



24 June 2025

To whom this may concern,

**RE: Hobbs Bay Marina - Adjacent Esplanade Reserve Boundaries**

**Client: Hopper Developments Ltd**

**Site: Hobbs Bay**

The following is a description of the seaward boundaries of the existing local purpose esplanade reserve boundaries that border the proposed marina site, Lot 194 DP 112758 and Lot 3 DP 124672.

The seaward boundary of Lot 194 DP 112758 was surveyed in 1992 by DP 152517 and shows that Mean High Water Springs is coincident with Mean High Water Mark at the base of the cliff. This boundary has subsequently been surveyed by Cato Bolam Consultants in 2022 as part of the subdivision consent application for Hobbs Bay Estate (BUN60406655), with only minor differences being apparent when compared with the survey on DP 152517

The same boundary appears in error on GIS maps. This is largely due to the process of digitising natural boundaries by LINZ when Landonline was created. For reference, please see attached plan 1053-DR-S-1302-A

The seaward boundary of Lot 3 DP 124672 - NA72D/233, falls on the rock groin that runs parallel with the entrance to the existing Guld Harbour Marina.

The boundary was defined in 1988 on DP 124672 and represents Mean High Water Mark.

Yours sincerely,

[Redacted signature block]

[Redacted name]

Surveyor



LEGEND:

MHWS DP 152517 —

MHWS CBC 2022 —

GIS —

This drawing remains the property of Capture Land Limited and may not be reproduced or amended without written permission. No liability shall be accepted for unauthorised use of this drawing.

CLIENT

**HOPPERS**

PROJECT

PROPOSED MARINA

 **CAPTURE**  
Land Development Consultants

DATE	REVISION DETAILS	ISSUED
A 24/06/25	FOR INFORMATION	DL
DRAWING STATUS		
INFORMATION ONLY		

DRAWING TITLE		
ESPLANADE RESERVE BOUNDARY COMPARISON		
PROJECT NO	SCALE	PLOT SIZE
1053	1:2500	A3
DRAWING NO	REVISION	
1053-DR-S-1302-A	A	