



Record of Survey - DP 582923

Survey Number	DP 582923
Surveyor Reference	S210339 48A & 50 Friend St UT
Surveyor	Simon John Conway
Survey Firm	Spencer Holmes Ltd
Surveyor Declaration	I Simon John Conway, 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 05 Apr 2023 01:46 PM

Survey Details

Dataset Description	Units on Lot 1 DP 580667	Type	Survey
Purpose	Standard Unit Plan	Survey Class	Class A
Status	Deposited	Vertical Datum	None
Land District	Wellington		
Meridional Circuit	Wellington 2000		

Survey Dates

Surveyed Date	16/12/2022	Certified Date	05/04/2023
Submitted Date	05/04/2023 13:46:43	Survey Approval Date	06/04/2023
Deposit Date	29/03/2023		

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 585707	Wellington	0°00'00"
DP 580667	Wellington	0°00'00"

Territorial Authorities

Wellington City

Comprised In

RT 1081679

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Principal Unit 1 Deposited Plan 582923	Principal Unit		1092369
Accessory Unit 1A Deposited Plan 582923	Accessory Unit		1092369
Accessory Unit 1B Deposited Plan 582923	Accessory Unit		1092369
Principal Unit 2 Deposited Plan 582923	Principal Unit		1092370
Accessory Unit 2A Deposited Plan 582923	Accessory Unit		1092370
Accessory Unit 2B Deposited Plan 582923	Accessory Unit		1092370
Principal Unit 3 Deposited Plan 582923	Principal Unit		1092371
Accessory Unit 3A Deposited Plan 582923	Accessory Unit		1092371
Accessory Unit 3B Deposited Plan 582923	Accessory Unit		1092371
Principal Unit 4 Deposited Plan 582923	Principal Unit		1092372
Accessory Unit 4A Deposited Plan 582923	Accessory Unit		1092372

Record of Survey - DP 582923

Created Parcels

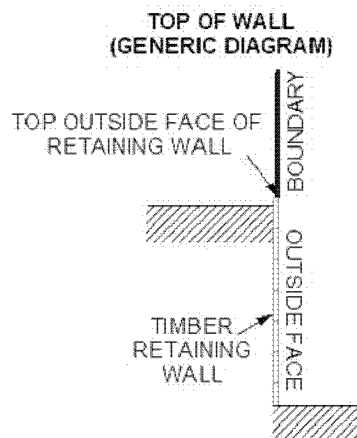
Parcels	Parcel Intent	Area	RT Reference
Accessory Unit 4B Deposited Plan 582923	Accessory Unit		1092372
Principal Unit 5 Deposited Plan 582923	Principal Unit		1092373
Accessory Unit 5A Deposited Plan 582923	Accessory Unit		1092373
Accessory Unit 5B Deposited Plan 582923	Accessory Unit		1092373
Principal Unit 6 Deposited Plan 582923	Principal Unit		1092374
Accessory Unit 6A Deposited Plan 582923	Accessory Unit		1092374
Accessory Unit 6B Deposited Plan 582923	Accessory Unit		1092374
Principal Unit 7 Deposited Plan 582923	Principal Unit		1092375
Accessory Unit 7A Deposited Plan 582923	Accessory Unit		1092375
Accessory Unit 7B Deposited Plan 582923	Accessory Unit		1092375
Principal Unit 8 Deposited Plan 582923	Principal Unit		1092376
Accessory Unit 8A Deposited Plan 582923	Accessory Unit		1092376
Accessory Unit 8B Deposited Plan 582923	Accessory Unit		1092376
Principal Unit 9 Deposited Plan 582923	Principal Unit		1092377
Accessory Unit 9A Deposited Plan 582923	Accessory Unit		1092377
Accessory Unit 9B Deposited Plan 582923	Accessory Unit		1092377
Principal Unit 10 Deposited Plan 582923	Principal Unit		1092378
Accessory Unit 10A Deposited Plan 582923	Accessory Unit		1092378
Accessory Unit 10B Deposited Plan 582923	Accessory Unit		1092378
Principal Unit 11 Deposited Plan 582923	Principal Unit		1092379
Accessory Unit 11A Deposited Plan 582923	Accessory Unit		1092379
Accessory Unit 11B Deposited Plan 582923	Accessory Unit		1092379
Principal Unit 12 Deposited Plan 582923	Principal Unit		1092380
Accessory Unit 12A Deposited Plan 582923	Accessory Unit		1092380
Accessory Unit 12B Deposited Plan 582923	Accessory Unit		1092380
Total Area		0.0000 Ha	

UNLESS OTHERWISE SHOWN:

1. PRINCIPAL UNIT BOUNDARIES ARE CENTRELINE OF WALLS AND PROJECTION THEREOF.
2. PRINCIPAL UNIT LOWER LIMITS ARE 0.10m BELOW FINISHED FLOOR SURFACE AND PROJECTION THEREOF.
3. PRINCIPAL UNIT UPPER LIMITS ARE 0.10m BELOW FINISHED ROOF SURFACE OF REFERENCED PRINCIPAL UNITS.
4. HORIZONTAL BOUNDARIES ARE ALSO THE VERTICAL PROJECTION TO WHERE THEY INTERSECT THE UPPER AND LOWER LIMITS OF THE UNITS.
5. OFFSET DIMENSIONS ARE TO THE EXTERNAL CORNER OF THE PERMANENT STRUCTURE.
6. UNLESS OTHERWISE SHOWN, PRINCIPAL AND ACCESSORY UNIT BOUNDARIES ARE COINCIDENT WITH THE UNDERLYING PRIMARY PARCEL BOUNDARY.

PERMANENT STRUCTURE REFERENCES & ASSOCIATED ABBREVIATIONS:

PEPB	PROJECTED UNDERLYING EXTERIOR PARCEL BOUNDARY	FFS	FINISHED FLOOR SURFACE
PU	PRINCIPAL UNIT	FF	FIRST FLOOR FINISHED FLOOR SURFACE
AU	ACCESSORY UNIT	FFS	FINISHED FLOOR SURFACE
TW	TOP OUTSIDE FACE OF RETAINING WALL	FRS	FINISHED ROOF SURFACE
CP	COMMON PROPERTY	PTW	PROJECTED TOP OF WALL
PCL	PROJECTED CENTRELINE OF WALL	EW	END OF WALL
VE PCL-GL	VERTICAL EXTENSION OF PROJECTED CENTRELINE OF WALL AT GROUND LEVEL	BDY	UNDERLYING EXTERIOR PARCEL BOUNDARY



DP 582923

UNITS ON LOTS 1 DP 580667

GENERIC NOTES (SHEET 1/13)



LOT 1
DP 21239

LOT 3
DP 21239

LOT 2
DP 21239

LOT 1
DP 25780

LOT 54
DP 344591

LOT 2
DP 357336

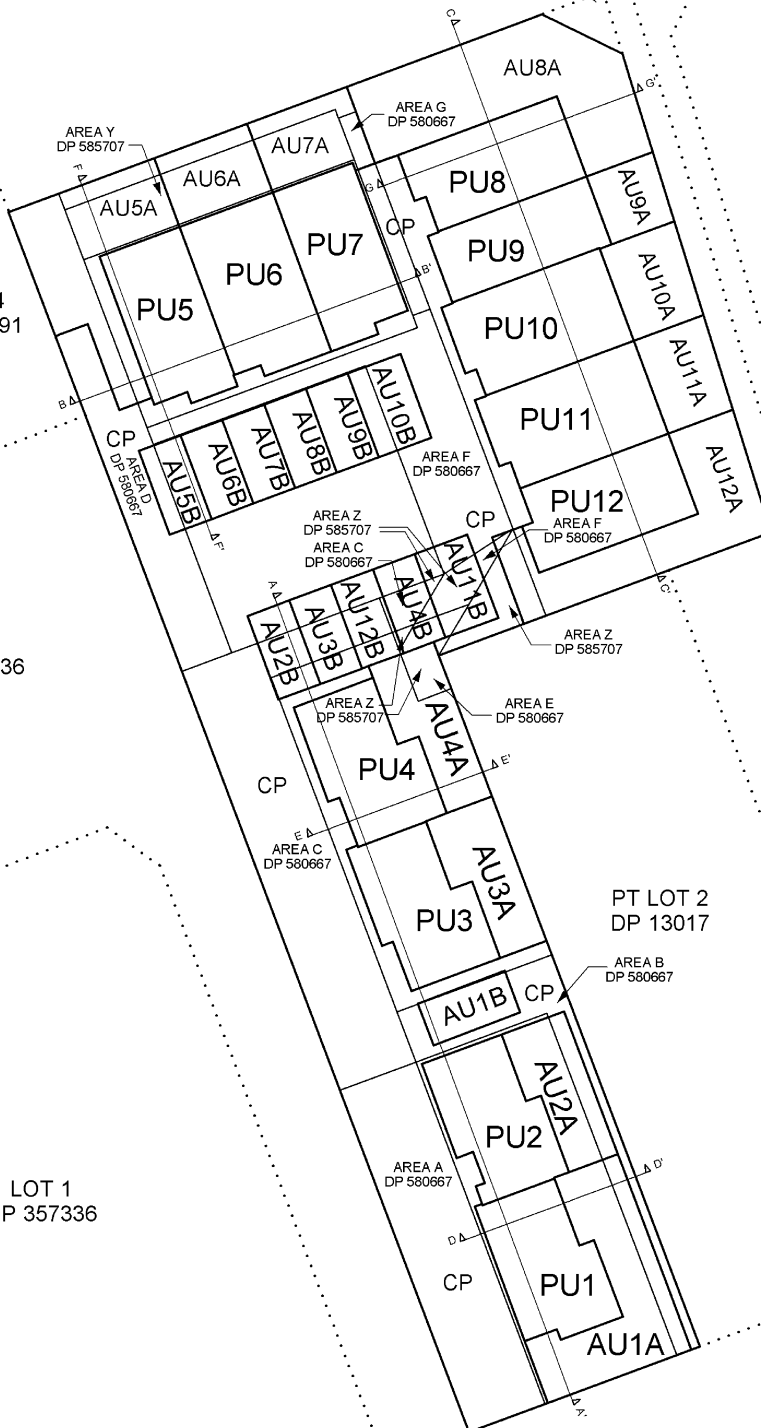
LOT 2
DP 25780

LOT 2
DP 580667

LOT 1
DP 357336

PT LOT 2
DP 13017

FRIEND STREET



Spencer Holmes Ltd

Level 10 - 57 Willis Street Ph (04) 472 2261
PO Box 588 www.spencerholmes.co.nz
Wellington NZ admin@spencerholmes.co.nz

SHEET 3 OF 13

DP 582923
UNITS ON LOT 1 DP 580667
OVERALL GROUND FLOOR PLAN

0 15 30

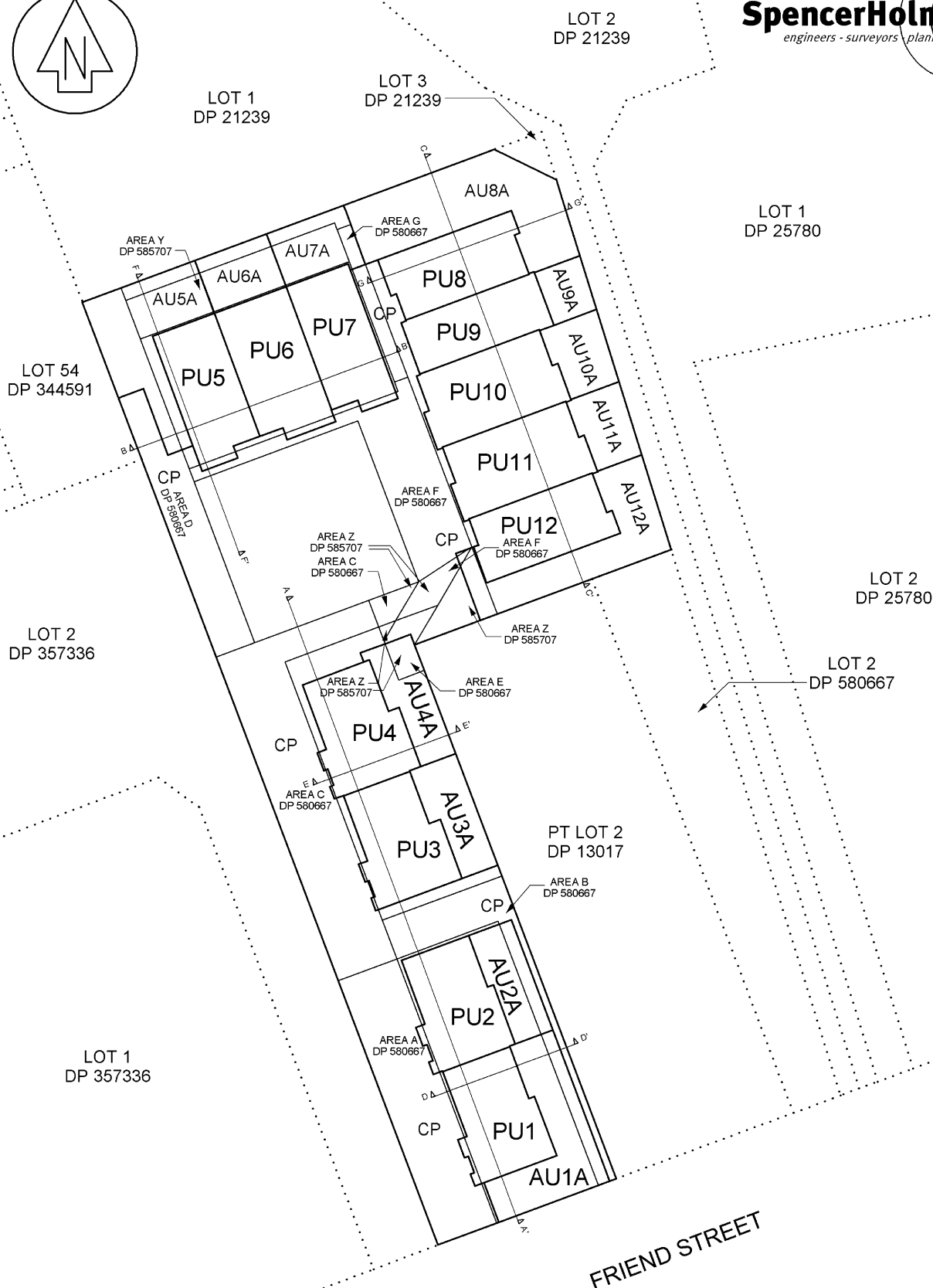
CAD FILE
S21-0339-U2A - S21-0339-U2

DATE 14/12/2022

SCALE 1:300 @A3

DRAWING NUMBER
S21-0339-U2

REV
D



Spencer Holmes Ltd

Level 10 - 57 Willis Street Ph (04) 472 2261
PO Box 588 www.spencerholmes.co.nz
Wellington NZ admin@spencerholmes.co.nz

SHEET 4 OF 13

DP 582923
UNITS ON LOT 1 DP 580667
OVERALL FIRST FLOOR PLAN

0 15 30

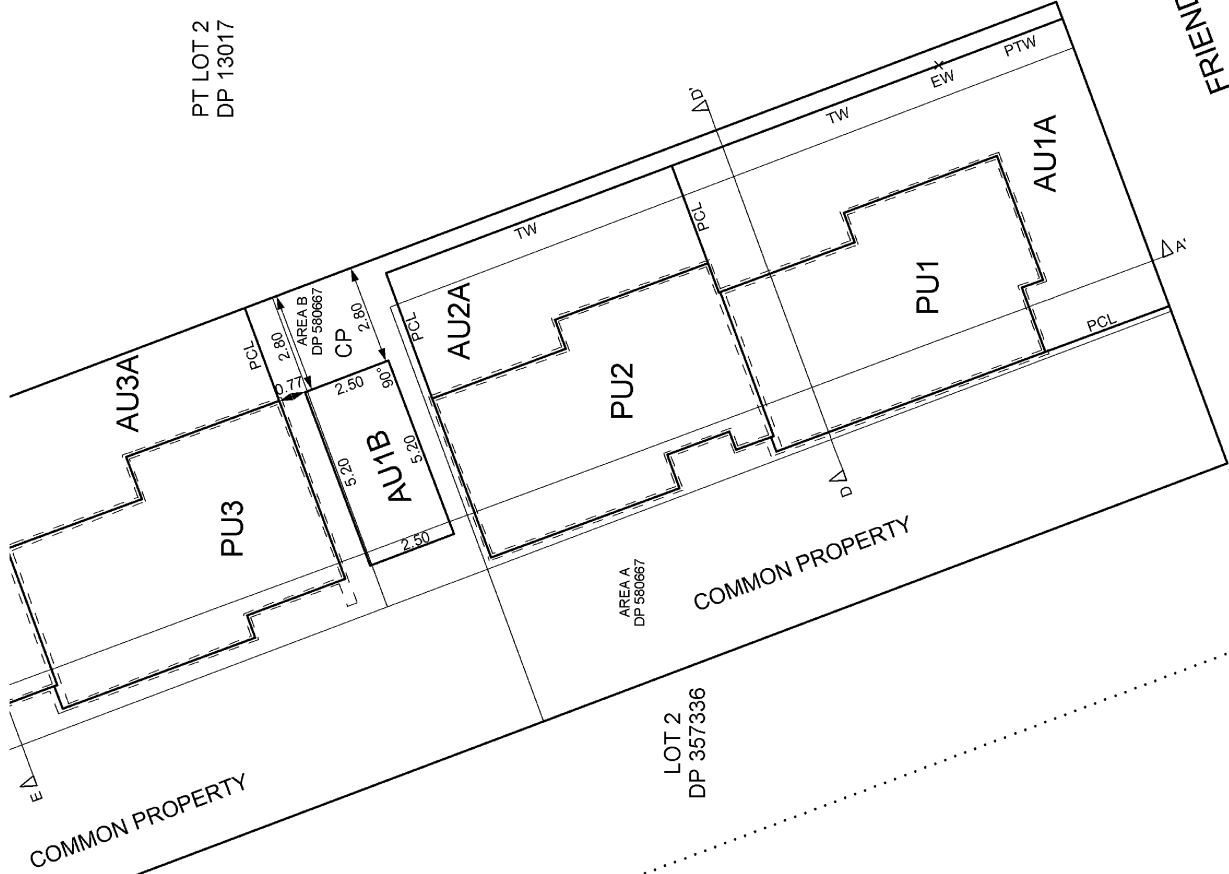
CAD FILE
S21-0339-U2A - S21-0339-U3

DATE 14/12/2022

SCALE 1:300 @A3

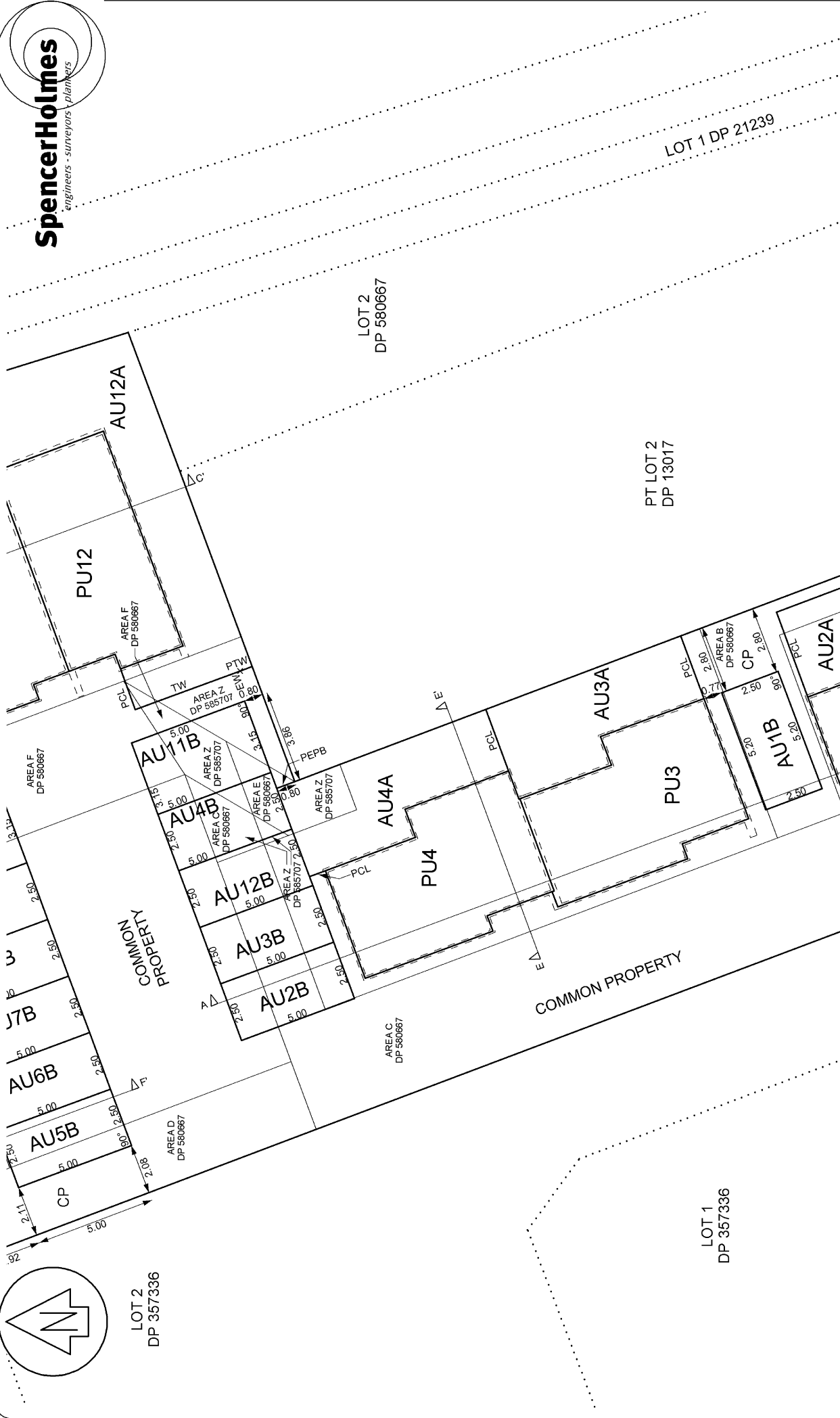
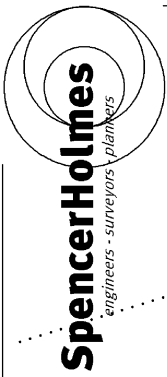
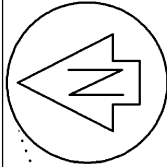
DRAWING NUMBER
S21-0339-U3

REV
D



CAD FILE S21-0339-U1A - S21-0339-GL1	
DATE	13/12/2022
SCALE	1 : 150 @ A3
DRAWING NUMBER	S21-0339-GL1
REV	B

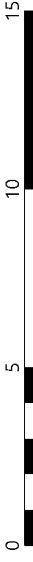
DP 582923
UNITS ON LOT 1 DP 580667
GROUND FLOOR



Spencer Holmes Ltd
Level 10 - 57 Willis Street Ph (04) 472 2261
PO Box 588 www.spencerholmes.co.nz
Wellington NZ admin@spencerholmes.co.nz

SHEET 6 OF 13

**DP 582923
UNITS ON LOT 1 DP 580667
GROUND FLOOR**

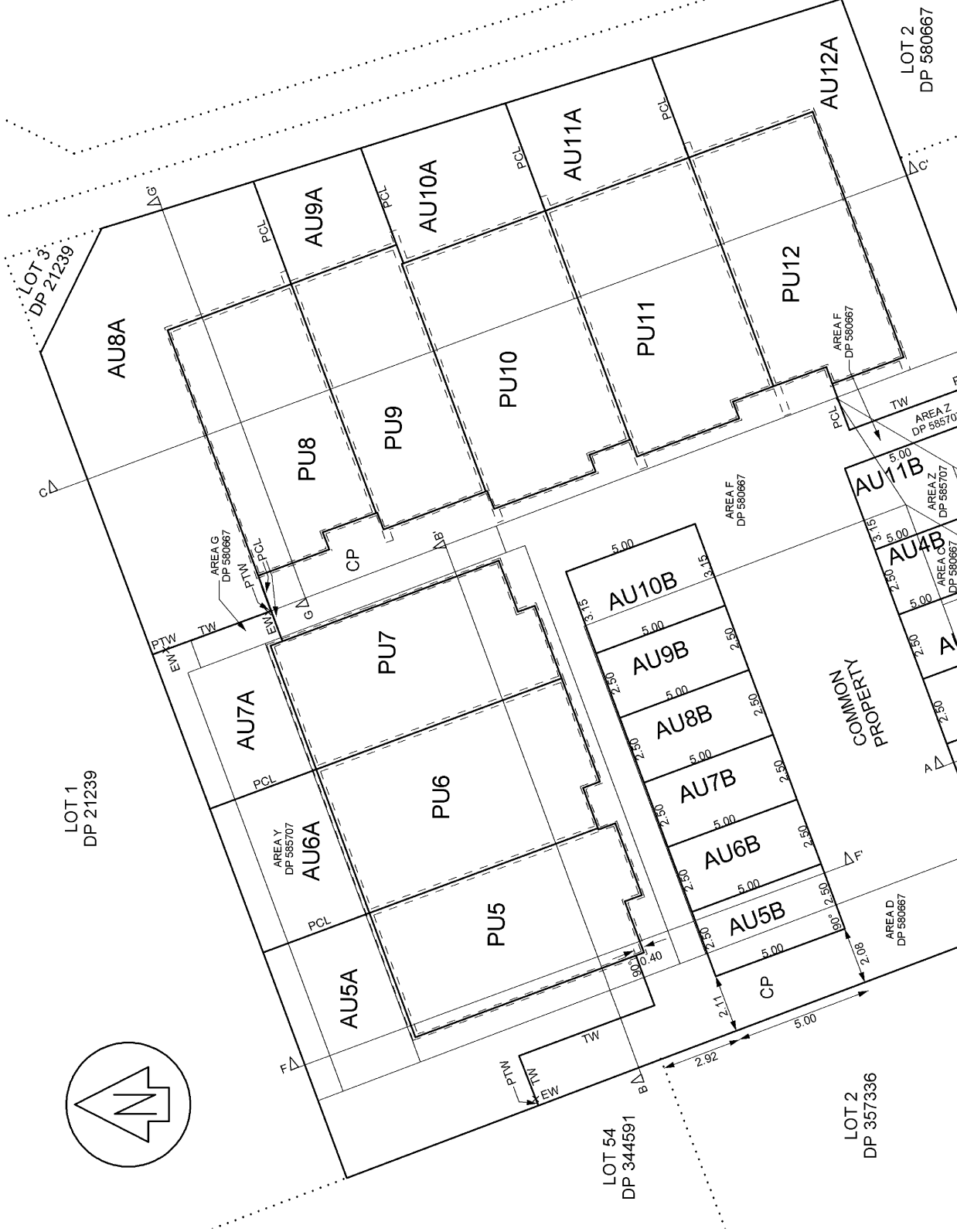
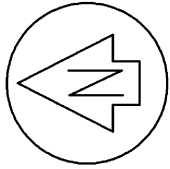


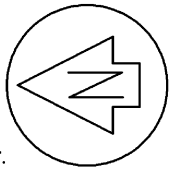
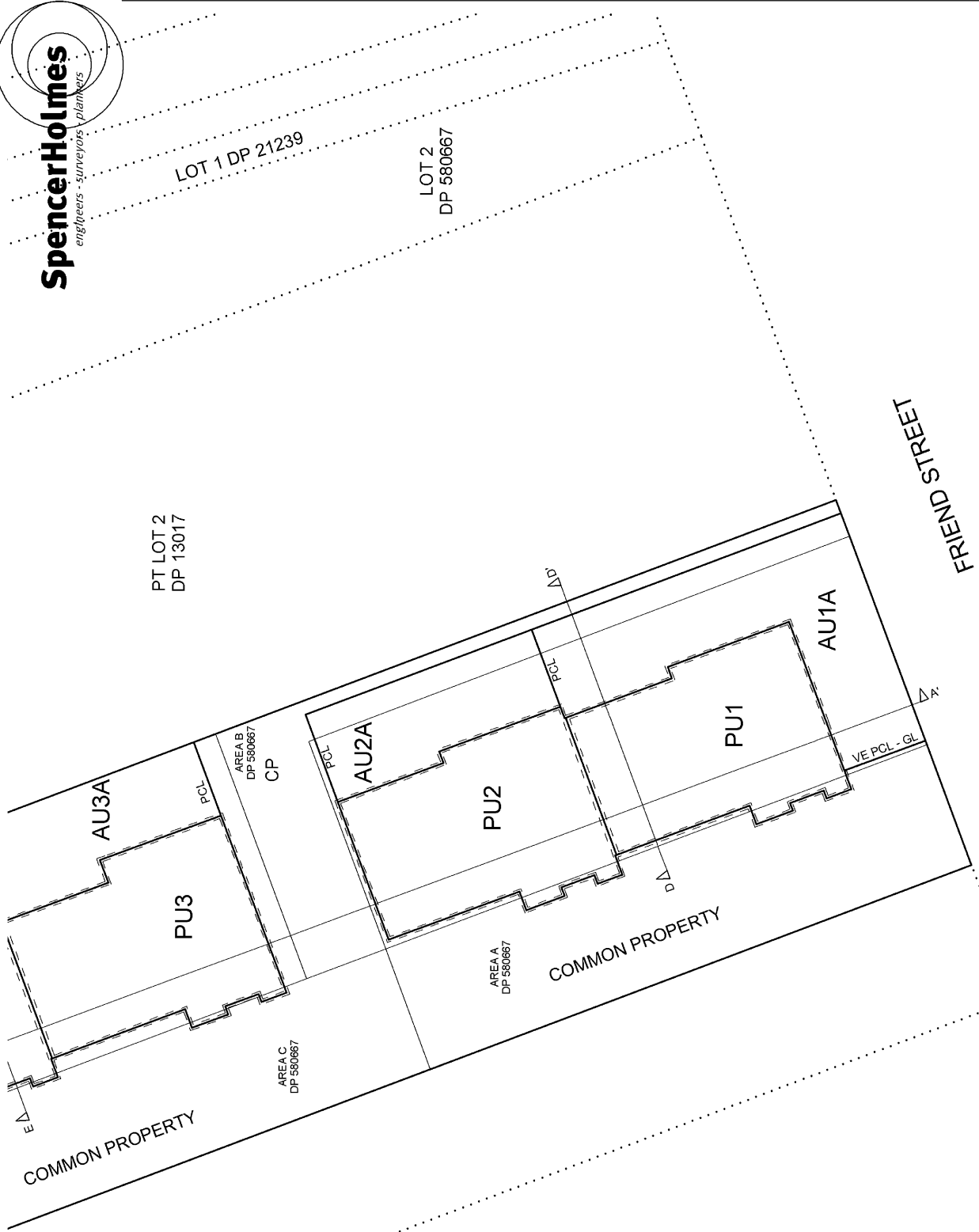
CAD FILE S21-0339-U1A - S21-0339-GL2

DATE 13/12/2022

SCALE 1 : 150 @ A3

DRAWING NUMBER	REV
S21-0339-GL2	C





LOT 1
DP 357336

Spencer Holmes Ltd
Level 10 - 57 Willis Street Ph (04) 472 2261
PO Box 588 www.spencerholmes.co.nz
Wellington NZ admin@spencerholmes.co.nz

SHEET 8 OF 13

DP 582923
UNITS ON LOT 1 DP 580667
FIRST FLOOR



CAD FILE S21-0339-U1A - S21-0339-FF1

DATE 13/12/2022

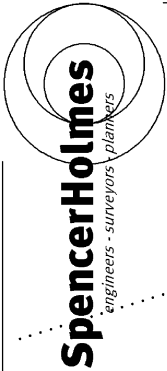
SCALE 1 : 150 @ A3

DRAWING NUMBER

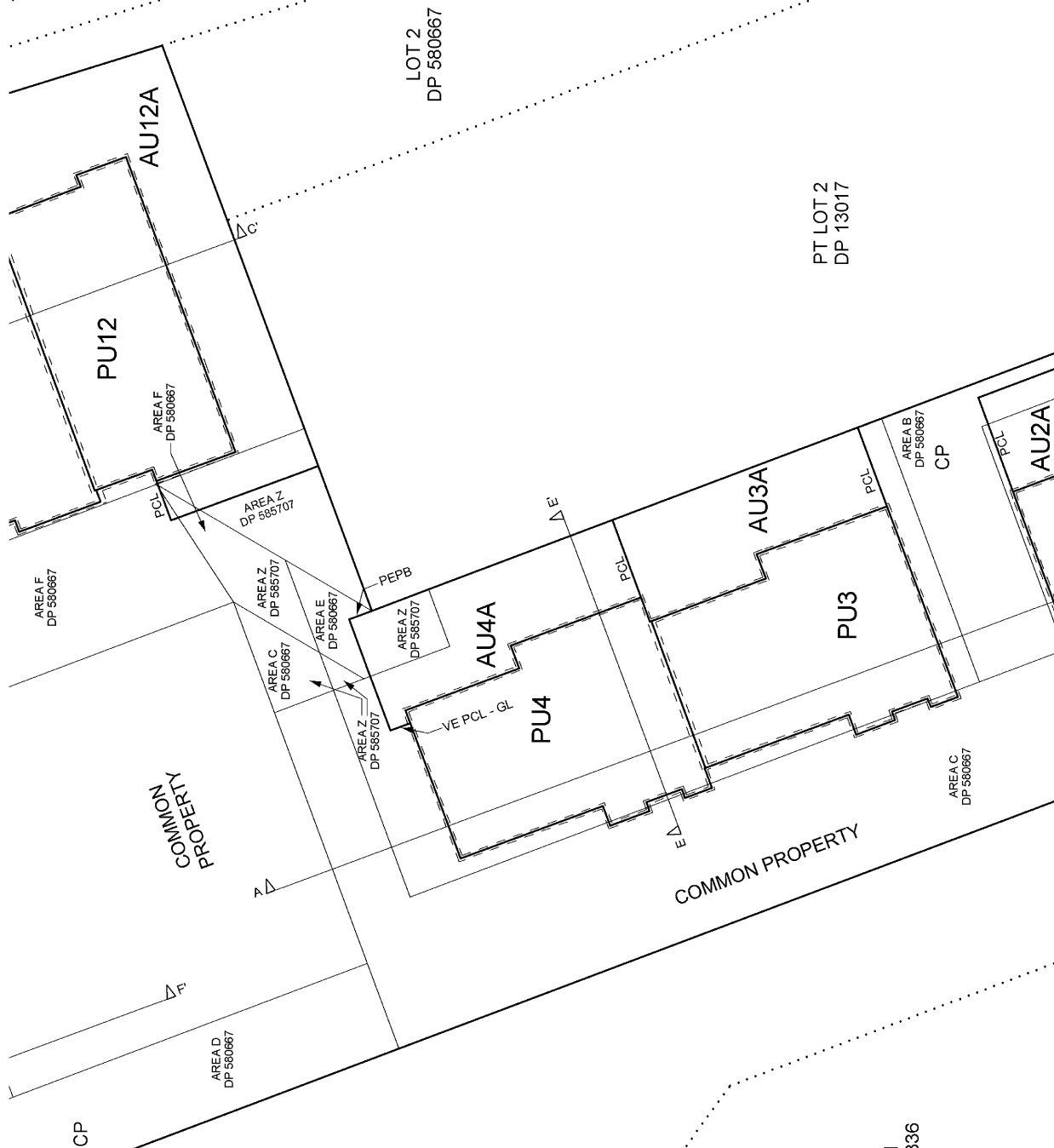
S21-0339-FF1

REV

B



SpencerHolmes
engineers • surveyors • planners



Spencer Holmes Ltd

Spencer Holmes Ltd
Level 10 - 57 Willis Street Ph (04) 472 2261
PO Box 588 www.spencerholmes.co.nz
Wellington NZ admin@spencerholmes.co.nz

DP 582923
UNITS ON LOT 1 DP 580667
FIRST FLOOR

SHEET 9 OF 13

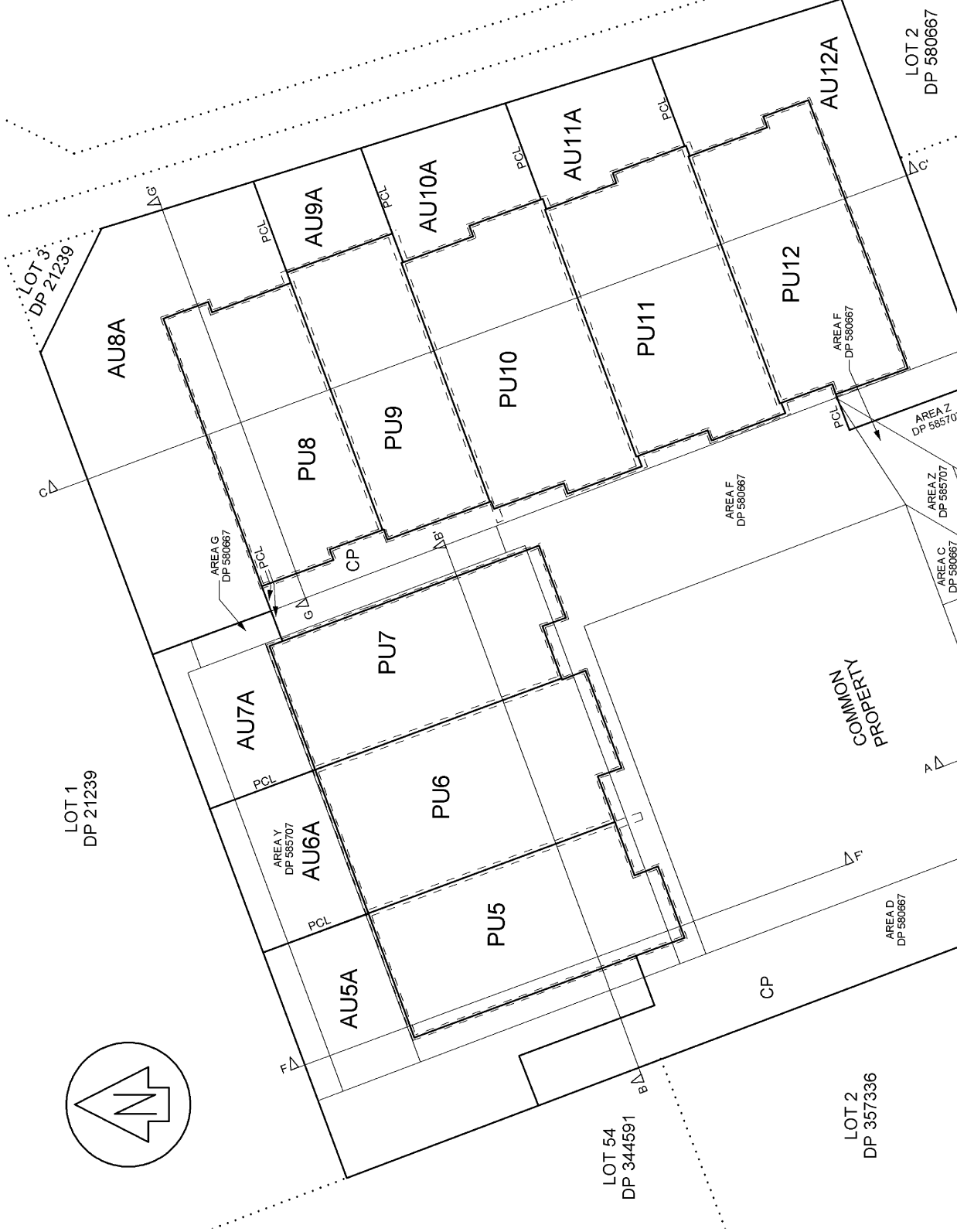
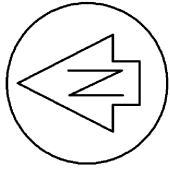
CAD FILE S21-0339-U1A - S21-0339-AFF2

DATE 13/12/2022

SCALE
1 : 150 @ A3

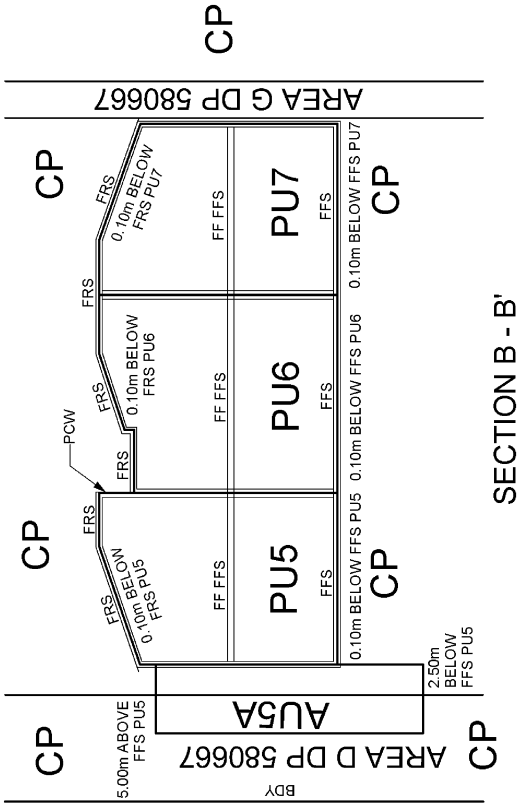
DRAWING NUMBER	REV
S21-0339-FF2	C



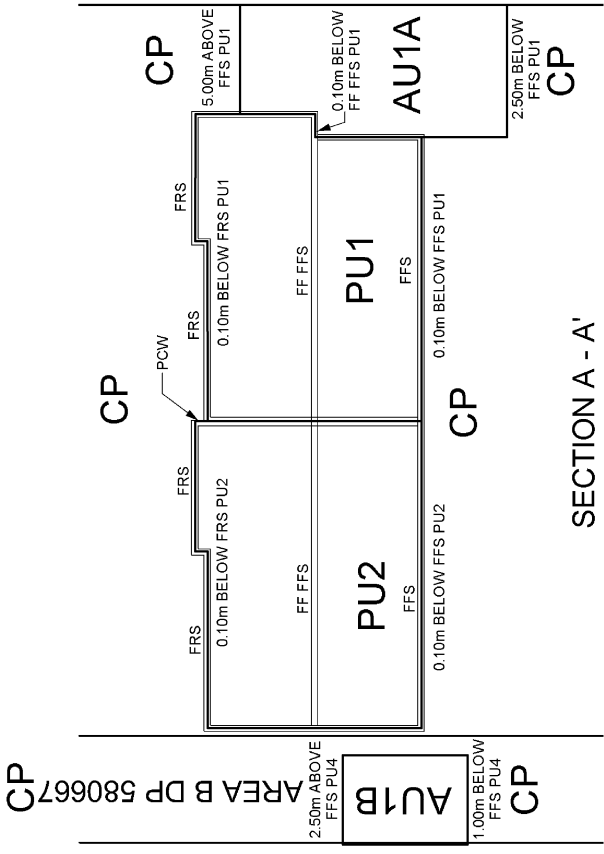




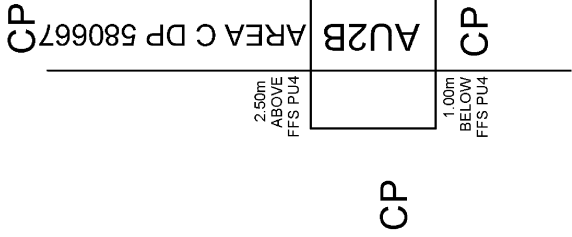
LOT 54
DP 344591



SECTION B - B'



SECTION A - A'



SECTION A - A'

Spencer Holmes Ltd
Level 10 - 57 Willis Street
PO Box 588
Wellington NZ

Ph (04) 472 2261

www.spencerholmes.co.nz

admin@spencerholmes.co.nz

DP 582923
UNITS ON LOT 1 DP 580667
SECTIONS A & B

SHEET 11 OF 13

CAD FILE

S21-0339-XS1A - S21-0339-XS1

DATE

13/12/2022

SCALE

1 : 150 @ A3

DRAWING NUMBER

S21-0339-XS1

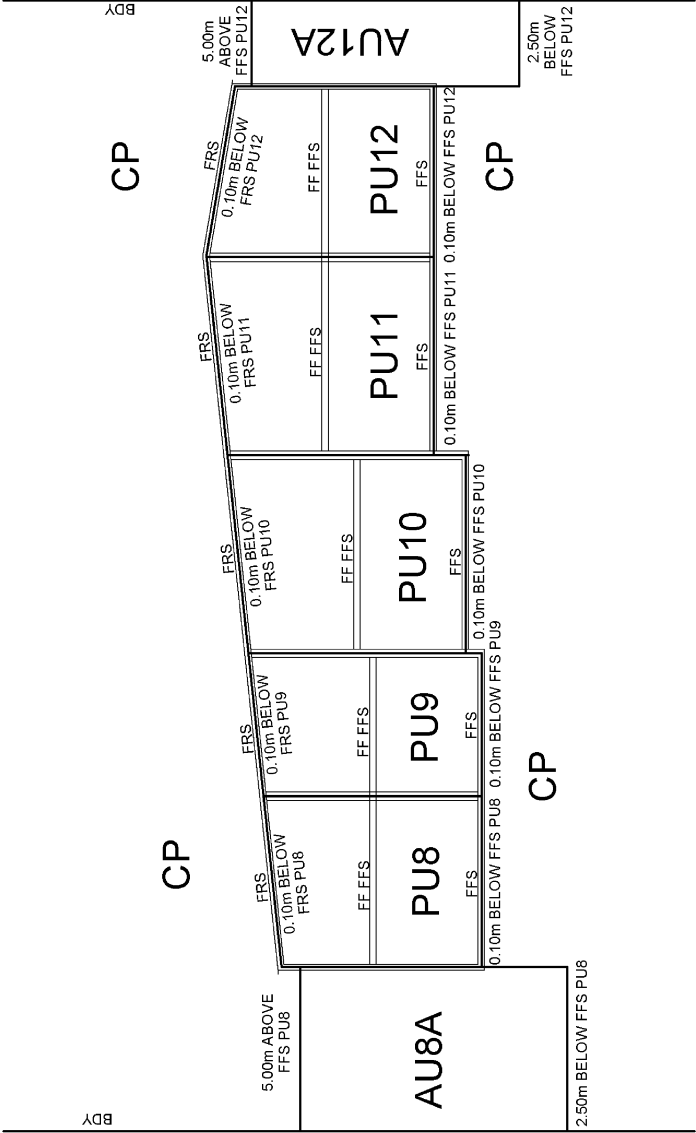
REV

A



LOT 1
DP 21239

PT LOT 2
DP 13017



SECTION C - C'

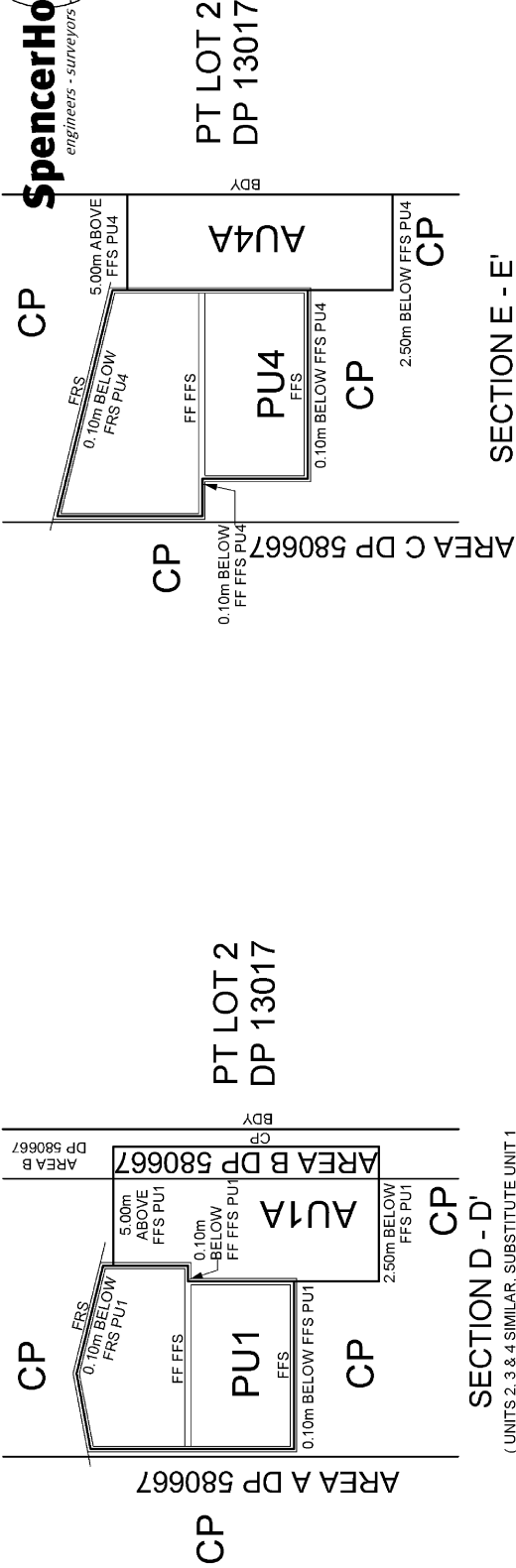
Spencer Holmes Ltd
Level 10 - 57 Willis Street Ph (04) 472 2261
PO Box 588 www.spencerholmes.co.nz
Wellington NZ admin@spencerholmes.co.nz

SHEET 12 OF 13

DP 582923
UNITS ON LOT 1 DP 580667
SECTION C

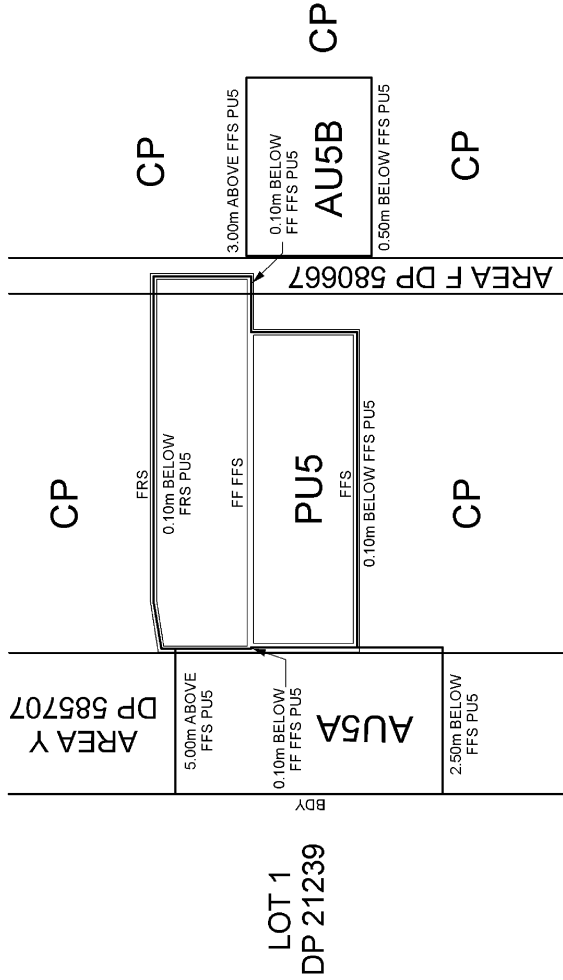


CAD FILE S21-0339-XS1A - S21-0339-XS2	
DATE	13/12/2022
SCALE	1 : 150 @ A3
DRAWING NUMBER	REV
S21-0339-XS2	A



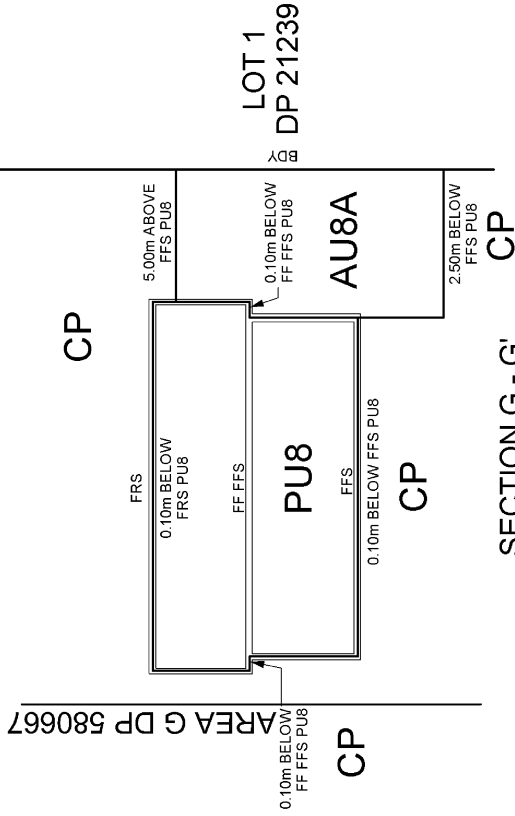
SECTION D - D'

(UNITS 2, 3 & 4 SIMILAR, SUBSTITUTE UNIT 1
REFERENCES TO UNITS 2, 3 OR 4)



SECTION F - F'

(UNITS 6, & 7 SIMILAR, SUBSTITUTE UNIT 5
REFERENCES TO UNITS 6 OR 7)

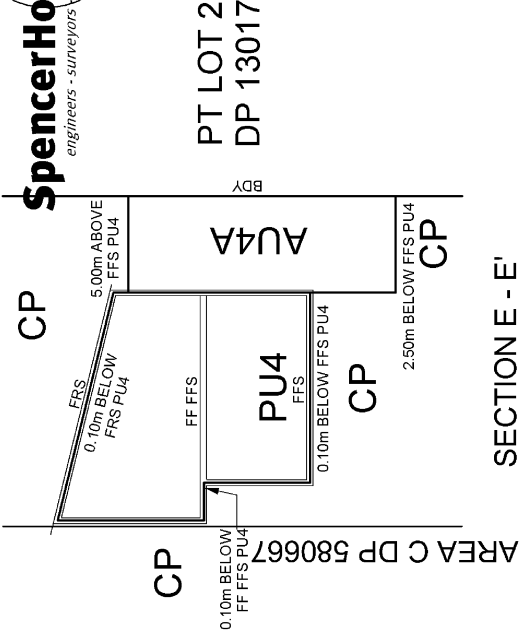


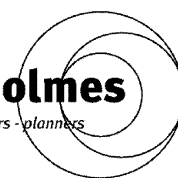
SECTION G - G'

(UNITS 9, 10, 11 & 12 SIMILAR, SUBSTITUTE UNIT 8
REFERENCES TO UNITS 9, 10, 11 OR 12)

SECTION E - E'

(UNITS 1, 2 & 3 SIMILAR, SUBSTITUTE UNIT 4
REFERENCES TO UNITS 1, 2 OR 3)





Schedule of Existing Subject Easements in Gross

Purpose	Shown	Burdened Land (Servient Tenement)	Created by
Right to Drain Water (Secondary flow path)	B, C, D DP 580667	Lot 1 DP 580667	12548140.7
Right to Convey Water	A, C, F DP 580667	Lot 1 DP 580667	12548140.7
Right to Convey Telecommunications	A, C, F DP 580667	Lot 1 DP 580667	12548140.8
Right to Drain Sewage	Y DP 585707	Lot 1 DP 580667	12642220.2

Schedule of Existing Subject Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Created by
Right to Drain Sewage	E, F, G DP 580667	Lot 1 DP 580667	12548140.9
Right to Drain Sewage	Z DP 585707	Lot 1 DP 580667	12642220.1

Schedule of Existing Appurtenant Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Created by
Right to Drain Sewage	DD DP 344591	Lot 54 DP 344591	6388529.9

DP 582923

EASEMENT SCHEDULE

dp 582923 easement schedule1.docx 5/4/2023 10:24 AM