



Record of Survey - LT 413692

Survey Number	LT 413692
Surveyor Reference	Q3260-70 PITT STREET
Surveyor	Clive Richard Valpy
Survey Firm	CKL
Surveyor Declaration	I Clive Richard Valpy, 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 06 Mar 2025 11:03 AM

Survey Details

Dataset Description	UNITS PLAN IN SUBSTITUTION OF UNITS ON SECTION 94 SO 470831		
Purpose	Units Plan in Substitution		
Status	Approved as to Survey	Type	Survey
Land District	North Auckland	Survey Class	Class A
Meridional Circuit	Mount Eden 2000	Vertical Datum	Auckland 1946

Survey Dates

Surveyed Date	11/05/2020	Certified Date	06/03/2025
Submitted Date	06/03/2025 11:03:54	Survey Approval Date	10/03/2025
Deposit Date			

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 413692	North Auckland	0°00'00"
SO 470831	North Auckland	0°00'00"
DP 8696	North Auckland	0°00'00"
DP 27283	North Auckland	0°00'00"

Territorial Authorities

Auckland Council

Comprised In

RT 451143

PITT STREET

RL 66.95-
BOUNDARY
RL 62.87-

UNIT G01

RAMP

-RL 64.00

SECTION D - D

POYNTON TERRACE

Legal Road

82'52" Adpt DP 8696
(28.99) Adpt DP 27283
27'09" Adpt DP 413692

1.90
3.25
172'51'23"

CONC COLUMN

YB SO 470831

ELECTRICAL CUPBOARD

3.25

1.90

82'52"

WAITING BAY

COMMON PROPERTY

MAIL BOXES

ENTRY LOBBY

UNIT G05

WALKWAY

OUTLINE OF STAIRS IN CEILING ABOVE

CONC COLUMN

UNIT G03

CONC COLUMN

UNIT G06

COMMON PROPERTY

STAIRS

LIFT LOBBY

LIFT SHAFT

STAIRS

APARTMENT REFUSE AREA

BENCH MARK

INVESTIGATE IN CONCRETE FLOOR

RL 62.94

0.35

SECURITY GATE

COMMON PROPERTY

STAIRS

LIFT LOBBY

LIFT SHAFT

STAIRS

UNIT G02

CONC COLUMN

UNIT G01

OUTLINE OF STAIRS IN CEILING ABOVE

CONC COLUMN

UNIT BDY 0.47 CLEAR

UNIT BDY 0.23 CLEAR

UNIT BDY 0.23 CLEAR

UNIT BDY 0.38 CLEAR

Adpt DP 8696

83'02"

Adpt SO 470831

(29.00)

Adpt DP 8696

UNIT BDY 0.23 CLEAR

UNIT BDY 0.38 CLEAR

Adpt DP 8696

83'02"

Adpt SO 470831

(29.00)

Adpt DP 8696

UNIT BDY 0.23 CLEAR

UNIT BDY 0.38 CLEAR

Adpt DP 8696

83'02"

Adpt SO 470831

(29.00)

Adpt DP 8696

UNIT BDY 0.23 CLEAR

UNIT BDY 0.38 CLEAR

LOT 2
DP 27283

Adpt DP 27283
172'51'23" (23.31)
20.06 Adpt DP 413692

PITT STREET
Legal Road

NOTE:

The existing easement boundaries have been adopted from DP 413692.

The existing unit boundaries have been accepted from DP 413692 (Redevelopment) prepared in 2009.

LEVELS IN TERMS OF AUCLAND VERTICAL DATUM 1946;
ORIGIN: 55 SO 48186 (CIAQ) RL 57.34 (unofficial datum).

Vertical Control Mark: SM 54A SO 54747 (CJLM)
RL 51.42 (NZVD 2016)
RL 51.75 (AVD 1946)

GROUND FLOOR PLAN



OFFICE
AUCKLAND
A: 139 Carrington Gore Rd, Newmarket
P: 09 524 7029
E: Auckland@ckl.co.nz

UNIT PLAN IN SUBSTITUTION
OF UNITS ON
SECTION 94 SO 470831

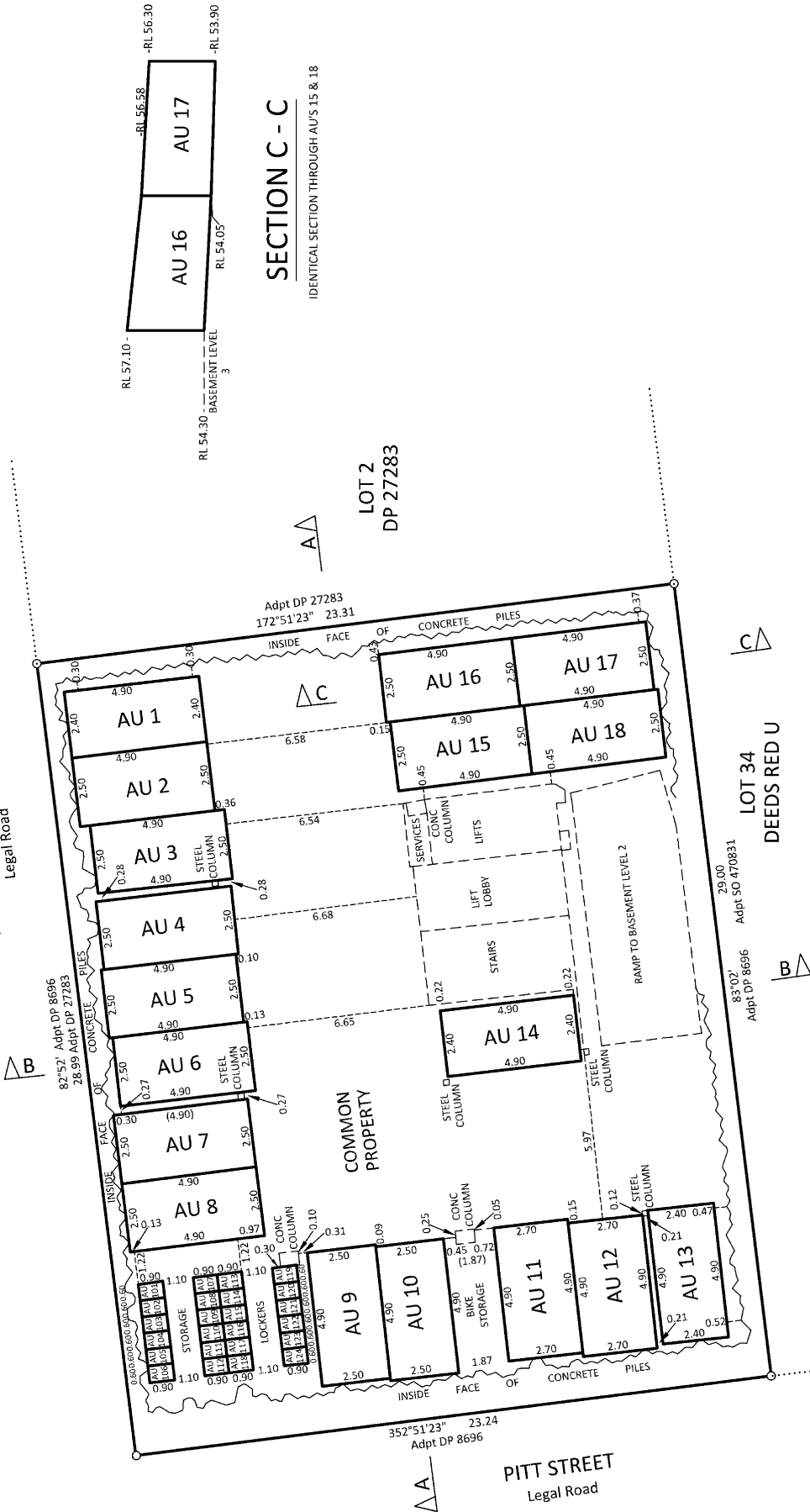
PLAN GRAPHIC
SCALE: 1:150
SHEET 1 of 18

DP 413692

Job No: Q3260
Dwg No: 2326
Rev: 0



POYNTON TERRACE
Legal Road



BASEMENT LEVEL 3 PLAN

NOTE:
The existing unit boundaries have been accepted
from DP 413692 (Redevelopment) prepared in 2009.



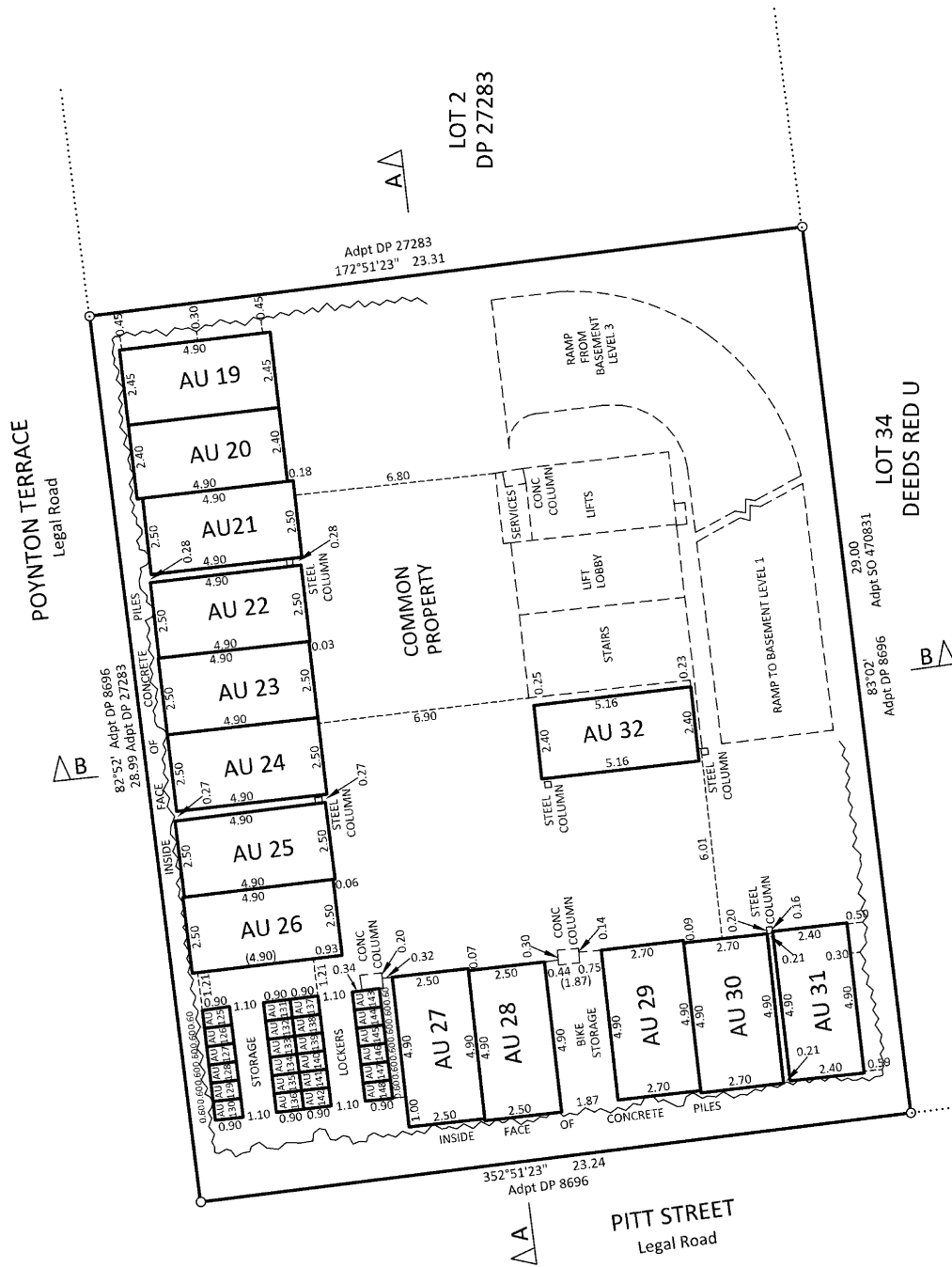
OFFICE
13/130 Cullin Lane, Newmarket
P: 09 524 7029
E: Auckland@ckl.co.nz

UNIT PLAN IN SUBSTITUTION
OF UNITS ON
SECTION 94 SO 470831

PLAN GRAPHIC
SCALE: 1:150
SHEET 2 of 18

DP 413692

Job No: Q3260
Dwg No: 2327
Rev: 0



NOTE:
The existing unit boundaries have been accepted
from DP 413692 (Redevelopment) prepared in 2009.

BASEMENT LEVEL 2 PLAN

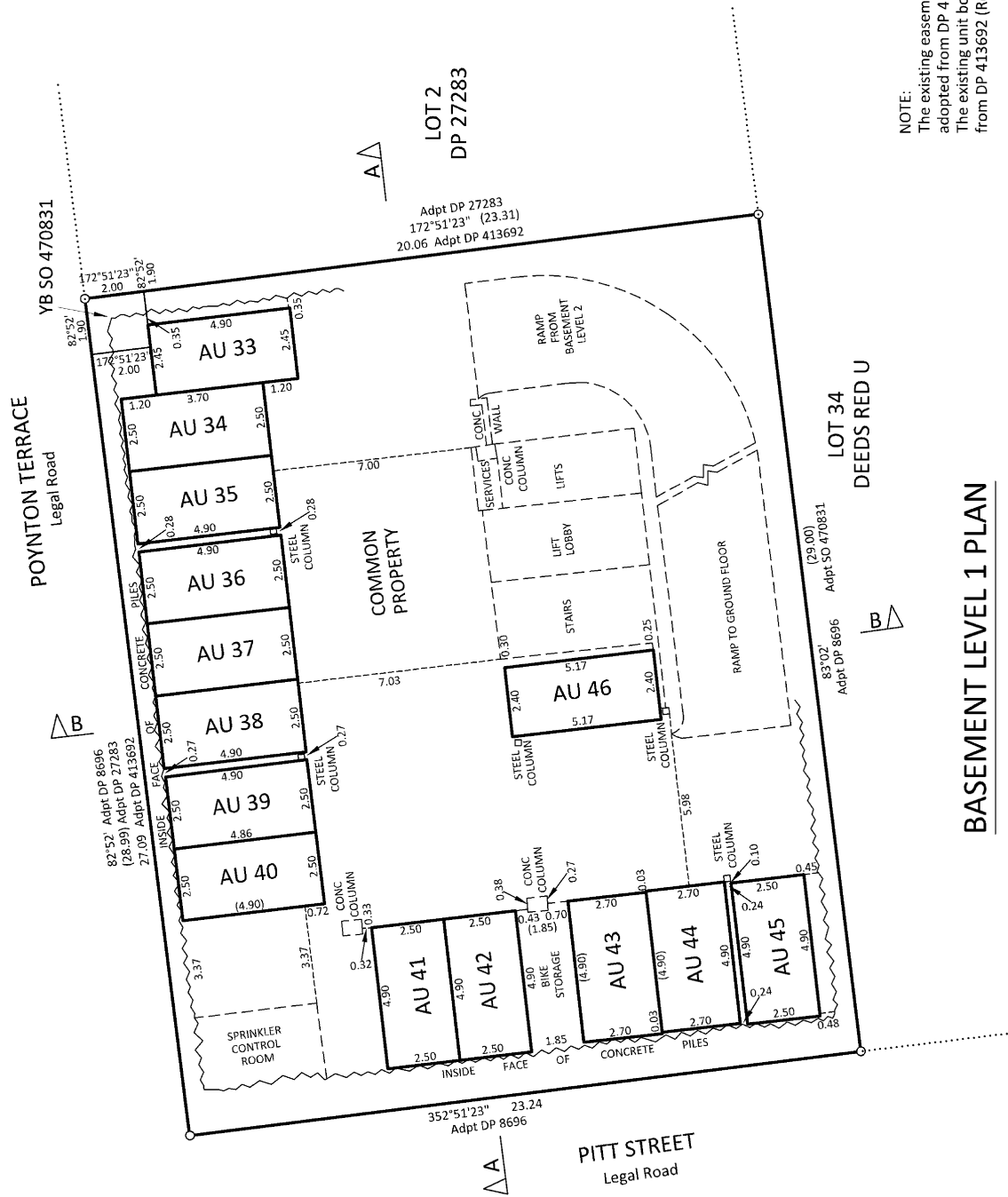
Job No: Q3260
Dwg No: 2328
Rev: 0

DP 413692

PLAN GRAPHIC
SCALE: 1:150
SHEET 3 of 18

UNIT PLAN IN SUBSTITUTION
OF UNITS ON
SECTION 94 SO 470831

CKL
AUCKLAND
A: 139 Carlton Gore Rd, Newmarket
P: 09 524 7029
E: Auckland@ckl.co.nz
Planning | Surveying | Engineering | Environmental



NOTE:
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The existing unit boundaries have been accepted from DP 413692 (Redevelopment) prepared in 2009.

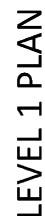
BASEMENT LEVEL 1 PLAN

UNIT PLAN IN SUBSTITUTION
OF UNITS ON
SECTION 94 SO 470831

PLAN GRAPHIC
SCALE: 1:150
SHEET 4 of 18

DP 413692

Job No: C3260
Dwg No: 2329
Rev: 0



NOTE:
The existing unit boundaries have been accepted from DP 413692 (Redevelopment) prepared in 2009.

CKL
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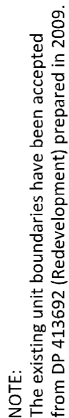
OFFICE
AUCKLAND
A: 139 Carlton Gore Rd, Newmarket
P: 09 524 7029
E: Auckland@ckl.co.nz

**UNIT PLAN IN SUBSTITUTION
OF UNITS ON
SECTION 94 SO 470831**

PLAN GRAPHIC
SCALE: 1:150
SHEET 5 of 18

DP 413692

Job No: Q3260
Dwg No: 2330
Rev: 0



LEVEL 2 PLAN

CKL
Planning | Surveying | Engineering | Environmental

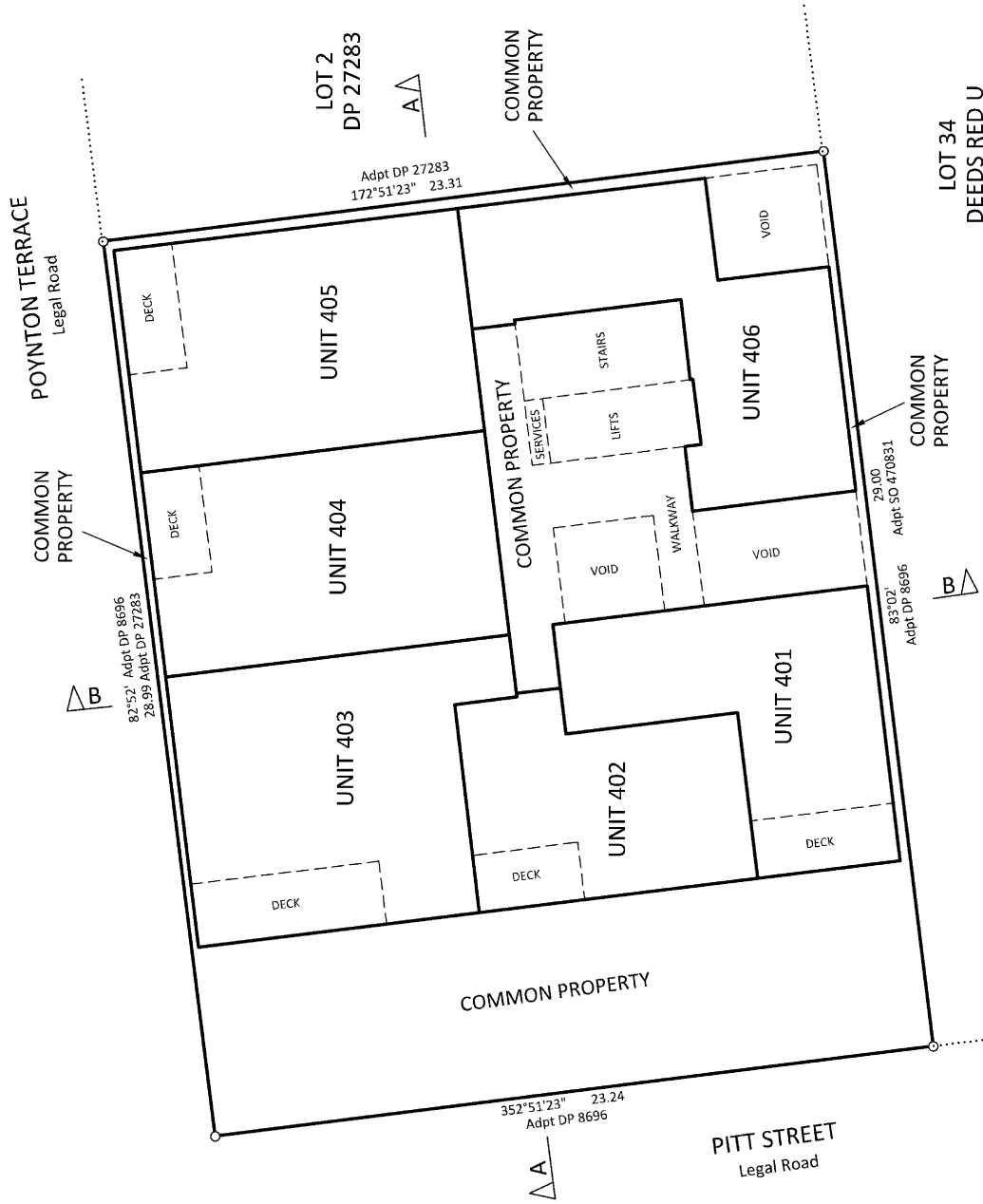
OFFICE
AUCKLAND
A: 139 Carlton Gore Rd, Newmarket
P: 09 524 7029
E: Auckland@ckl.co.nz

**UNIT PLAN IN SUBSTITUTION
OF UNITS ON
SECTION 94 SO 470831**

PLAN GRAPHIC
SCALE: 1:150
SHEET 6 of 18

DP 413692

Job No: Q3260
Dwg No: 2331
Rev: 0



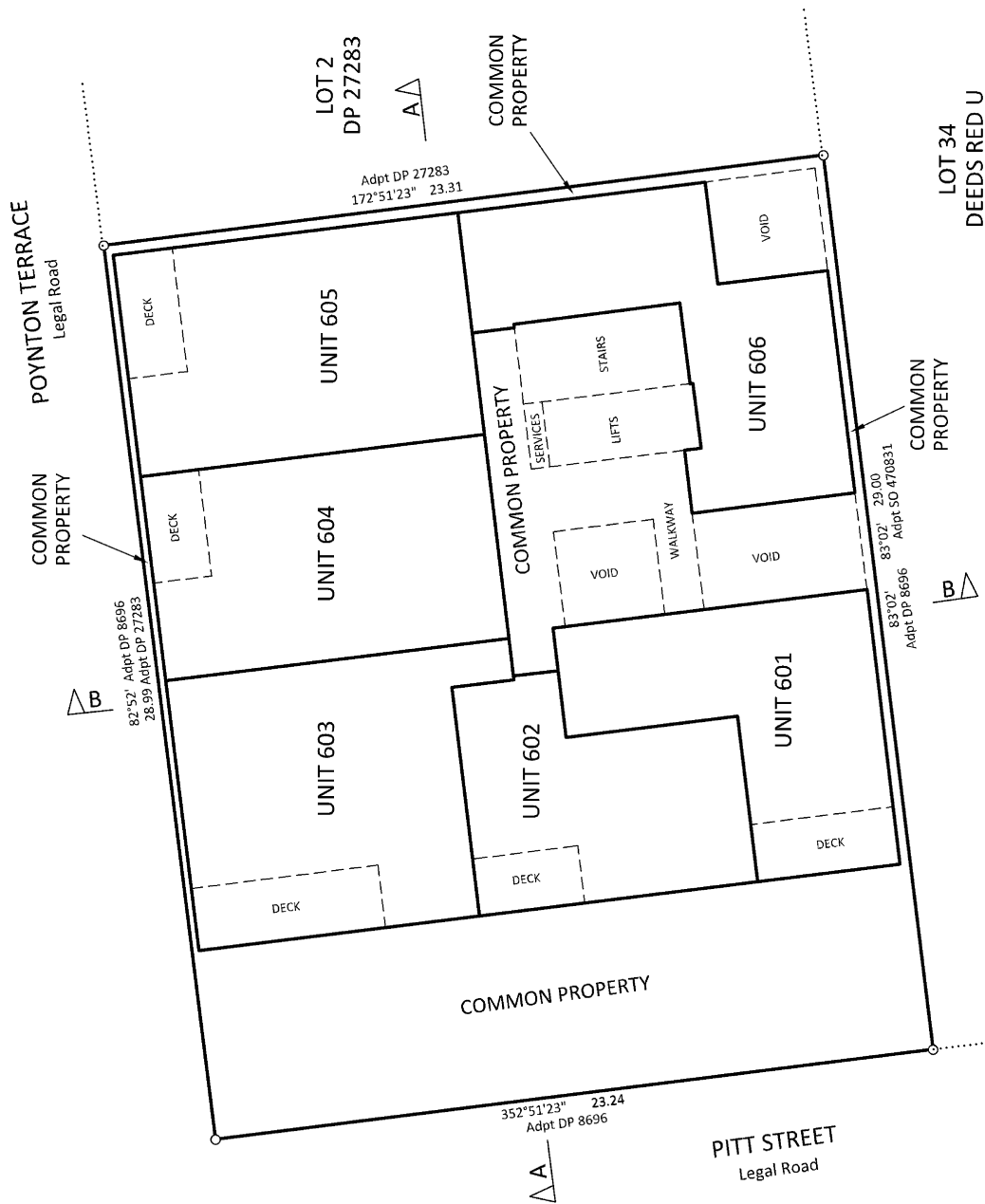
NOTE:
The existing unit boundaries have been accepted
from DP 413692 (Redevelopment) prepared in 2009.

LEVEL 4 PLAN



NOTE:
The existing unit boundaries have been accepted
from DP 413692 (Redevelopment) prepared in 2009.

LEVEL 5 PLAN



NOTE:
The existing unit boundaries have been accepted
from DP 413692 (Redevelopment) prepared in 2009.

LEVEL 6 PLAN

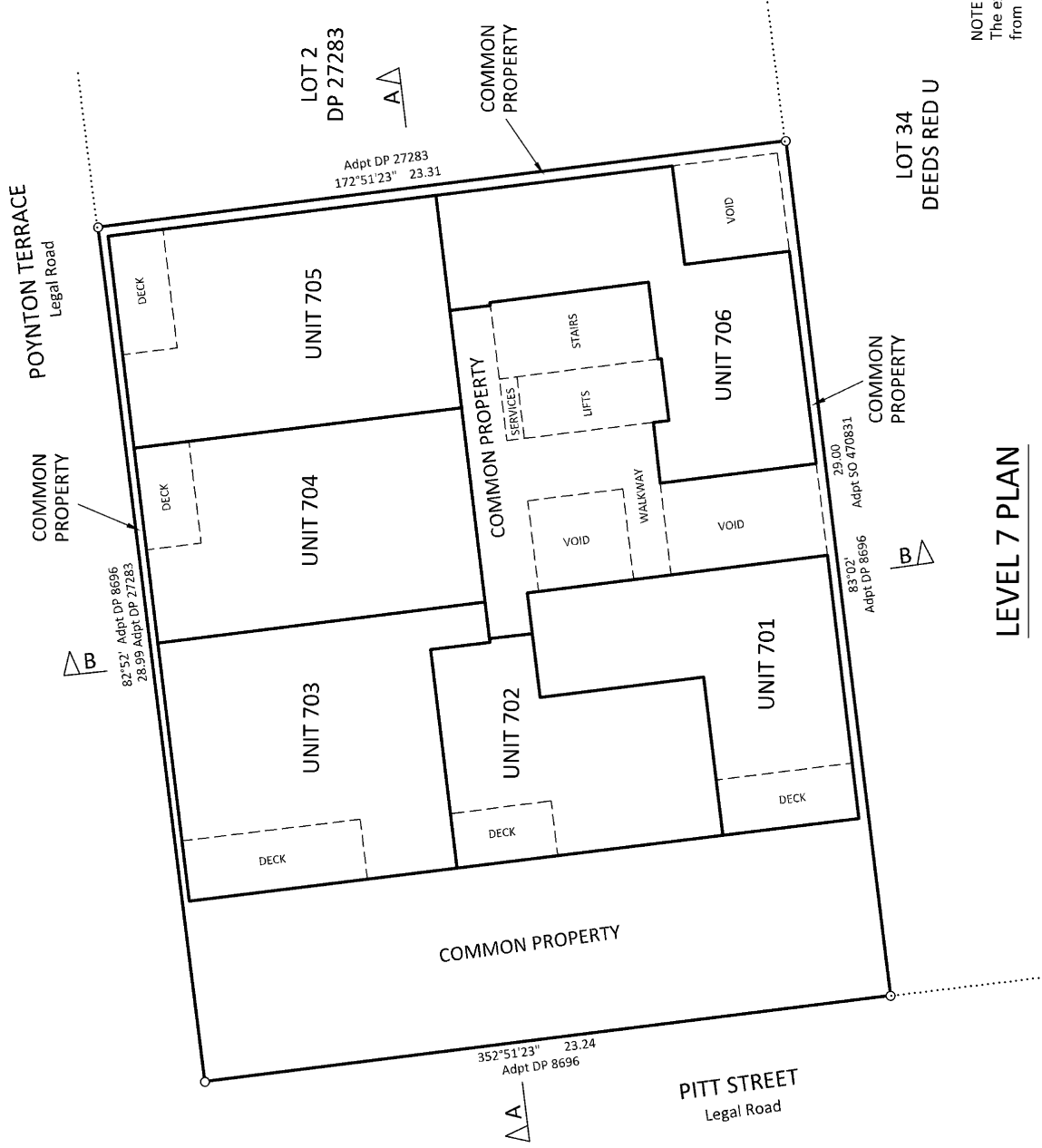
UNIT PLAN IN SUBSTITUTION
OF UNITS ON
SECTION 94 SO 470831

PLAN GRAPHIC
SCALE: 1:150
SHEET 10 of 18

Job No: Q3260
Dwg No: 2335
Rev: 0

DP 413692

CKL
OFFICE
Auckland
A: 139 Carlton Gore Rd, Newmarket
P: 09 524 7029
E: Auckland@ckl.co.nz



NOTE:
The existing unit boundaries have been accepted
from DP 413692 (Redevelopment) prepared in 2009.

LEVEL 7 PLAN



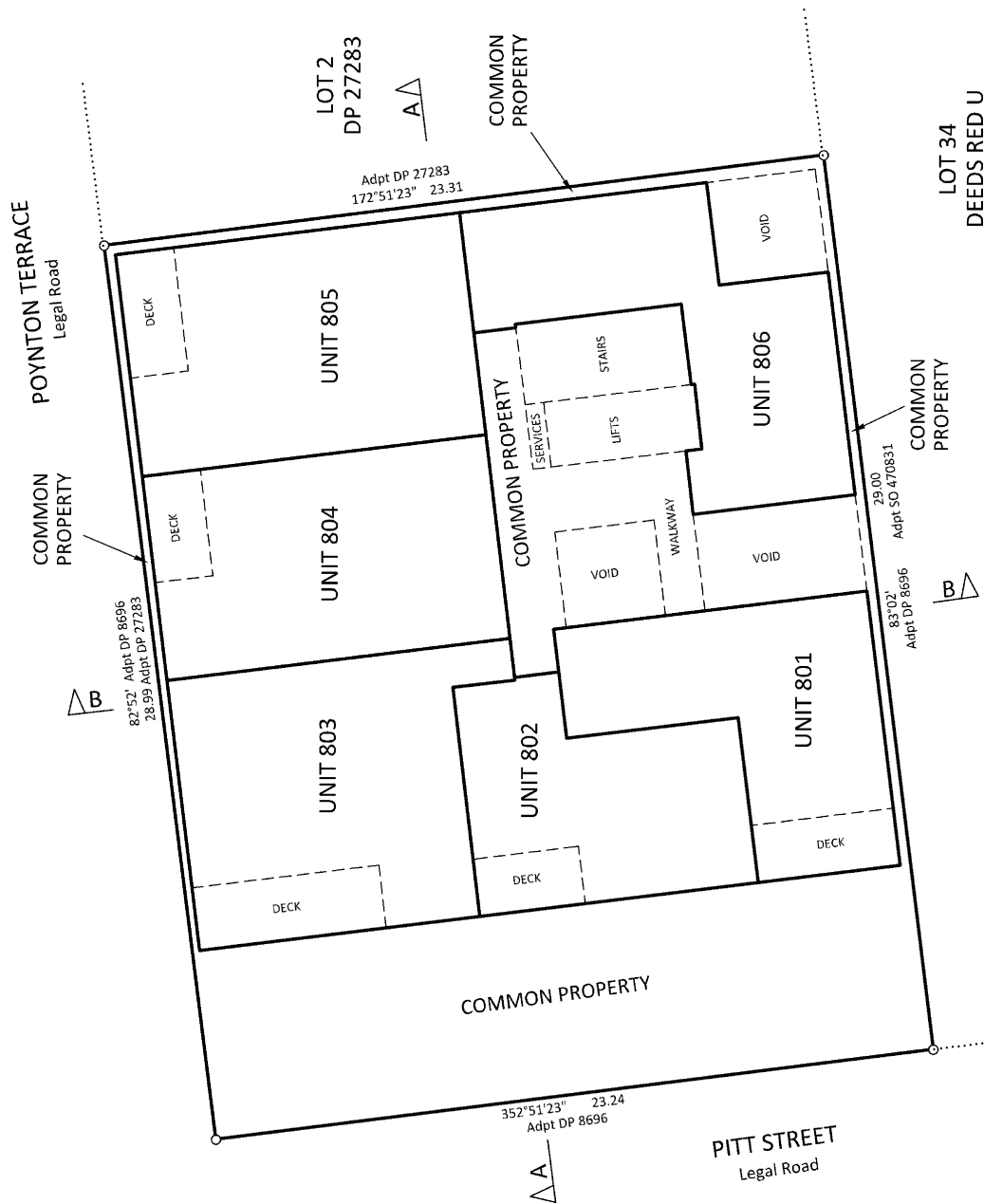
OFFICE
AUCKLAND
100 Auckland Gore Rd, Newmarket
P: 09 524 7025
E: Auckland@ckl.co.nz

UNIT PLAN IN SUBSTITUTION
OF UNITS ON
SECTION 94 SO 470831

PLAN GRAPHIC
SCALE: 1:150
SHEET 11 of 18

DP 413692

Job No: Q3260
Dwg No: 2336
Rev: 0



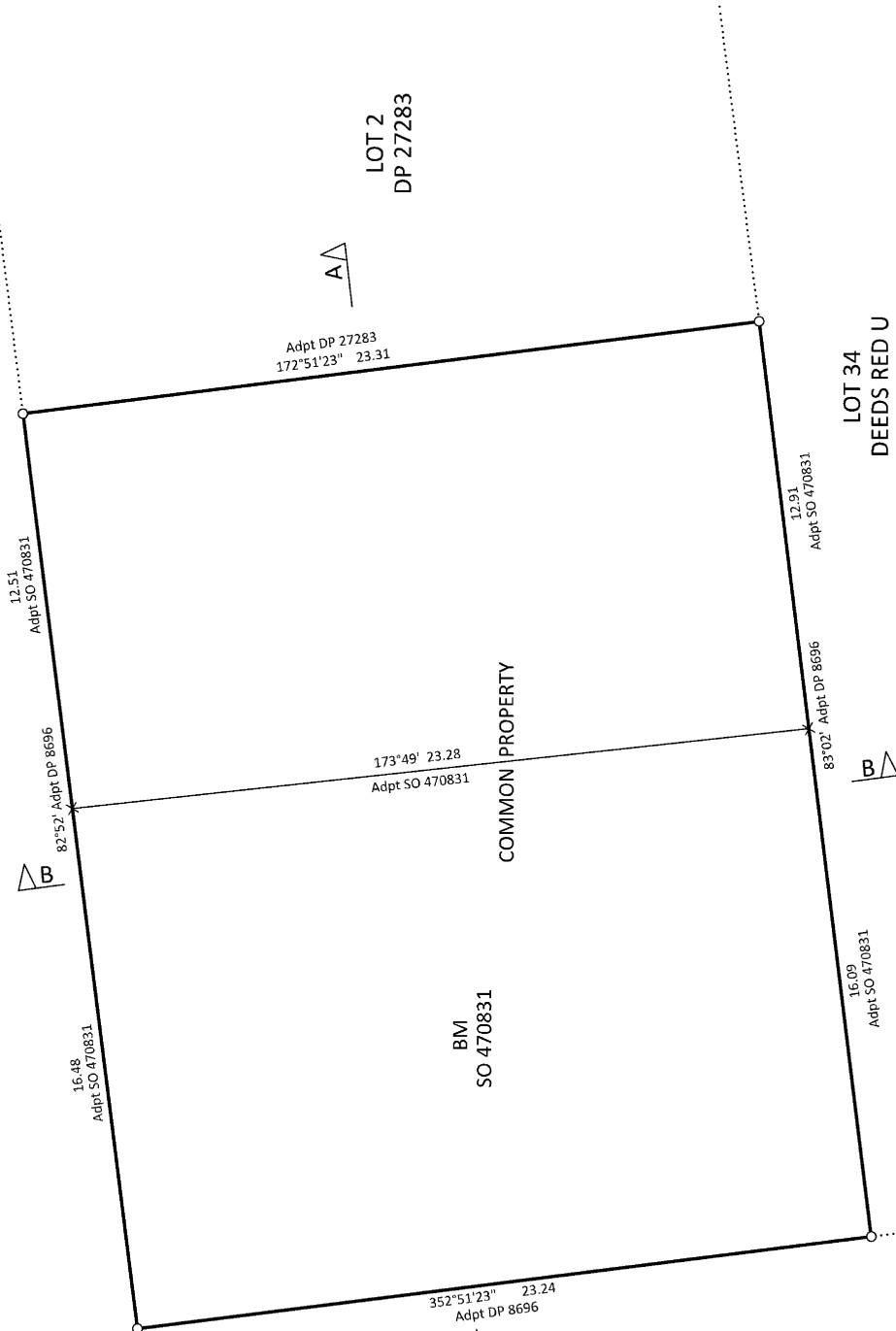
NOTE:
The existing unit boundaries have been accepted
from DP 413692 (Redevelopment) prepared in 2009.

LEVEL 8 PLAN

 OFFICE AUCKLAND A 09 339 9000 P 09 524 7029 E: Auckland@ckl.co.nz	UNIT PLAN IN SUBSTITUTION OF UNITS ON SECTION 94 SO 470831	PLAN GRAPHIC SCALE: 1:150 SHEET 12 of 18	DP 413692 Job No: 03260 Dwg No: 2337 Rev: 0
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POYNTON TERRACE
Legal Road



Adpt DP 27283
172°51'23" 23.31

LOT 2
DP 27283

A

173°49' 23.28
Adpt SO 470831

COMMON PROPERTY

BVI
SO 470831

352°51'23" 23.24
Adpt DP 8696

PITT STREET
Legal Road

12.91
Adpt SO 470831

LOT 34
DEEDS RED U

83°02' Adpt DP 8696

16.09
Adpt SO 470831

B

PLAN BETWEEN RL 43.50m AND 49.30m



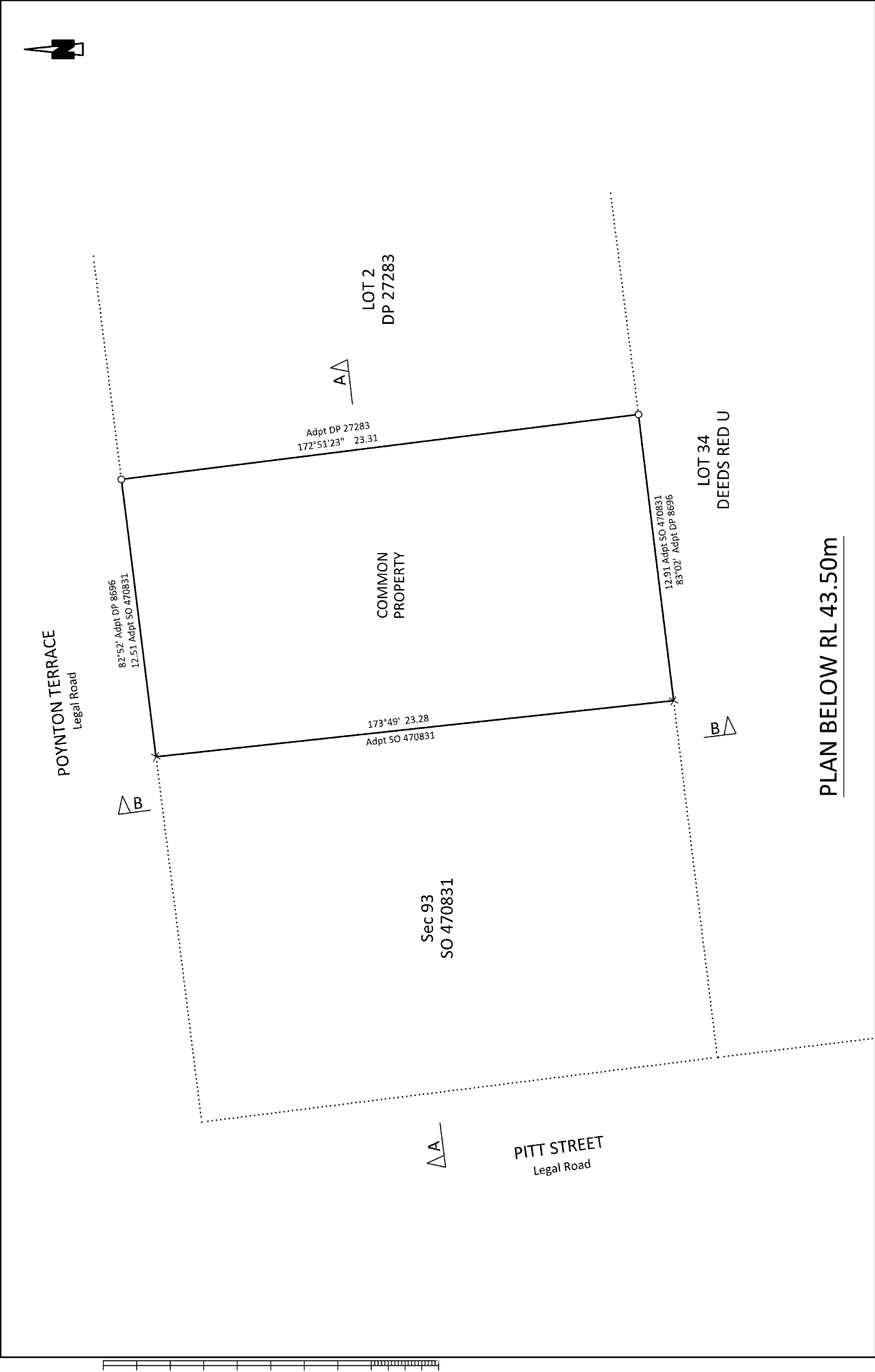
OFFICE
AUCKLAND
100/102, Gore Rd, Newmarket
P: 09 524 7029
E: Auckland@ckl.co.nz

UNIT PLAN IN SUBSTITUTION
OF UNITS ON
SECTION 94 SO 470831

PLAN GRAPHIC
SCALE: 1:150
SHEET 13 of 18

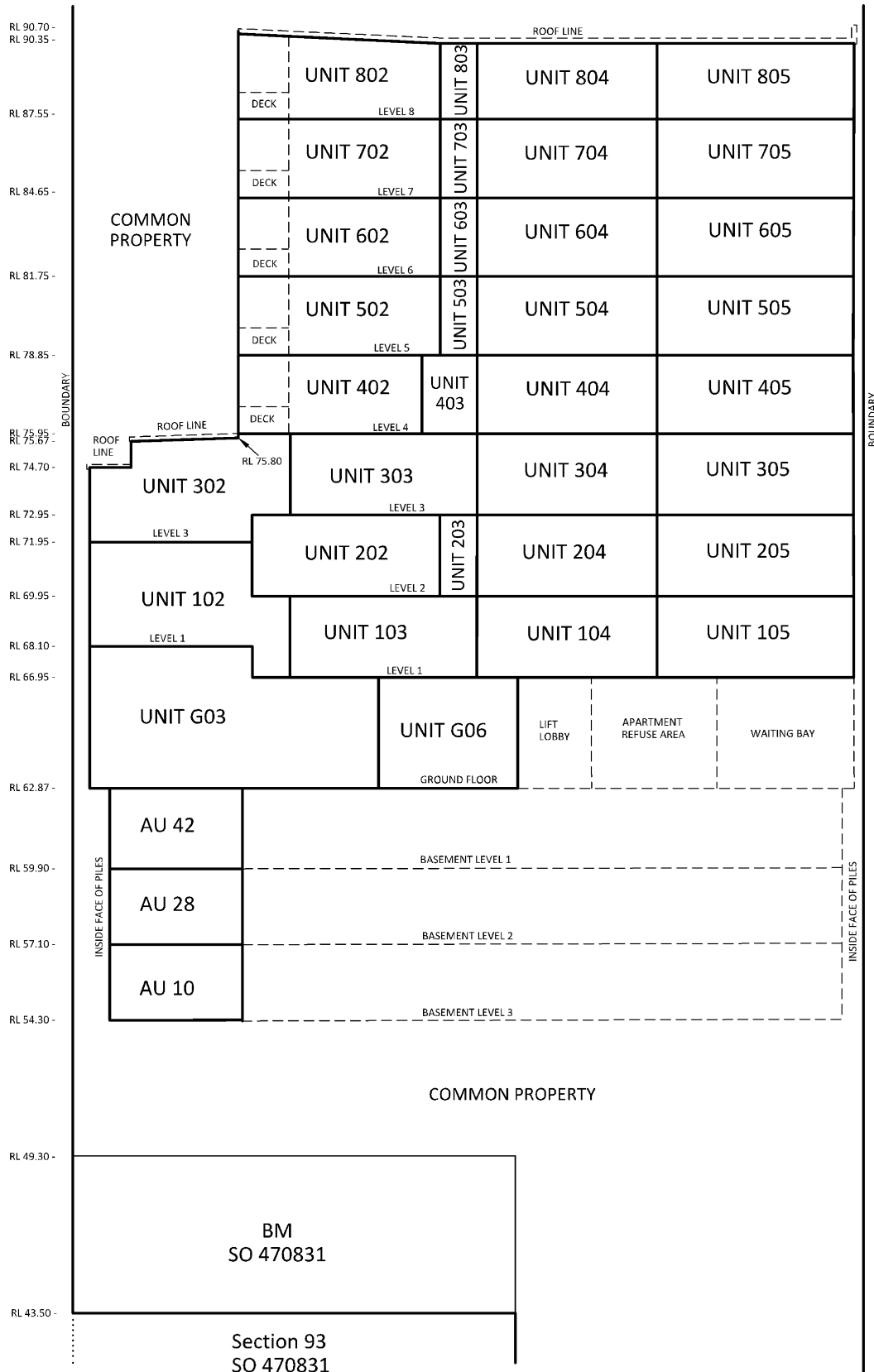
DP 413692

Job No: Q3260
Dwg No: 2338
Rev: 0



 OFFICE AUCKLAND 100 Victoria Park Road, Newmarket P: 09 524 7029 E: Auckland@ckl.co.nz	UNIT PLAN IN SUBSTITUTION OF UNITS ON SECTION 94 SO 470831	PLAN GRAPHIC SCALE: 1:150 SHEET 14 of 18	DP 413692	Job No: Q3260 Dwg No: 2339 Rev: 0
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COMMON PROPERTY

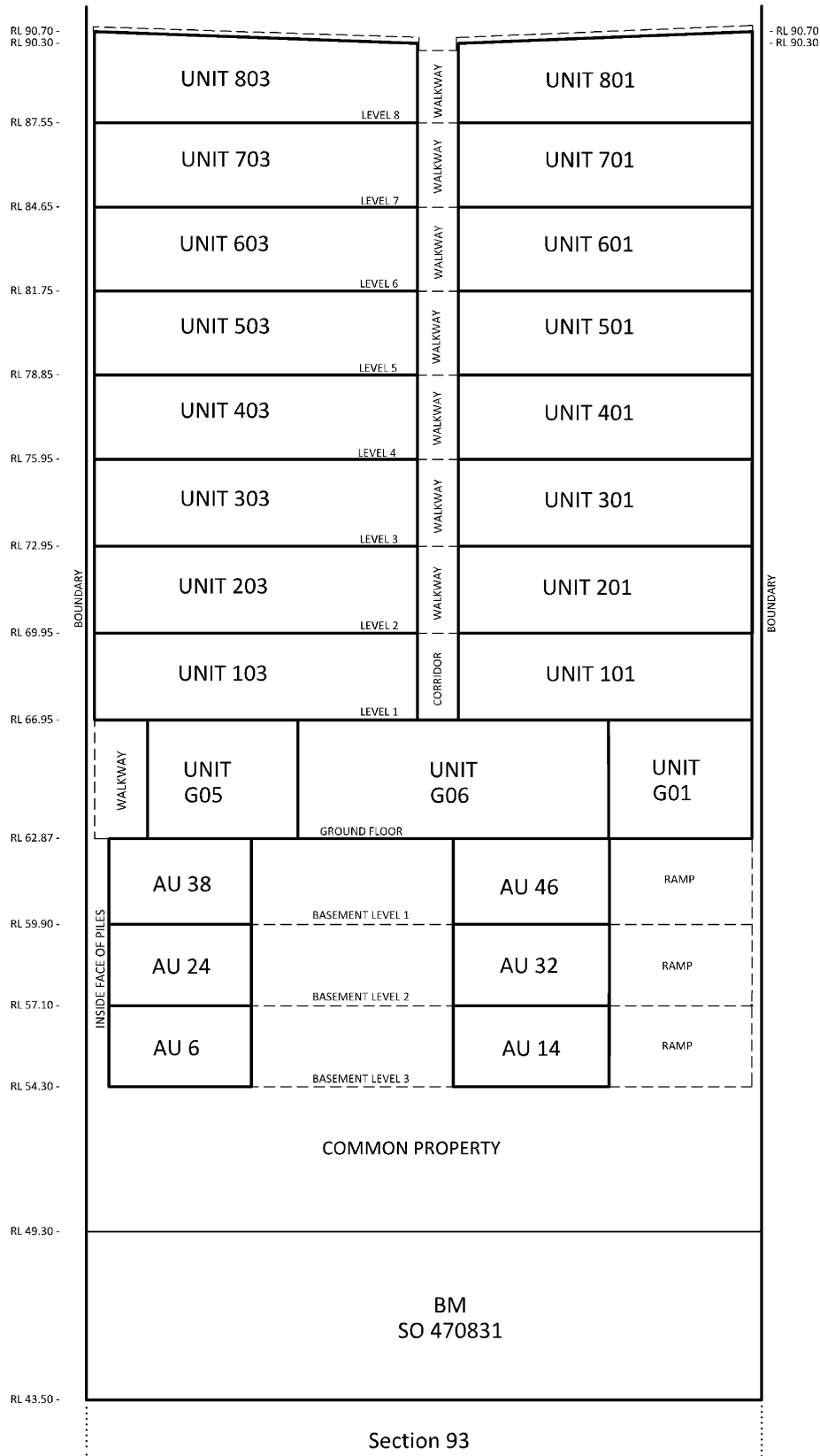


NOTE:
The existing unit boundaries have been accepted
from DP 413692 (Redevelopment) prepared in 2009.

SECTION A - A

COMMON PROPERTY

POYNTON TERRACE



LOT 34 DEED RED U

Job No: Q3260
Dwg No: 2341
Rev: 0

DP 413692

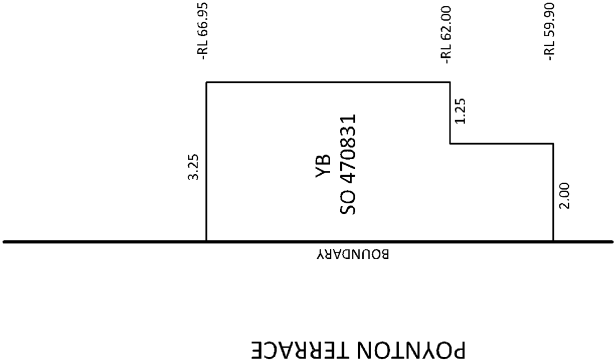
PLAN GRAPHIC
SCALE: 1:150
SHEET 16 of 18

UNIT PLAN IN SUBSTITUTION
OF UNITS ON
SECTION 94 SO 470831

CKL
Planning | Surveying | Engineering | Environmental
OFFICE
Auckland
A: 139 Crillon Gore Rd, Newmarket
P: 09 524 7029
E: Auckland@ckl.co.nz

NOTE:
The existing unit boundaries have been accepted
from DP 413692 (Redevelopment) prepared in 2009.

SECTION B - B



SECTION THROUGH
EASEMENT YB



OFFICE
AUCKLAND
A: 139 Carlton Gore Rd, Newmarket
P: 09 524 7029
E: Auckland@ckl.co.nz

Planning | Surveying | Engineering | Environmental

UNIT PLAN IN SUBSTITUTION
OF UNITS ON
SECTION 94 SO 470831

PLAN GRAPHIC
SCALE: 1:100
SHEET 17 of 18

DP 413692

Job No: Q3260
Dwg No: 2342
Rev: 0

SCHEDULE OF HEIGHT LIMITS

Appellation	Height Limits		Appellation	Height Limits		Appellation	Height Limits		Appellation	Height Limits	
	Upper	Lower		Upper	Lower		Upper	Lower		Upper	Lower
UNIT G01	66.95	62.87	UNIT 604	84.65	81.75	AU 24	59.90	57.10	AU 116	57.10	54.30
UNIT G02	68.10	62.87	UNIT 605	84.65	81.75	AU 25	59.90	57.10	AU 117	57.10	54.30
UNIT G03	68.10	62.87	UNIT 606	84.65	81.75	AU 26	59.90	57.10	AU 118	57.10	54.30
UNIT G05	68.10	62.87	UNIT 701	87.55	84.65	AU 27	59.90	57.10	AU 119	57.10	54.30
UNIT G06	68.10	62.87	UNIT 702	87.55	84.65	AU 28	59.90	57.10	AU 120	57.10	54.30
UNIT 101	69.95	66.95	UNIT 703	87.55	84.65	AU 29	59.90	57.10	AU 121	57.10	54.30
UNIT 102	71.95	66.95	UNIT 704	87.55	84.65	AU 30	59.90	57.10	AU 122	57.10	54.30
UNIT 103	69.95	66.95	UNIT 705	87.55	84.65	AU 31	59.90	57.10	AU 123	57.10	54.30
UNIT 104	69.95	66.95	UNIT 706	87.55	84.65	AU 32	59.90	57.10	AU 124	57.10	54.30
UNIT 105	69.95	66.95	UNIT 801	90.70	87.55	AU 33	62.00	59.90	AU 125	59.90	57.10
UNIT 106	69.95	66.95	UNIT 802	90.70	87.55	AU 34	62.87	59.90	AU 126	59.90	57.10
UNIT 201	72.95	69.95	UNIT 803	90.70	87.55	AU 35	62.87	59.90	AU 127	59.90	57.10
UNIT 202	72.95	69.95	UNIT 804	90.70	87.55	AU 36	62.87	59.90	AU 128	59.90	57.10
UNIT 203	72.95	69.95	UNIT 805	90.70	87.55	AU 37	62.87	59.90	AU 129	59.90	57.10
UNIT 204	72.95	69.95	UNIT 806	90.70	87.55	AU 38	62.87	59.90	AU 130	59.90	57.10
UNIT 205	72.95	69.95	AU 1	57.10	54.30	AU 39	62.87	59.90	AU 131	59.90	57.10
UNIT 206	72.95	69.95	AU 2	57.10	54.30	AU 40	62.87	59.90	AU 132	59.90	57.10
UNIT 301	75.95	72.95	AU 3	57.10	54.30	AU 41	62.87	59.90	AU 133	59.90	57.10
UNIT 302	75.95	71.95	AU 4	57.10	54.30	AU 42	62.87	59.90	AU 134	59.90	57.10
UNIT 303	75.95	72.95	AU 5	57.10	54.30	AU 43	62.87	59.90	AU 135	59.90	57.10
UNIT 304	75.95	72.95	AU 6	57.10	54.30	AU 44	62.87	59.90	AU 136	59.90	57.10
UNIT 305	75.95	72.95	AU 7	57.10	54.30	AU 45	62.87	59.90	AU 137	59.90	57.10
UNIT 306	75.95	72.95	AU 8	57.10	54.30	AU 46	62.87	59.90	AU 138	59.90	57.10
UNIT 401	78.85	75.95	AU 9	57.10	54.30	AU 101	57.10	54.30	AU 139	59.90	57.10
UNIT 402	78.85	75.95	AU 10	57.10	54.30	AU 102	57.10	54.30	AU 140	59.90	57.10
UNIT 403	78.85	75.95	AU 11	57.10	54.30	AU 103	57.10	54.30	AU 141	59.90	57.10
UNIT 404	78.85	75.95	AU 12	57.10	54.30	AU 104	57.10	54.30	AU 142	59.90	57.10
UNIT 405	78.85	75.95	AU 13	57.10	54.30	AU 105	57.10	54.30	AU 143	59.90	57.10
UNIT 406	78.85	75.95	AU 14	57.10	54.30	AU 106	57.10	54.30	AU 144	59.90	57.10
UNIT 501	81.75	78.85	AU 15	57.10	54.05	AU 107	57.10	54.30	AU 145	59.90	57.10
UNIT 502	81.75	78.85	AU 16	57.10	54.05	AU 108	57.10	54.30	AU 146	59.90	57.10
UNIT 503	81.75	78.85	AU 17	56.20	53.95	AU 109	57.10	54.30	AU 147	59.90	57.10
UNIT 504	81.75	78.85	AU 18	56.20	53.95	AU 110	57.10	54.30	AU 148	59.90	57.10
UNIT 505	81.75	78.85	AU 19	59.90	57.10	AU 111	57.10	54.30			
UNIT 506	81.75	78.85	AU 20	59.90	57.10	AU 112	57.10	54.30			
UNIT 601	84.65	81.75	AU 21	59.90	57.10	AU 113	57.10	54.30			
UNIT 602	84.65	81.75	AU 22	59.90	57.10	AU 114	57.10	54.30			
UNIT 603	84.65	81.75	AU 23	59.90	57.10	AU 115	57.10	54.30			

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 413692

Territorial Authority (the Council)

Auckland Council

Schedule of Existing Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Created By
Electricity Supply	Area YB SO 470831	Section 94 SO 470831	EI 8062397.3

Existing Covenants
Area BM SO 470831 is subject to an existing land covenant over the Common Property on DP 413692 for the purpose of Restrictive Covenant. The creating document number will be determined on simultaneous registration of SO 470831.