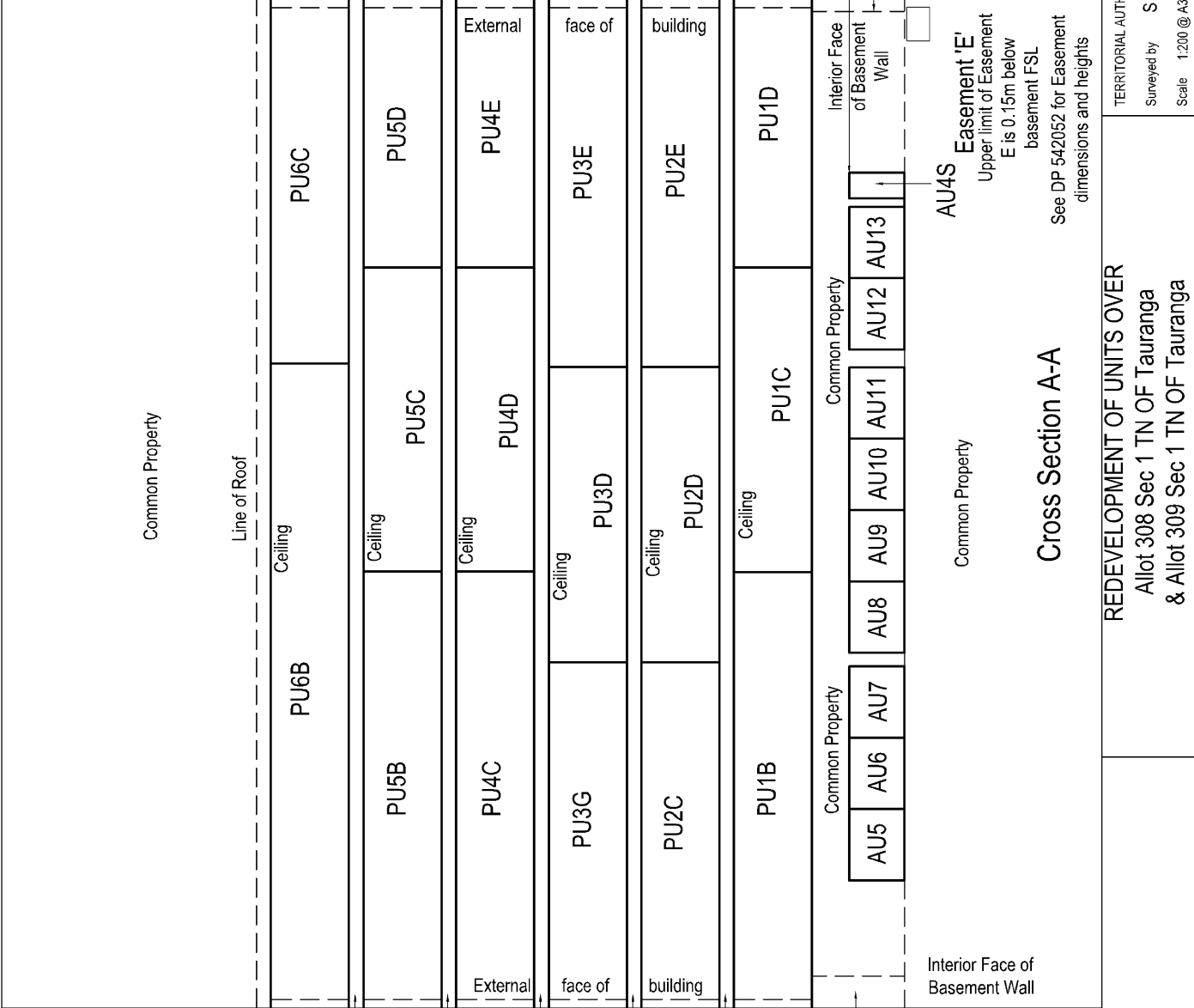
LL: Floor 2 FFL
 UL: Underside of Ceiling

LL: Floor 1 FFL

UL: Basement FSL + 1.9m
 Common Property
 Basement FSL

Boundary

Cross Section A-A
 Sheet 9 of 10



Boundary

Gutter Overhang Excluded from Units

Common Property

Common Property

Park Street

Common Property

Common Property

Common Property

Common Property

Common Property

Common Property

Common Property

Interior Face of Basement Wall

Boundary

LAND DISTRICT
 SURVEY BLK. & DIST.

TERRITORIAL AUTHORITY Tauranga City Council
 Surveyed by S & L Land Specialists
 Scale 1:200 @ A3
 Date: 10/12/2019

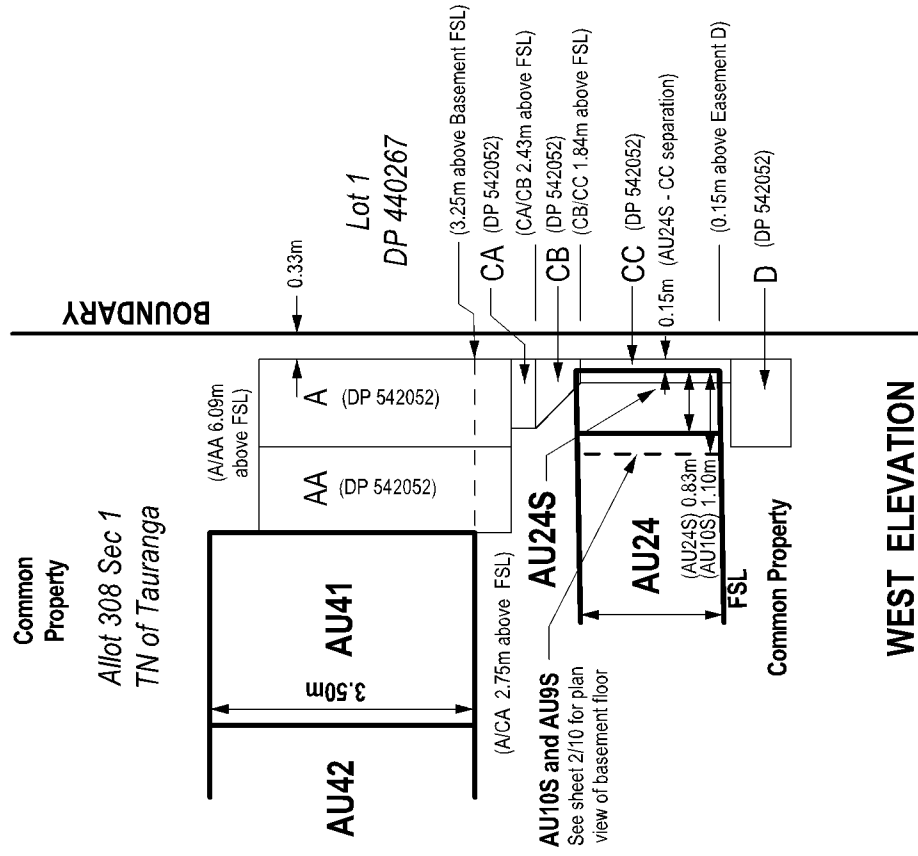
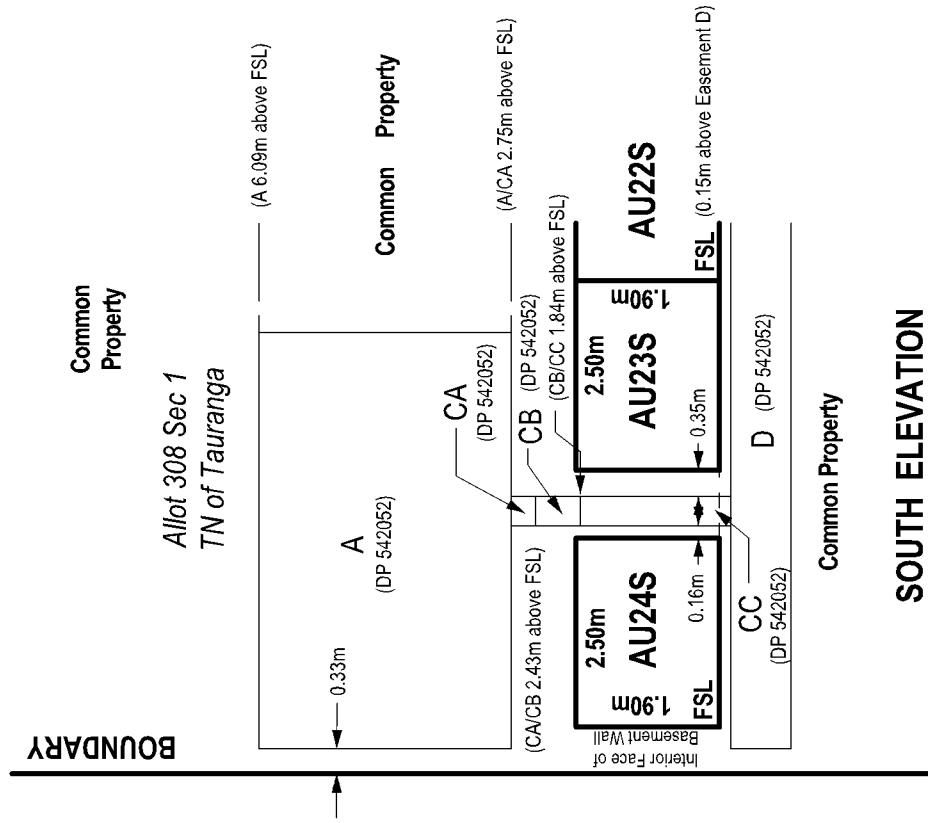
REDEVELOPMENT OF UNITS OVER
 Allot 308 Sec 1 TN OF Tauranga
 & Allot 309 Sec 1 TN OF Tauranga

Cross Section A-A
 See DP 542052 for Easement dimensions and heights

PLAN GRAPHIC FOR DP 544497

S&L File: 22020

Diagram of Accessory Units and Stratum Easements from DP 542052





S&L File: 22-31992-01

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 544497

Territorial Authority

TAURANGA CITY COUNCIL

Schedule of Existing Easements to Remain with the Land			
Purpose	Shown	Burdened Land	Document Number
Right to Convey Electricity	A, AA, CA, CB, CC, D	Allot 308 Sec 1 TN OF Tauranga	E. I. 11712152.1
	E and F	Allot 309 Sec 1 TN OF Tauranga	