



Record of Survey - LT 528902

Survey Number	LT 528902
Surveyor Reference	10001 - 2 - 4 Parawai Cres, Ponsonby
Surveyor	Mitchell Kyle Stougie
Survey Firm	Survey Worx Ltd
Surveyor Declaration	I Mitchell Kyle Stougie, 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 29 May 2025 11:23 AM

Survey Details

Dataset Description	Redevelopment Unit Plan over Lot 104 DP 38075 & Lot 105 DP 45213		
Purpose	Redevelopment Unit Plan		
Status	Approved as to Survey	Type	Survey
Land District	North Auckland	Survey Class	Class A
Meridional Circuit	Mount Eden OCD	Vertical Datum	None

Survey Dates

Surveyed Date	03/02/2025	Certified Date	29/05/2025
Submitted Date	29/05/2025 11:23:14	Survey Approval Date	30/05/2025
Deposit Date			

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 536457	North Auckland	0°00'00"

Territorial Authorities

Auckland Council

Comprised In

RT 885302
RT 885303
RT 885304
RT 885305
RT 885306
RT 885307
RT 885308
RT 885309
RT 885310
RT 885311
RT 885312
RT 885313
RT 885314
RT 885315



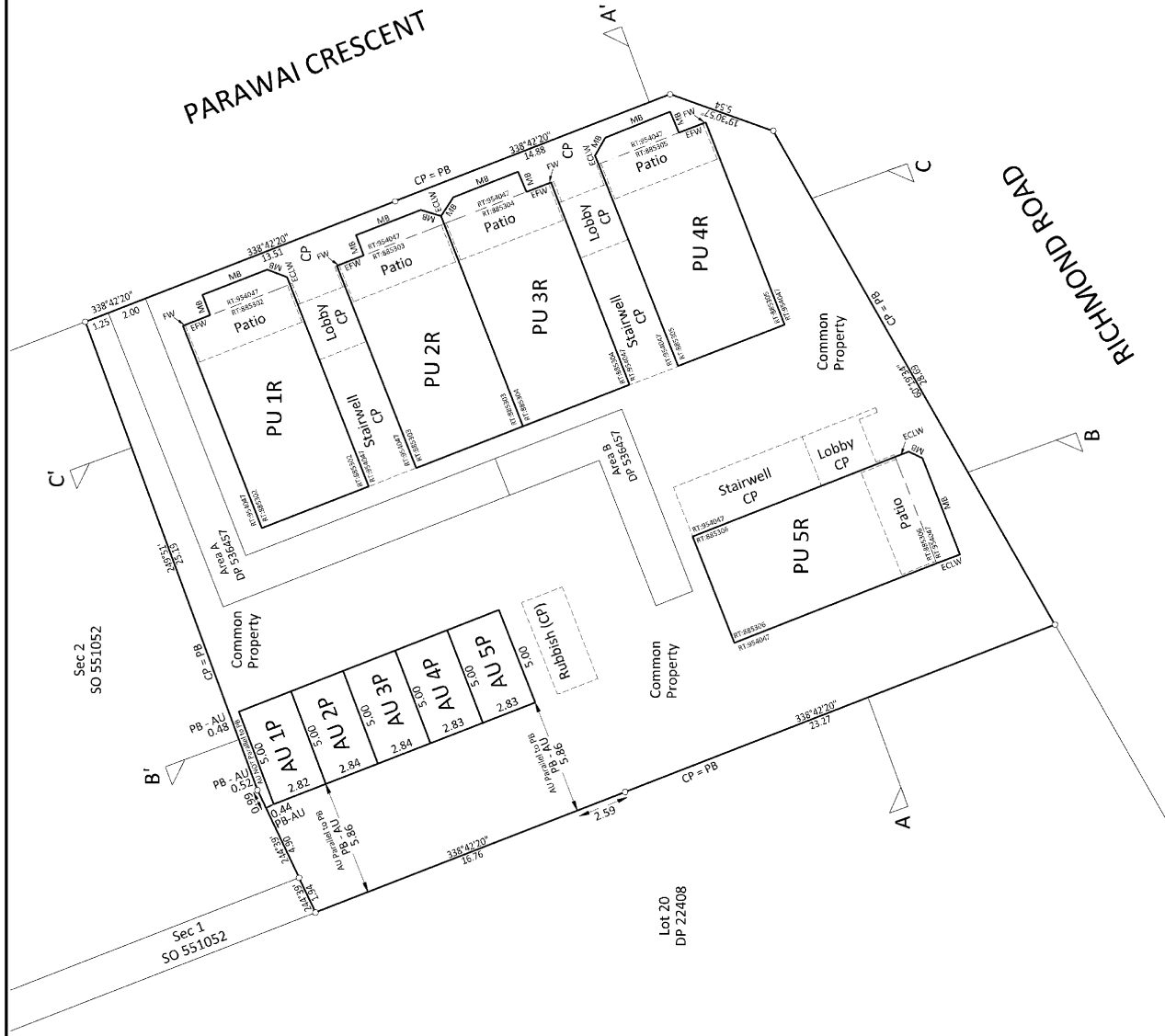
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Comprised In

RT 885316
RT 954047
RT NA43A/604
RT NA43A/616

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Accessory Unit 1P Deposited Plan 528902	Accessory Unit		885302
Accessory Unit 2P Deposited Plan 528902	Accessory Unit		885303
Accessory Unit 3P Deposited Plan 528902	Accessory Unit		885304
Accessory Unit 4P Deposited Plan 528902	Accessory Unit		885305
Accessory Unit 5P Deposited Plan 528902	Accessory Unit		885306
Principal Unit 1R Deposited Plan 528902	Principal Unit		885302
Principal Unit 2R Deposited Plan 528902	Principal Unit		885303
Principal Unit 3R Deposited Plan 528902	Principal Unit		885304
Principal Unit 4R Deposited Plan 528902	Principal Unit		885305
Principal Unit 5R Deposited Plan 528902	Principal Unit		885306
Principal Unit 6R Deposited Plan 528902	Principal Unit		885307
Principal Unit 7R Deposited Plan 528902	Principal Unit		885308
Principal Unit 8R Deposited Plan 528902	Principal Unit		885309
Principal Unit 9R Deposited Plan 528902	Principal Unit		885310
Principal Unit 10R Deposited Plan 528902	Principal Unit		885311
Principal Unit 11R Deposited Plan 528902	Principal Unit		885312
Principal Unit 12R Deposited Plan 528902	Principal Unit		885313
Principal Unit 13R Deposited Plan 528902	Principal Unit		885314
Principal Unit 14R Deposited Plan 528902	Principal Unit		885315
Principal Unit 15R Deposited Plan 528902	Principal Unit		885316
Total Area		0.0000 Ha	



General Notes:

- For Territorial Authority Approval, please see supporting documents to this CSD.
- Principal Unit are the centrelines of walls (CLW) and the extension of the centrelines through doors and windows. Unless otherwise shown on the plan graphic, this includes common walls (adjoining PUs or AUs and common property) and external walls. This also includes the centreline of deck balustrades.
- Where a Principal Unit coincides with the common property, the boundary is the centreline of the permanent structure, unless shown otherwise.
- The lower limit of Principal Units (PU) 1R - 5R is 0.10m below the Finished Slab Level (FSL) or the extension of, unless denoted in the cross sections on Sheets 4 of 4.
- The lower limit of all other Principal Units is the Centreline of Slab (CLS) or the extension of, unless denoted in the cross sections on Sheets 4 of 4.
- The upper limit of Principal Units (PU) 11R - 15R is 0.10m above the finished ceiling level, or the extension of, unless denoted in the cross sections on Sheets 4 of 4.
- The upper limit of all other Principal Units is the Centreline of Slab (CLS) or the extension of, unless denoted in the cross sections on Sheet 4 of 4.
- The lower limit of Accessory Units 1P - 5P (carparks) is the finished concrete level of the driveway.
- The upper limit of Accessory Units 1P - 5P (carparks) is 4.00m above the finished concrete level of the Driveway.
- Underlying Exterior Parcel Boundary dimensions have been adopted from DP 38075 & DP 45213.
- For Easement Detail, see Title plan DP 536457.
- Subject to Part IV A Conservation Act 1987.

Abbreviations:

- PU = Principal Unit
- AU = Accessory Unit
- CP = Common Property
- CLW = Centreline of Wall
- ECLW = Extension of Centreline of Wall
- FW = Face of Wall (Exterior)
- EFW = Extension of Exterior Face of Wall
- MB = Middle of Balustrade
- PB = Primary Boundary
- CLS = Centreline of Slab Produced
- FSL = Finished Slab Level
- ACL = 0.10m Above Finished Ceiling Level
- FDL = Finished Concrete Driveway Level
- EACL = Extension of 0.10m Above Finished Ceiling Level
- ECLS = Extension of Centreline of Slab Produced
- EFSL = Extension Finished Slab Level



LAND DISTRICT: NORTH AUCKLAND
FIRM: SURVEY WORX LIMITED
SURVEYOR: MITCHELL KYLE STOUGIE

REDEVELOPMENT OF UNITS ON
LOT 104 DP 38075 & LOT 105 DP 45213
GROUND FLOOR

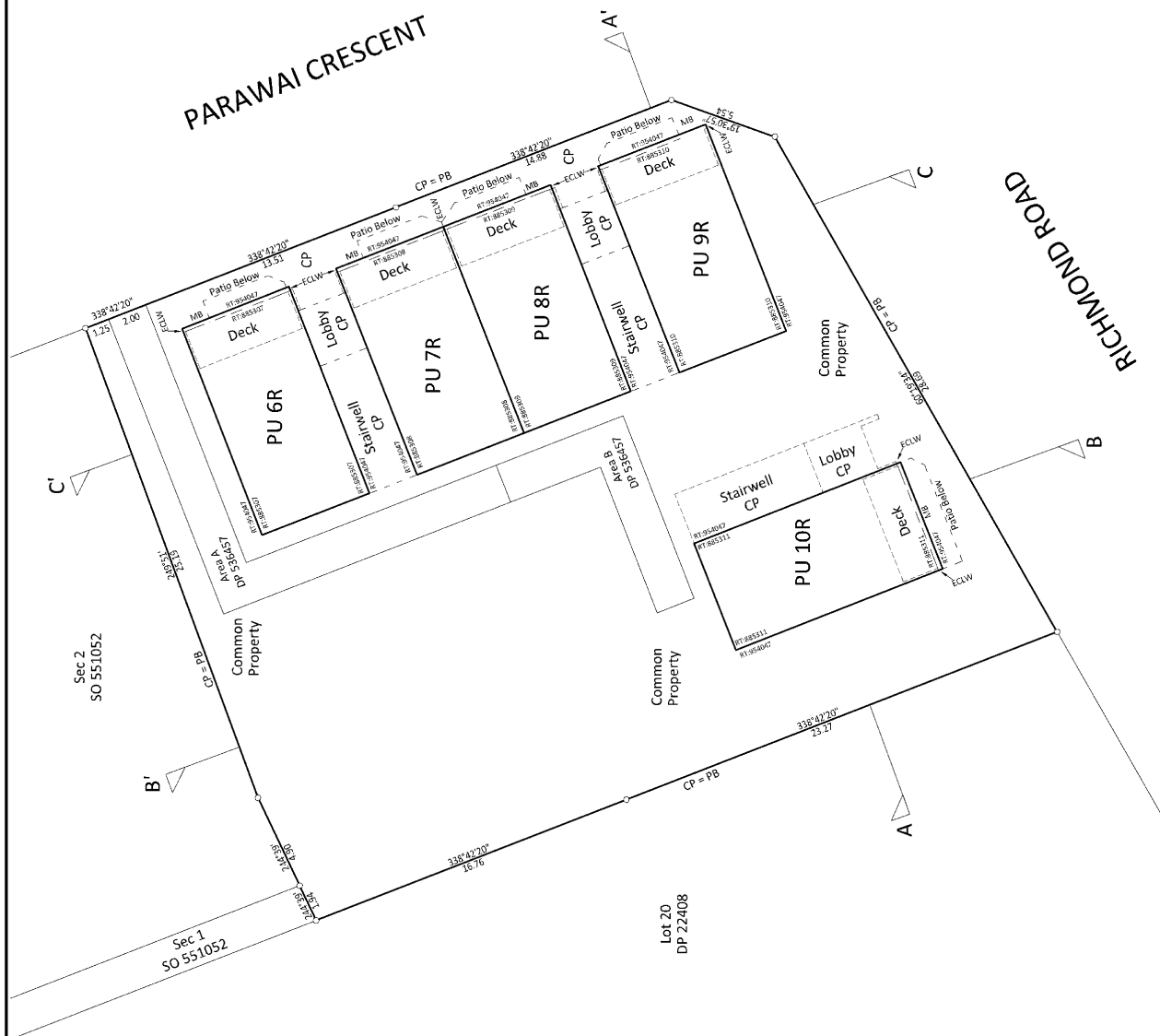
TERRITORIAL AUTHORITY: AUCKLAND COUNCIL
DATE: FEBRUARY 2025
SHEET: 1 of 4

DP 528902



PARAWAI CRESCENT

RICHMOND ROAD



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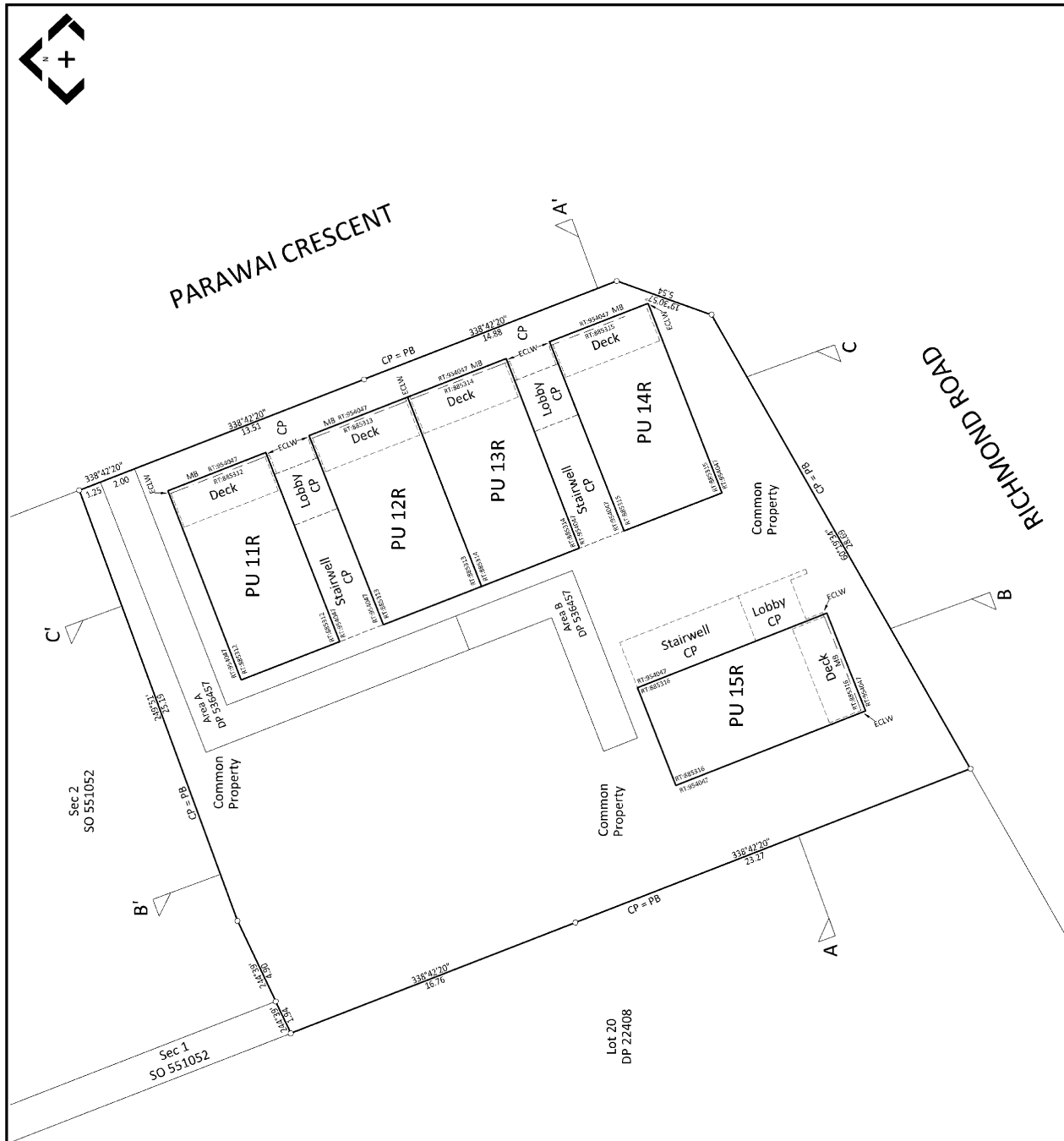


LAND DISTRICT: NORTH AUCKLAND
FIRM: SURVEY WORX LIMITED
SURVEYOR: MITCHELL KYLE STOUGIE

REDEVELOPMENT OF UNITS ON
LOT 104 DP 38075 & LOT 105 DP 45213
FIRST FLOOR

TERRITORIAL AUTHORITY: AUCKLAND COUNCIL
DATE: FEBRUARY 2025
SHEET: 2 of 4

DP 528902



- Subject to Part IV A Conservation Act 1987.

EECS - Extension of Centreline of Slab
EESL = Extension Finished Slab | eve

DP 528902

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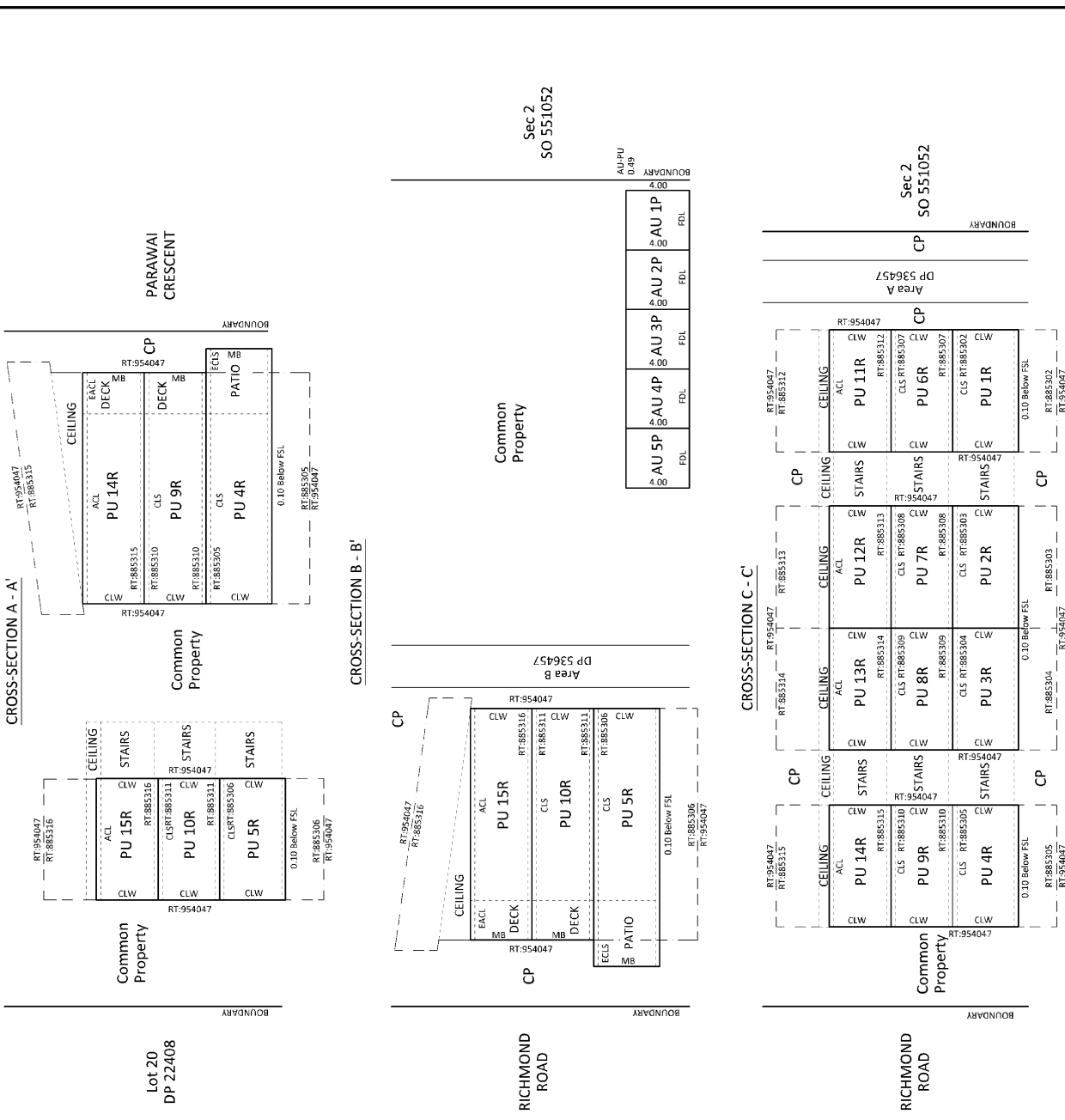


LAND DISTRICT: NORTH AUCKLAND
FIRM: SURVEY WORX LIMITED
SURVEYOR: MITCHELL KYLE STOUGIE

REDEVELOPMENT OF UNITS ON
LOT 104 DP 38075 & LOT 105 DP 45213
CROSS SECTIONS

TERRITORIAL AUTHORITY: AUCKLAND COUNCIL
DATE: FEBRUARY 2025
SHEET: 4 of 4

DP 528902



LT 528902 Schedule/Memorandum

Land registration district
North Auckland

Territorial authority
Auckland Council

Schedule of Existing Easements in Gross

Parcels shown with a prefix of *HL*- include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right to convey electricity	Area A DP 536457	Lot 105 DP 45213	11669537.2
" "	Area B DP 536457	Lot 104 DP 38075	11669537.2
Right to convey telecommunications	Area A DP 536457	Lot 105 DP 45213	11669537.3
" "	Area B DP 536457	Lot 104 DP 38075	11669537.3