



# Record of Survey - DP 582723

**Survey Number** DP 582723  
**Surveyor Reference** 6323 Sangster UT  
**Surveyor** Campbell Ronald Hills  
**Survey Firm** Coterra Ltd  
**Surveyor Declaration** I Campbell Ronald Hills, 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 11 Apr 2024 01:13 PM

## Survey Details

<b>Dataset Description</b>	Units on Lot 2 DP 484832		
<b>Purpose</b>	Standard Unit Plan		
<b>Status</b>	Deposited	<b>Type</b>	Survey
<b>Land District</b>	Otago	<b>Survey Class</b>	Class A
<b>Meridional Circuit</b>	Lindis Peak 2000	<b>Vertical Datum</b>	None

## Survey Dates

<b>Surveyed Date</b>	08/03/2024	<b>Certified Date</b>	11/04/2024
<b>Submitted Date</b>	11/04/2024 13:13:57	<b>Survey Approval Date</b>	11/04/2024
<b>Deposit Date</b>	18/03/2024		

## Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 484832	Otago	0°00'00"

## Territorial Authorities

Central Otago District

## Comprised In

RT 687808

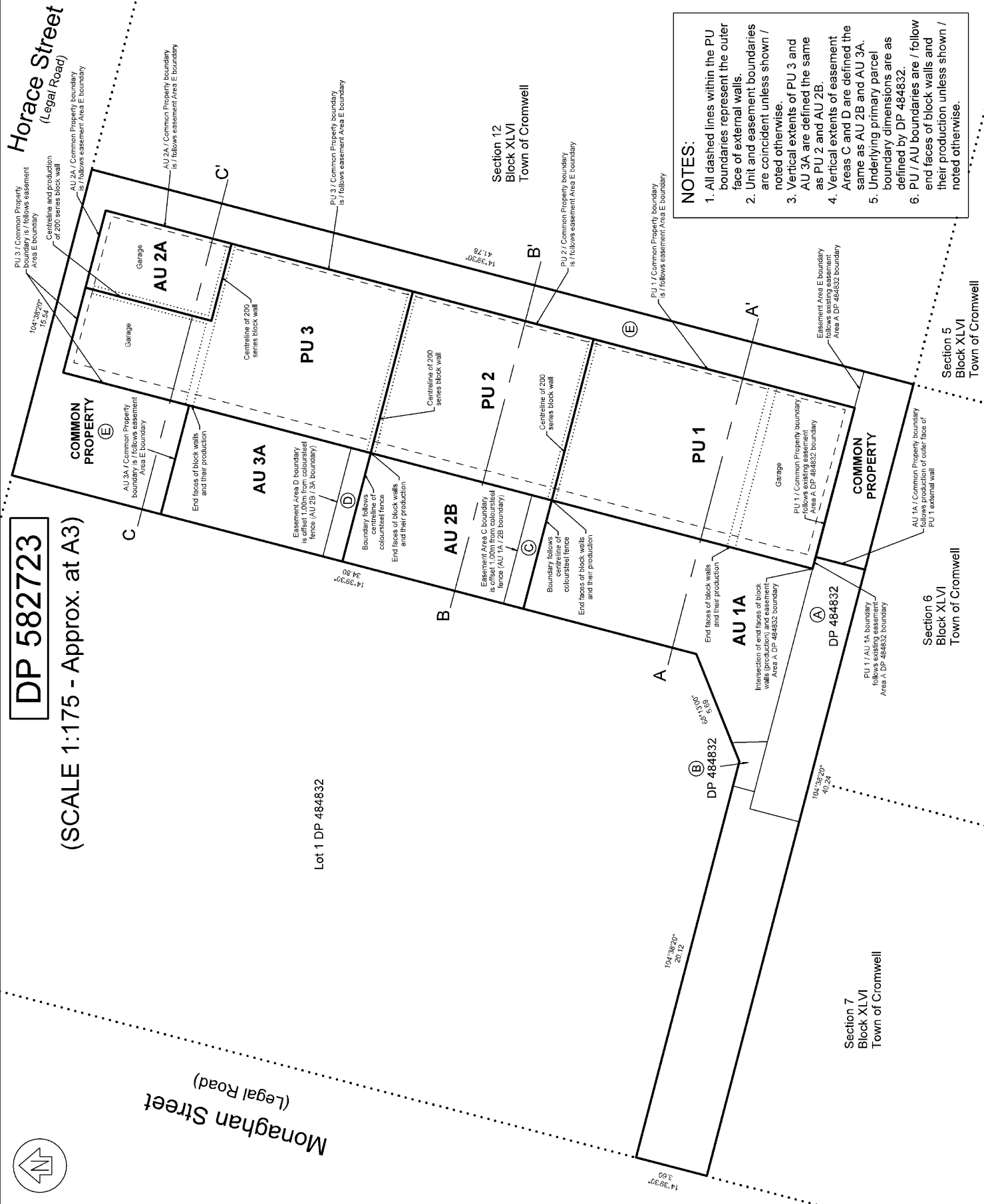
## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area E Deposited Plan 582723	Easement		
Area C Deposited Plan 582723	Easement		
Area D Deposited Plan 582723	Easement		
Principal Unit 1 Deposited Plan 582723	Principal Unit		1091548
Accessory Unit 1A Deposited Plan 582723	Accessory Unit		1091548
Principal Unit 2 Deposited Plan 582723	Principal Unit		1091560
Accessory Unit 2A Deposited Plan 582723	Accessory Unit		1091560
Accessory Unit 2B Deposited Plan 582723	Accessory Unit		1091560
Principal Unit 3 Deposited Plan 582723	Principal Unit		1091561
Accessory Unit 3A Deposited Plan 582723	Accessory Unit		1091561
<b>Total Area</b>		0.0000 Ha	



**DP 582723**  
(SCALE 1:175 - Approx. at A3)

Lot 1 DP 484832



**NOTES:**

- All dashed lines within the PU boundaries represent the outer face of external walls.
- Unit and easement boundaries are coincident unless shown / noted otherwise.
- Vertical extents of PU 3 and AU 3A are defined the same as PU 2 and AU 2B.
- Vertical extents of easement Areas C and D are defined the same as AU 2B and AU 3A.
- Underlying primary parcel boundary dimensions are as defined by DP 484832.
- PU / AU boundaries are / follow end faces of block walls and their production unless shown / noted otherwise.

NOTES:

Revision	Amendments	Date
B	Updates for IML2 alignment approval	9/03/2024
C	Updates for IML2 alignment approval	10/04/2026

**C. HUGHES & ASSOCIATES LTD**  
Surveying and Resource Management - Central Otago

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WANAKA  
LEVEL 3, 80 ARDMORE ST  
17A MURRAY TERRACE  
PO BOX 1031  
CROMWELL 9103  
03 442 5622  
www.chasurveyors.co.nz

Project: **SANGSTER**

60 HORACE STREET, CROMWELL

Title: **DP 582723**

**UNITS ON LOT 2 DP 484832**

PLAN GRAPHIC

Copyright of this drawing is vested in C. Hughes & Associates, Limited.  
The Contractor shall verify all dimensions on site.

24/1/2024 - The information shown on this plan was prepared under specific instructions from the client and is provided for the client's use. This information is subject to the conditions of the information sheet which forms part of the contract. A hard copy of this information sheet is provided with every set of plans.

Drawn By:	Checked By:	Date:
6323	AC/CH	Local
C/1752	1 of 4	C
		20/05/2023

SECTION A - A'

DP 582723

NOT TO SCALE

Underlying parcel boundary

Underlying parcel boundary

COMMON PROPERTY

Upper limit 8.00m above PU FFL

PU 1 / Common Property boundary is / follows easement Area E boundary (See Title Sheet)

PU 1

AU 1A

200 series block wall

PU 1 / AU 1A boundary is / follows end faces of block walls and their production

Outside face of wall

Outside face of wall

PU finished ground floor level (PU FFL)

Lower limit 1.00m below PU FFL

COMMON PROPERTY

SECTION 12  
BLOCK XLVI  
TOWN OF  
CROMWELL

LOT 1  
DP 484832

COMMON  
PROPERTY  
Ⓔ

NOTES:

Revision	Amendments	Date
B	Updates for IMZ/Highment approval	8/03/2024
C	Updates for IMZ/Highment approval	10/04/2026

C. HUGHES & ASSOCIATES LTD  
Surveying and Resource Management - Central Otago

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Project:

SANGSTER

60 HORACE STREET, CROMWELL

Title:

DP 582723

UNITS ON LOT 2 DP 484832

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AS SHOWN (A3)

Drawn By:	Date:
6323	AC/CH
Checked By:	Date Checked:
C/1752	2 of 4
	C
	20/05/2023

SECTION B - B'

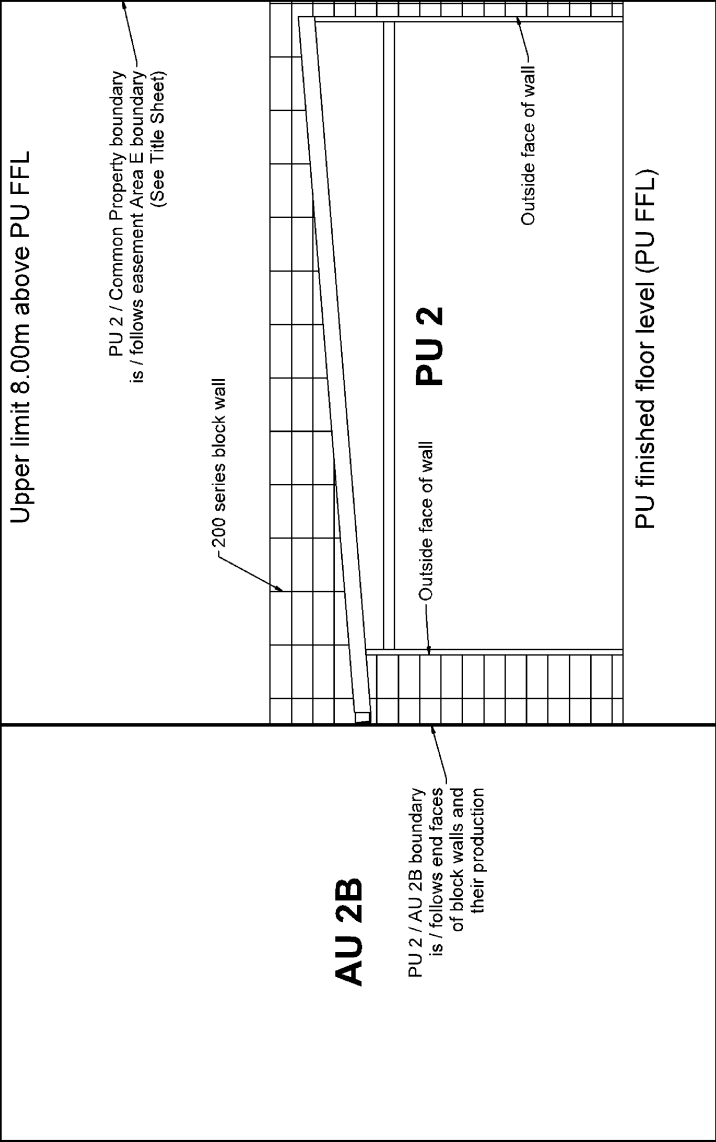
DP 582723

NOT TO SCALE

Underlying parcel boundary

Underlying parcel boundary

COMMON PROPERTY



SECTION 12  
BLOCK XLVI  
TOWN OF  
CROMWELL

COMMON  
PROPERTY  
(E)

LOT 1  
DP 484832

NOTES:

Revision	Amendments	Date
B	Updates for IM2/Regiment approval	8/03/2024
C	Updates for IM2/Regiment approval	10/04/2026

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Project:  
**SANGSTER**

60 HORACE STREET, CROMWELL

DP 582723

UNITS ON LOT 2 DP 484832

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AS SHOWN (A3)	Drawn By:	Date:
6323	AC/CH	Local
Sheet No.	Sheet No.	Date Created
C/1752	3 of 4	C 20/05/2023

SECTION C - C'

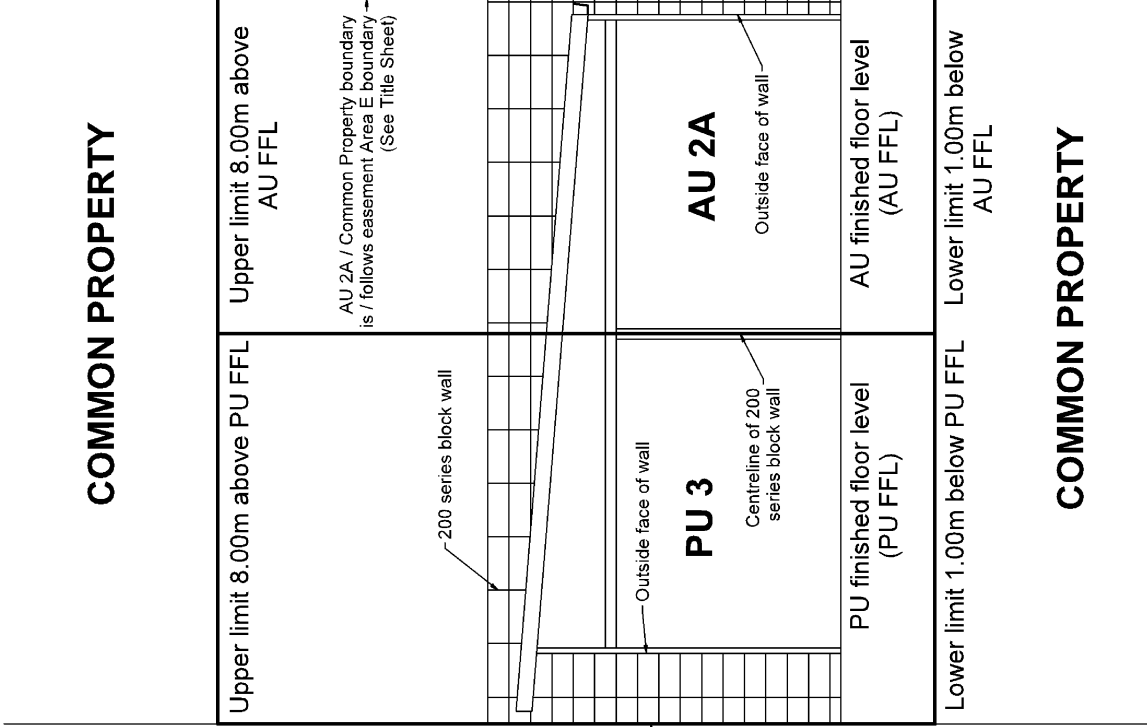
DP 582723

NOT TO SCALE

Underlying parcel boundary

Underlying parcel boundary

LOT 1  
DP 484832



SECTION 12  
BLOCK XLVI  
TOWN OF  
CROMWELL

Revision	Amendments	Date
B	Updates for IMZ/Highway approval	8/03/2024
C	Updates for IMZ/Highway approval	10/04/2026

C. HUGHES & ASSOCIATES LTD  
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Project:  
**SANGSTER**

60 HORACE STREET, CROMWELL

DP 582723  
 UNITS ON LOT 2 DP 484832

PLAN GRAPHIC

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2-D (1/10) - The information shown on this plan was prepared under specific instructions from the client and is provided for the client's use. This information is subject to the availability of the information shown. The Contractor shall verify all dimensions on site.

AS SHOWN (A3)

Drawn By	Date
6323	AC/CH

Sheet No.	Revision	Date Created
C/152	4 of 4	C 20/05/2023

<b>C. HUGHES &amp; ASSOCIATES LTD</b> Surveying and Resource Management Central Otago PO Box 51, Cromwell Tel 03 4450376 cromwell@chasurveyors.co.nz	PLAN No.: DP 582723 PLAN TITLE: Units on Lot 2 DP 484832 Easement Schedules Page 1 of 1
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Schedule of Existing Easements in Gross			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	CREATED BY
Right to drain sewage	Ⓐ DP 484832	Lot 2 DP 484832	EI 10071267.5

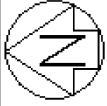
Schedule of Existing Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	CREATED BY
Right to drain sewage	Ⓑ DP 484832	Lot 2 DP 484832	EI 10071267.4

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	DOMINANT TENEMENT (Benefited Land)
Right to drain water	Ⓒ	AU 2B	PU 1
Right to drain water	Ⓓ	AU 3A	PU 2

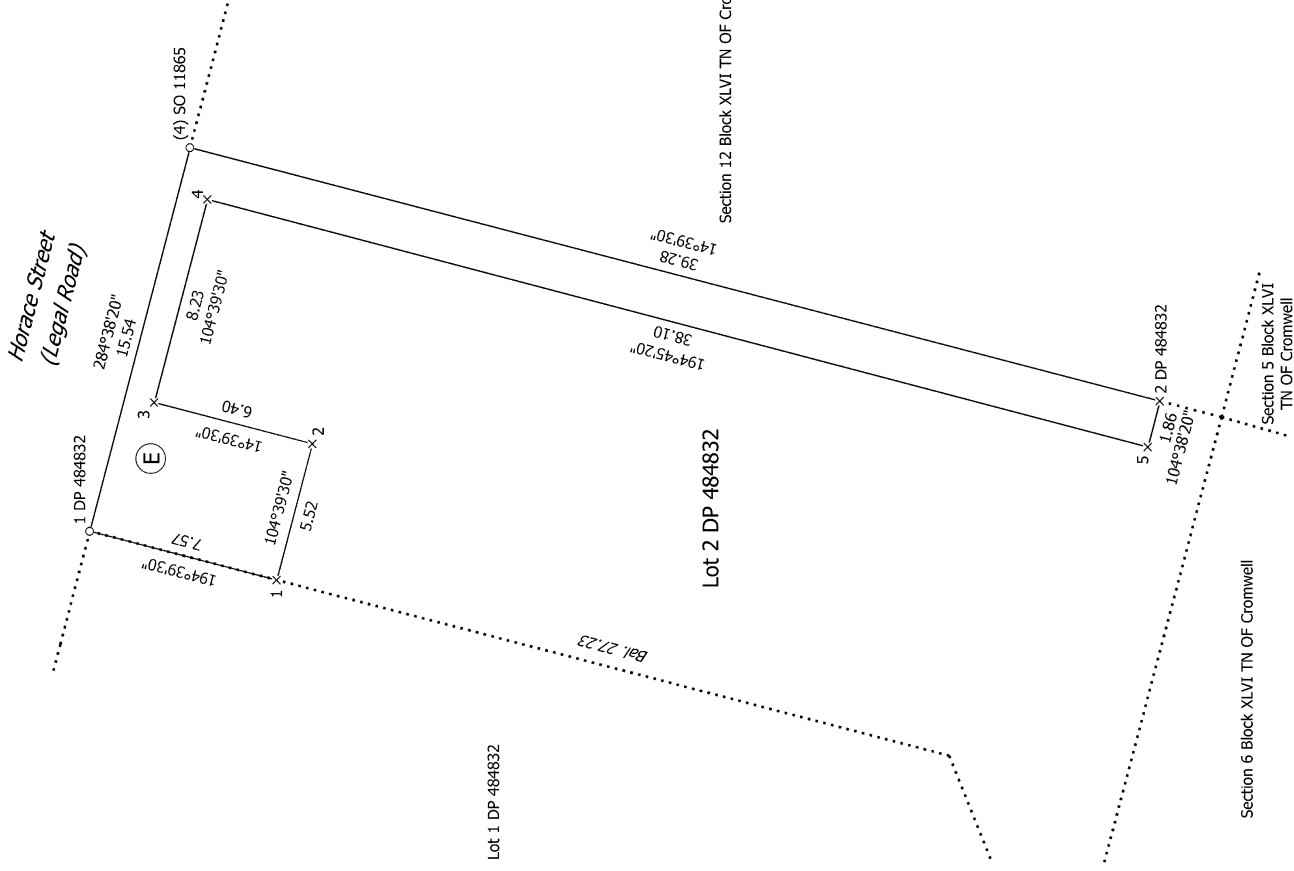
Schedule of Easements in Gross			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	GRANTEE
Right to convey telecommunications	Ⓔ	Common Property	Chorus New Zealand Limited

NOTES:

The common soak-pit for stormwater for Unit-title 3 (PU 3 and AU 3A) and the garage for Unit-title 2 (AU 2A) is located on Common Property in the northwest corner of the site (adjacent to Horace Street), and this is required to be jointly maintained by the owners of these Unit-titles.



Diag. A  
Non Primary



T 1/1

Land District: Otago

Digitally Generated Plan

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Units on Lot 2 DP 484832

Surveyor: Campbell Ronald Hills  
Firm: Coterra Ltd  
Date of Survey: 8/03/2024

Record of Survey  
DP 582723

Deposited on: 18/03/2024