



# Record of Survey - DP 18862

|                             |                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Survey Number</b>        | DP 18862                                                                                                                                                                                                                                                                                                                                                         |
| <b>Surveyor Reference</b>   | 503009 - 71 Ballarat Street                                                                                                                                                                                                                                                                                                                                      |
| <b>Surveyor</b>             | Ryan Sydney Mulligan                                                                                                                                                                                                                                                                                                                                             |
| <b>Survey Firm</b>          | Eliot Sinclair & Partners Ltd                                                                                                                                                                                                                                                                                                                                    |
| <b>Surveyor Declaration</b> | I Ryan Sydney Mulligan, being a licensed cadastral surveyor, certify that--<br>(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<br>(b) the survey was undertaken by me or under my personal direction.<br>Declared on 10 Apr 2024 09:03 AM |

## Survey Details

|                            |                                                               |                       |         |
|----------------------------|---------------------------------------------------------------|-----------------------|---------|
| <b>Dataset Description</b> | Redevelopment and Plan in Substitution on Section 1 SO 572621 |                       |         |
| <b>Purpose</b>             | Redevelopment 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>  | Mount Nicholas 2000                                           | <b>Vertical Datum</b> | None    |

## Survey Dates

|                       |                     |                             |            |
|-----------------------|---------------------|-----------------------------|------------|
| <b>Surveyed Date</b>  | 19/10/2023          | <b>Certified Date</b>       | 10/04/2024 |
| <b>Submitted Date</b> | 10/04/2024 09:03:17 | <b>Survey Approval Date</b> | 12/04/2024 |
| <b>Deposit Date</b>   | 16/10/2024          |                             |            |

## Referenced Surveys

| Survey Number | Land District | Bearing Correction |
|---------------|---------------|--------------------|
| SO 572621     | Otago         | 0°00'00"           |
| SO 565459     | Otago         | 0°00'00"           |
| DP 18862/A    | Otago         | -0°06'20"          |

## Territorial Authorities

Queenstown-Lakes District

## Comprised In

RT OT6D/522  
RT OT14C/302  
RT OT6D/499  
RT OT6D/500  
RT OT6D/510  
RT OT6D/511  
RT OT6D/512  
RT OT6D/513  
RT OT6D/514  
RT OT6D/515  
RT OT6D/516  
RT OT6D/518

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## Comprised In

RT OT6D/519  
RT OT6D/520  
RT OT6D/521  
RT OT6D/509  
RT OT6D/508  
RT OT6D/507  
RT OT6D/506  
RT OT6D/505  
RT OT6D/504  
RT OT6D/503  
RT OT6D/501  
RT OT6D/502

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## Created Parcels

| Parcels                                 | Parcel Intent  | Area | RT Reference |
|-----------------------------------------|----------------|------|--------------|
| Principal Unit 2 Deposited Plan 18862   | Principal Unit |      | 1160705      |
| Principal Unit 3 Deposited Plan 18862   | Principal Unit |      | 1160706      |
| Principal Unit 4 Deposited Plan 18862   | Principal Unit |      | 1160707      |
| Principal Unit 5 Deposited Plan 18862   | Principal Unit |      | 1160708      |
| Principal Unit 6 Deposited Plan 18862   | Principal Unit |      | 1160709      |
| Principal Unit 7 Deposited Plan 18862   | Principal Unit |      | 1160710      |
| Principal Unit 8 Deposited Plan 18862   | Principal Unit |      | 1160711      |
| Principal Unit 9 Deposited Plan 18862   | Principal Unit |      | 1160712      |
| Principal Unit 10 Deposited Plan 18862  | Principal Unit |      | 1160713      |
| Principal Unit 11 Deposited Plan 18862  | Principal Unit |      | 1160714      |
| Principal Unit 12 Deposited Plan 18862  | Principal Unit |      | 1160715      |
| Principal Unit 13 Deposited Plan 18862  | Principal Unit |      | 1160716      |
| Principal Unit 14 Deposited Plan 18862  | Principal Unit |      | 1160717      |
| Principal Unit 15 Deposited Plan 18862  | Principal Unit |      | 1160718      |
| Principal Unit 16 Deposited Plan 18862  | Principal Unit |      | 1160719      |
| Principal Unit 17 Deposited Plan 18862  | Principal Unit |      | 1160720      |
| Principal Unit 18 Deposited Plan 18862  | Principal Unit |      | 1160721      |
| Principal Unit 19 Deposited Plan 18862  | Principal Unit |      | 1160722      |
| Accessory Unit 1A Deposited Plan 18862  | Accessory Unit |      | 1160704      |
| Accessory Unit 2A Deposited Plan 18862  | Accessory Unit |      | 1160705      |
| Accessory Unit 3A Deposited Plan 18862  | Accessory Unit |      | 1160706      |
| Accessory Unit 4A Deposited Plan 18862  | Accessory Unit |      | 1160707      |
| Accessory Unit 5A Deposited Plan 18862  | Accessory Unit |      | 1160708      |
| Accessory Unit 6A Deposited Plan 18862  | Accessory Unit |      | 1160709      |
| Accessory Unit 7A Deposited Plan 18862  | Accessory Unit |      | 1160710      |
| Accessory Unit 8A Deposited Plan 18862  | Accessory Unit |      | 1160711      |
| Accessory Unit 9A Deposited Plan 18862  | Accessory Unit |      | 1160712      |
| Accessory Unit 10A Deposited Plan 18862 | Accessory Unit |      | 1160713      |
| Accessory Unit 11A Deposited Plan 18862 | Accessory Unit |      | 1160714      |



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## Created Parcels

| Parcels                                 | Parcel Intent  | Area      | RT Reference |
|-----------------------------------------|----------------|-----------|--------------|
| Accessory Unit 12A Deposited Plan 18862 | Accessory Unit |           | 1160715      |
| Accessory Unit 13A Deposited Plan 18862 | Accessory Unit |           | 1160716      |
| Accessory Unit 14A Deposited Plan 18862 | Accessory Unit |           | 1160717      |
| Accessory Unit 15A Deposited Plan 18862 | Accessory Unit |           | 1160718      |
| Accessory Unit 16A Deposited Plan 18862 | Accessory Unit |           | 1160719      |
| Accessory Unit 17A Deposited Plan 18862 | Accessory Unit |           | 1160720      |
| Accessory Unit 18A Deposited Plan 18862 | Accessory Unit |           | 1160721      |
| Accessory Unit 19A Deposited Plan 18862 | Accessory Unit |           | 1160722      |
| Accessory Unit 1R Deposited Plan 18862  | Accessory Unit |           | 1160704      |
| Accessory Unit 2R Deposited Plan 18862  | Accessory Unit |           | 1160711      |
| Accessory Unit 3R Deposited Plan 18862  | Accessory Unit |           | 1160717      |
| Accessory Unit 4R Deposited Plan 18862  | Accessory Unit |           | 1160705      |
| Accessory Unit 5R Deposited Plan 18862  | Accessory Unit |           | 1160718      |
| Accessory Unit 6R Deposited Plan 18862  | Accessory Unit |           | 1160710      |
| Accessory Unit 7R Deposited Plan 18862  | Accessory Unit |           | 1160719      |
| Accessory Unit 8R Deposited Plan 18862  | Accessory Unit |           | 1160708      |
| Accessory Unit 9R Deposited Plan 18862  | Accessory Unit |           | 1160706      |
| Accessory Unit 10R Deposited Plan 18862 | Accessory Unit |           | 1160716      |
| Accessory Unit 11R Deposited Plan 18862 | Accessory Unit |           | 1160712      |
| Accessory Unit 12R Deposited Plan 18862 | Accessory Unit |           | 1160707      |
| Accessory Unit 13R Deposited Plan 18862 | Accessory Unit |           | 1160713      |
| Accessory Unit 14R Deposited Plan 18862 | Accessory Unit |           | 1160720      |
| Accessory Unit 15R Deposited Plan 18862 | Accessory Unit |           | 1160714      |
| Accessory Unit 16R Deposited Plan 18862 | Accessory Unit |           | 1160715      |
| Accessory Unit 17R Deposited Plan 18862 | Accessory Unit |           | 1160722      |
| Accessory Unit 18R Deposited Plan 18862 | Accessory Unit |           | 1160721      |
| Accessory Unit 19R Deposited Plan 18862 | Accessory Unit |           | 1160709      |
| Principal Unit 1 Deposited Plan 18862   | Principal Unit |           | 1160704      |
| <b>Total Area</b>                       |                | 0.0000 Ha |              |

LOWER GROUND FLOOR PLAN ENLARGED

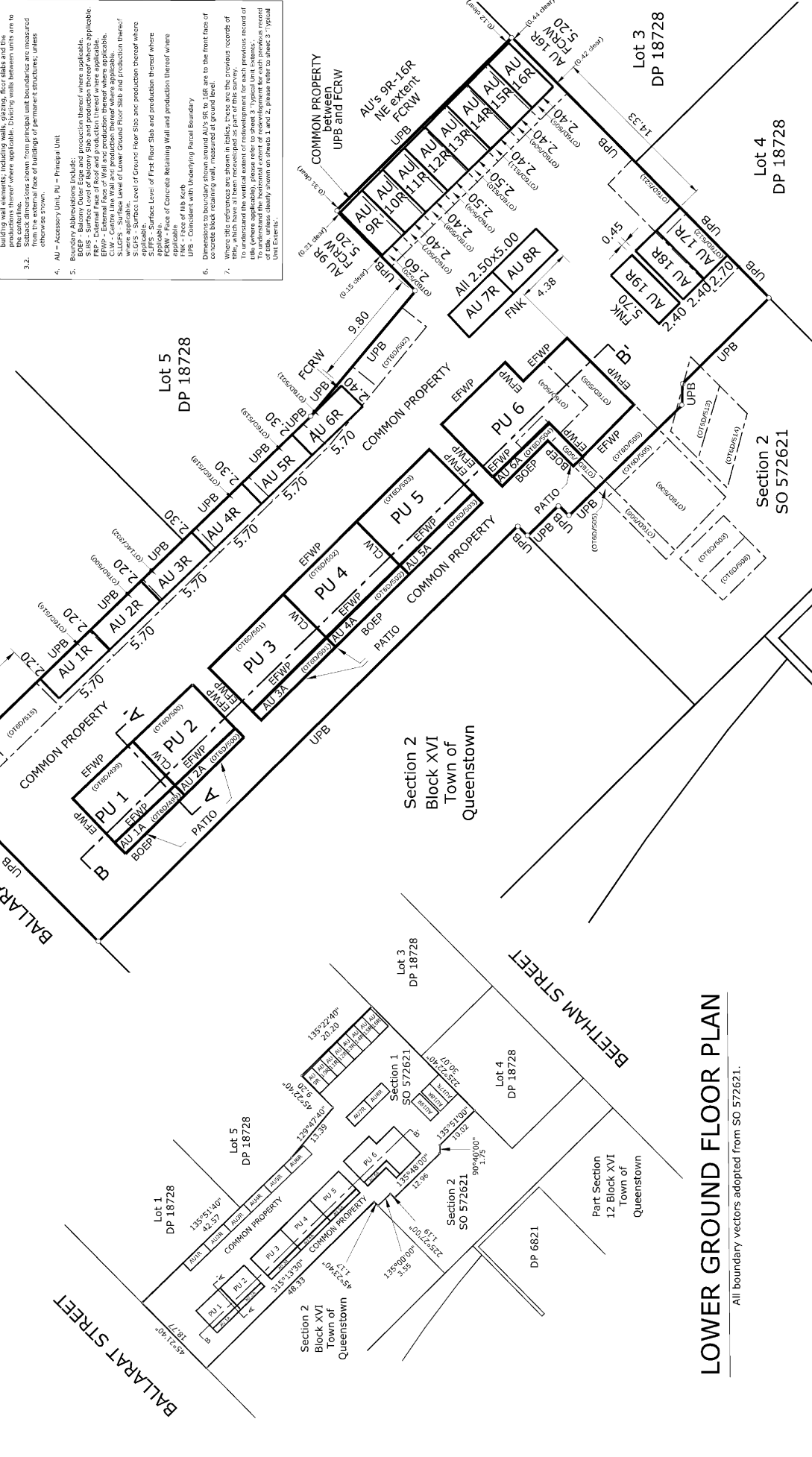


|          |                                            |          |                                         |
|----------|--------------------------------------------|----------|-----------------------------------------|
| 18-48:   | Lower Limit = -1.00m, Upper Limit = +2.70m | 1A-6A:   | Lower Limit = SUGFS, Upper Limit = SUGS |
| 78-88:   | Lower Limit = -0.50m, Upper Limit = +3.00m | 7A-12A:  | Lower Limit = SUGS, Upper Limit = SUGS  |
| 98-168:  | Lower Limit = -0.50m, Upper Limit = +3.60m | 13A-19A: | Lower Limit = SUGS, Upper Limit = HRP   |
| 178-198: | Lower Limit = -0.50m, Upper Limit = +3.20m |          |                                         |

See section A-A on sheet 3 for example of the above limits.

1. Boundary: Jurisdiction from DP 19862 have been adjusted by 10.20' to be in terms of SD 564519.
2. Floor Level Contemorary - All units are three story and are so named. Lower Ground Floor (RUI-6), Ground Floor (RUI-7-12) and First Floor (RUI-13).
3. Unit Boundary Definition:
  - 3.1. Units otherwise shown, principal unit boundaries are to the exterior of productions thereof, where applicable. Existing walls between units are to the centerline. Slopes shown from principal unit boundaries are measured from the exterior face of buildings of permanent structures; unless otherwise shown.
  - 3.2. AU = Accessory Unit, PU = Principal Unit
5. Boundary Abbreviations Include:
  - BEP - Balcony Outer Edge and production thereof where applicable
  - BP - Boundary of Principal Unit and production thereof where applicable
  - FP - External Face of Floor and production thereof where applicable
  - EPW - External Face of Wall and production thereof where applicable
  - SL - Surface Level of Lower Ground Floor Slab and production thereof where applicable
  - SLCS - Surface Level of Ground Floor Slab and production thereof where applicable
  - SLFS - Surface Level of First Floor Slab and production thereof where applicable
  - FCW - Face of Concrete Retaining Wall and production thereof where applicable
  - FCWP - Face of Concrete Retaining Wall and production thereof where applicable
  - UPB - Boundary with Underlying Parcel Boundary
6. Dimension to building shown along A1/A 98 to 168 are to the front face of concrete block retaining wall, measured at ground level.
7. Where this reference has shown in italics, these are the owners' records of title, which have not been reviewed as part of this survey.
8. Where this reference has shown in italics, these are the owners' records of title (which applicable) please refer to sheet 3, typical Unit Survey.
9. To understand the horizontal extent of redevelopment for each previous project, refer to the following table:

| Project | Horizontal Extent                                                              |
|---------|--------------------------------------------------------------------------------|
| 1       | Clearly shown on sheets 1 and 2, please refer to sheet 3, typical Unit Survey. |

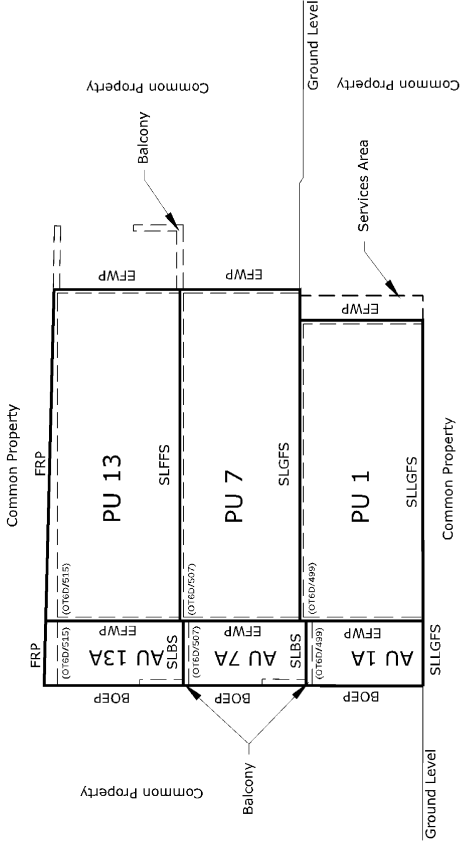


## LOWER GROUND FLOOR PLAN

All boundary vectors adopted from SO 572621.

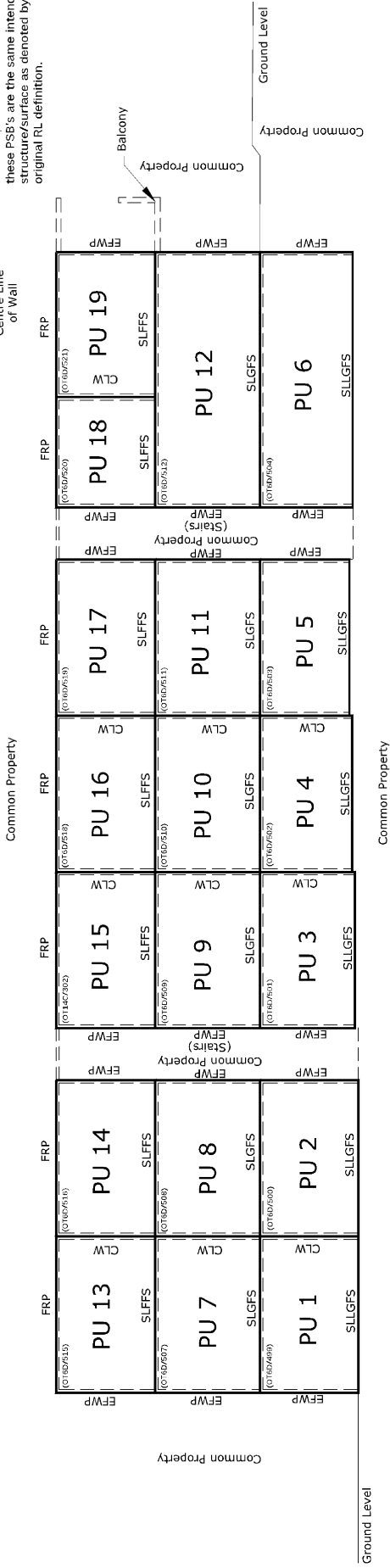


CROSS SECTION A - A'



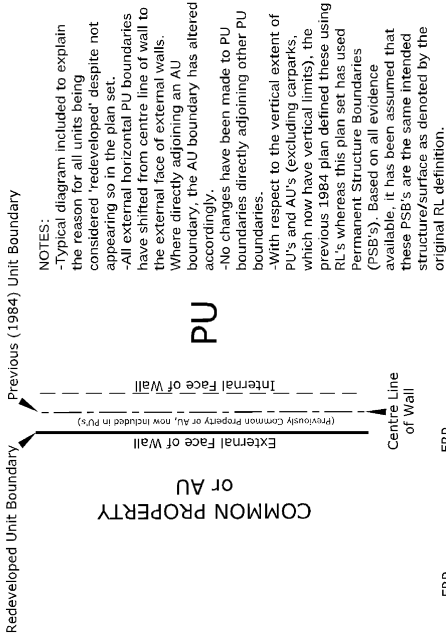
NOTE:  
Dashed lines shown in sections A-A' and B-B' show building elements for context only.

CROSS SECTION B - B'



- NOTES:
1. Refer to Plan Graphic Sheet 1 for a detailed set of notes.
  2. Boundary Abbreviations Include:
    - BOEP - Balcony Outer Edge and production thereof where applicable
    - SLBS - Surface Level of Balcony Slab and production thereof where applicable
    - FRP - External Face of Roof and production thereof where applicable
    - CLW - Centre Line Wall and production thereof where applicable
    - SLGFS - Surface Level of Lower Ground Floor Slab and production thereof where applicable
    - SLGFS - Surface Level of Ground Floor Slab and production thereof where applicable
    - SLFFS - Surface Level of First Floor Slab and production thereof where applicable

TYPICAL PU AND  
AU EXTENTS DIAGRAM



eliot  
sincclair

Surveyor:  
Ryan Sydney Mulligan  
Firm:  
Eliot Sinclair and Partners  
Date:  
OCTOBER 2023

REDEVELOPMENT AND PLAN IN SUBSTITUTION  
ON SECTION 1 SO 572621  
SECTIONS A-A' & B-B'

Land District:  
Otago  
Territorial Authority:  
Queenstown Lakes  
Survey Reference:  
503009 - 71 Ballarat Street

Plan Graphic Sheet 3 of 3

DP 18862