



Record of Survey - LT 575175

Survey Number	LT 575175
Surveyor Reference	14 Northside Stage 2
Surveyor	Dale Mark Boddie
Survey Firm	Auckland Land Surveys Limited
Surveyor Declaration	I Dale Mark Boddie, 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 18 Sep 2025 04:25 PM

Survey Details

Dataset Description	Stage Two Unit Development on Lot 1 DP 548975		
Purpose	Stage Unit Plan		
Status	Approved as to Survey	Type	Survey
Land District	North Auckland	Survey Class	Class A
Meridional Circuit	Mount Eden 2000	Vertical Datum	None

Survey Dates

Surveyed Date	12/06/2025	Certified Date	18/09/2025
Submitted Date	18/09/2025 16:25:14	Survey Approval Date	19/09/2025
Deposit Date			

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 548975	North Auckland	
DP 485684	North Auckland	
SO 446425	North Auckland	

Territorial Authorities

Auckland Council

Comprised In

RT 1077537
RT 1077538
RT 1077539
RT 1077540
RT 1077541
RT 1080721

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Accessory Unit 79P Deposited Plan 575175	Accessory Unit		1077542
Accessory Unit 80P Deposited Plan 575175	Accessory Unit		1077542
Accessory Unit 81P Deposited Plan 575175	Accessory Unit		1077542
Accessory Unit 82P Deposited Plan 575175	Accessory Unit		1077542



Record of Survey - LT 575175

Created Parcels

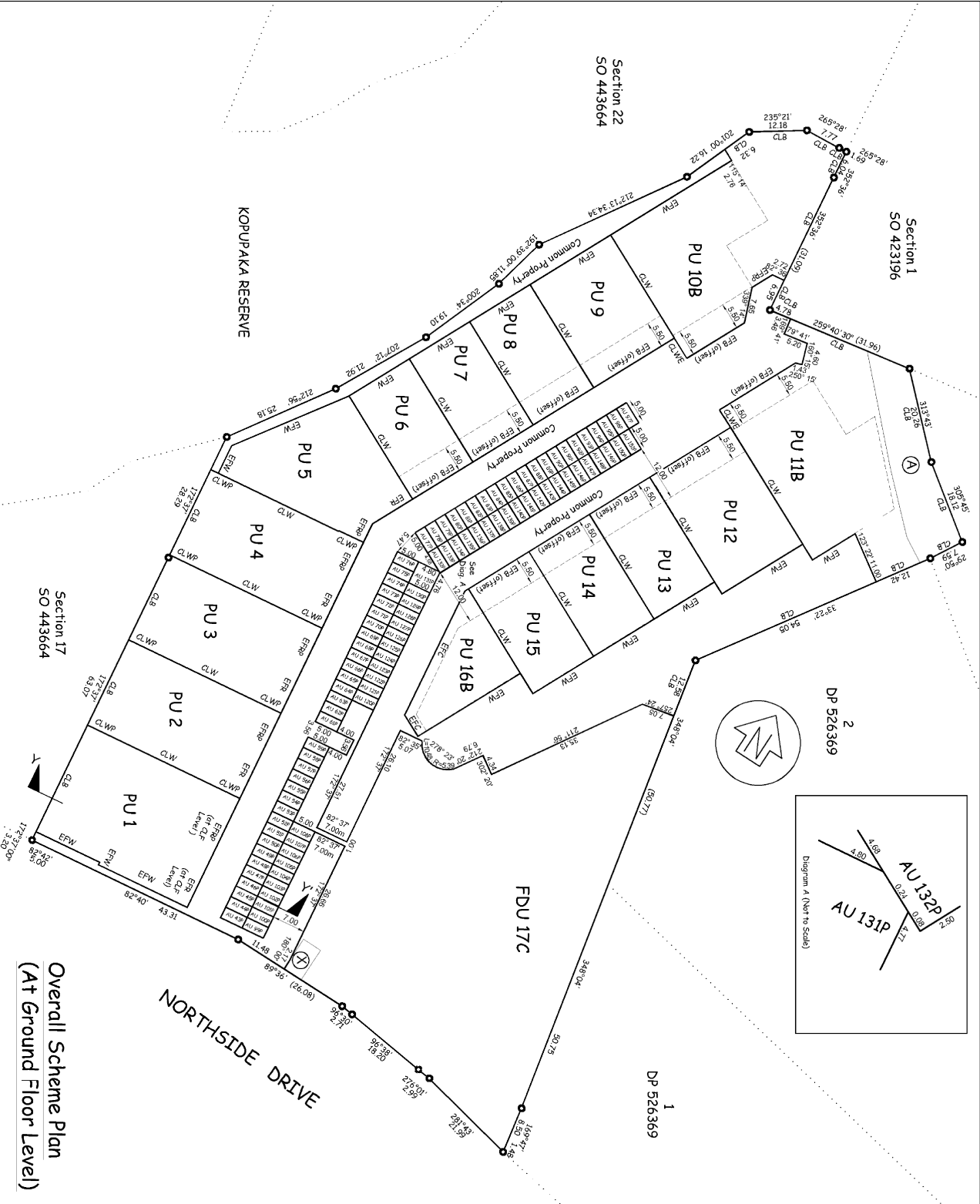
Parcels	Parcel Intent	Area	RT Reference
Accessory Unit 83P Deposited Plan 575175	Accessory Unit		1077547
Accessory Unit 84P Deposited Plan 575175	Accessory Unit		1077547
Accessory Unit 85P Deposited Plan 575175	Accessory Unit		1077547
Accessory Unit 86P Deposited Plan 575175	Accessory Unit		1077543
Accessory Unit 87P Deposited Plan 575175	Accessory Unit		1077543
Accessory Unit 88P Deposited Plan 575175	Accessory Unit		1077543
Accessory Unit 89P Deposited Plan 575175	Accessory Unit		1077543
Accessory Unit 90P Deposited Plan 575175	Accessory Unit		1077544
Accessory Unit 91P Deposited Plan 575175	Accessory Unit		1077544
Accessory Unit 92P Deposited Plan 575175	Accessory Unit		1077544
Accessory Unit 93P Deposited Plan 575175	Accessory Unit		1077544
Accessory Unit 94P Deposited Plan 575175	Accessory Unit		1077545
Accessory Unit 95P Deposited Plan 575175	Accessory Unit		1077545
Accessory Unit 96P Deposited Plan 575175	Accessory Unit		1077545
Accessory Unit 97P Deposited Plan 575175	Accessory Unit		1077545
Accessory Unit 120P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 121P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 122P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 123P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 124P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 125P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 126P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 127P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 128P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 129P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 130P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 231P Deposited Plan 575175	Accessory Unit		1077552
Accessory Unit 134P Deposited Plan 575175	Accessory Unit		1077551
Accessory Unit 135P Deposited Plan 575175	Accessory Unit		1077551
Accessory Unit 136P Deposited Plan 575175	Accessory Unit		1077551
Accessory Unit 137P Deposited Plan 575175	Accessory Unit		1077551
Accessory Unit 138P Deposited Plan 575175	Accessory Unit		1077547
Accessory Unit 139P Deposited Plan 575175	Accessory Unit		1077547
Accessory Unit 140P Deposited Plan 575175	Accessory Unit		1077550
Accessory Unit 141P Deposited Plan 575175	Accessory Unit		1077550
Accessory Unit 142P Deposited Plan 575175	Accessory Unit		1077550
Accessory Unit 143P Deposited Plan 575175	Accessory Unit		1077550
Accessory Unit 144P Deposited Plan 575175	Accessory Unit		1077549
Accessory Unit 145P Deposited Plan 575175	Accessory Unit		1077549
Accessory Unit 146P Deposited Plan 575175	Accessory Unit		1077549
Accessory Unit 147P Deposited Plan 575175	Accessory Unit		1077549
Accessory Unit 148P Deposited Plan 575175	Accessory Unit		1077548
Accessory Unit 149P Deposited Plan 575175	Accessory Unit		1077548
Accessory Unit 150P Deposited Plan 575175	Accessory Unit		1077548



Record of Survey - LT 575175

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Accessory Unit 152P Deposited Plan 575175	Accessory Unit		1077548
Principal Unit 6 Deposited Plan 575175	Principal Unit		1077542
Principal Unit 7 Deposited Plan 575175	Principal Unit		1077543
Principal Unit 8 Deposited Plan 575175	Principal Unit		1077544
Principal Unit 9 Deposited Plan 575175	Principal Unit		1077545
Principal Unit 10B Deposited Plan 575175	Principal Unit		1077546
Principal Unit 11B Deposited Plan 575175	Principal Unit		1077547
Principal Unit 12 Deposited Plan 575175	Principal Unit		1077548
Principal Unit 13 Deposited Plan 575175	Principal Unit		1077549
Principal Unit 14 Deposited Plan 575175	Principal Unit		1077550
Principal Unit 15 Deposited Plan 575175	Principal Unit		1077551
Principal Unit 16B Deposited Plan 575175	Principal Unit		1077552
Future Development Unit 17C Deposited Plan 575175	Future Development Unit		
Total Area		0.0000 Ha	



Revision A

STAGE TWO UNIT
DEVELOPMENT ON LOT 1 DP 548975

TERRITORIAL AUTHORITY: AUCKLAND COUNCIL
LAND DISTRICT: NORTH AUCKLAND
Scale: 1:800 @ A3 Date: August 2025

Overall Scheme Plan
(At Ground Floor Level)

UNIT BOUNDARY DESCRIPTION NOTES:

1. The Lower Limit of all Principal Units is 100.00m below their respective Finished Floor Level/Top of Concrete Slab
2. The Upper Limit of all Principal Units is 100.00m above their respective Finished Floor Level/Top of Concrete Slab
3. Accessory Units are carports: 5.00m x 2.50m unless annotated otherwise
4. The lower height limits of these AUs are 10.00m below the Finished Floor Level of the respective Principal Unit. Unless otherwise shown.
5. The upper height limits of these AUs are 10.00m above the Finished Floor Level of the respective Principal Unit. Unless otherwise shown.
6. All shared ducting is Common Property.
7. Parking AU boundaries are rectangular, with sides parallel/perpendicular unless otherwise dimensioned

EASEMENTS:

1. For existing easements, refer to attached schedule and for easement dimensions refer to DP 548975 & DP 556583.

LEGEND

PU – Principal Unit
AU – Accessory Unit
FRL – Finished Floor Level (Top of structural concrete slab)
FSL – Finished Surface Level (Final ground/pavement surface)
EFB – Exterior Face of Building (Permanent Structure Boundary defined at the outer face of structural wall, offsets from this face shown by bearing – distance)
CLB – Unit boundary coincident with lot boundary
CLW – Centreline of Wall (PSB positioned along the mid-thickness of wall)
CLWE – Centreline of Wall Extended (PSB extended along the same alignment beyond the end of wall; extent shown on plan)
CLF – Centreline of Floor Slab (PSB positioned along the mid-thickness of slab)
EFR – Exterior Face of Roof (Permanent Structure Boundary defined at the outer face of roof structure)
EFC – Exterior Face of Canopy (only applies where canopy is structural and permanent; PSB defined at outer face)

GROUND FLOOR PLAN

SHEET 1 OF 3

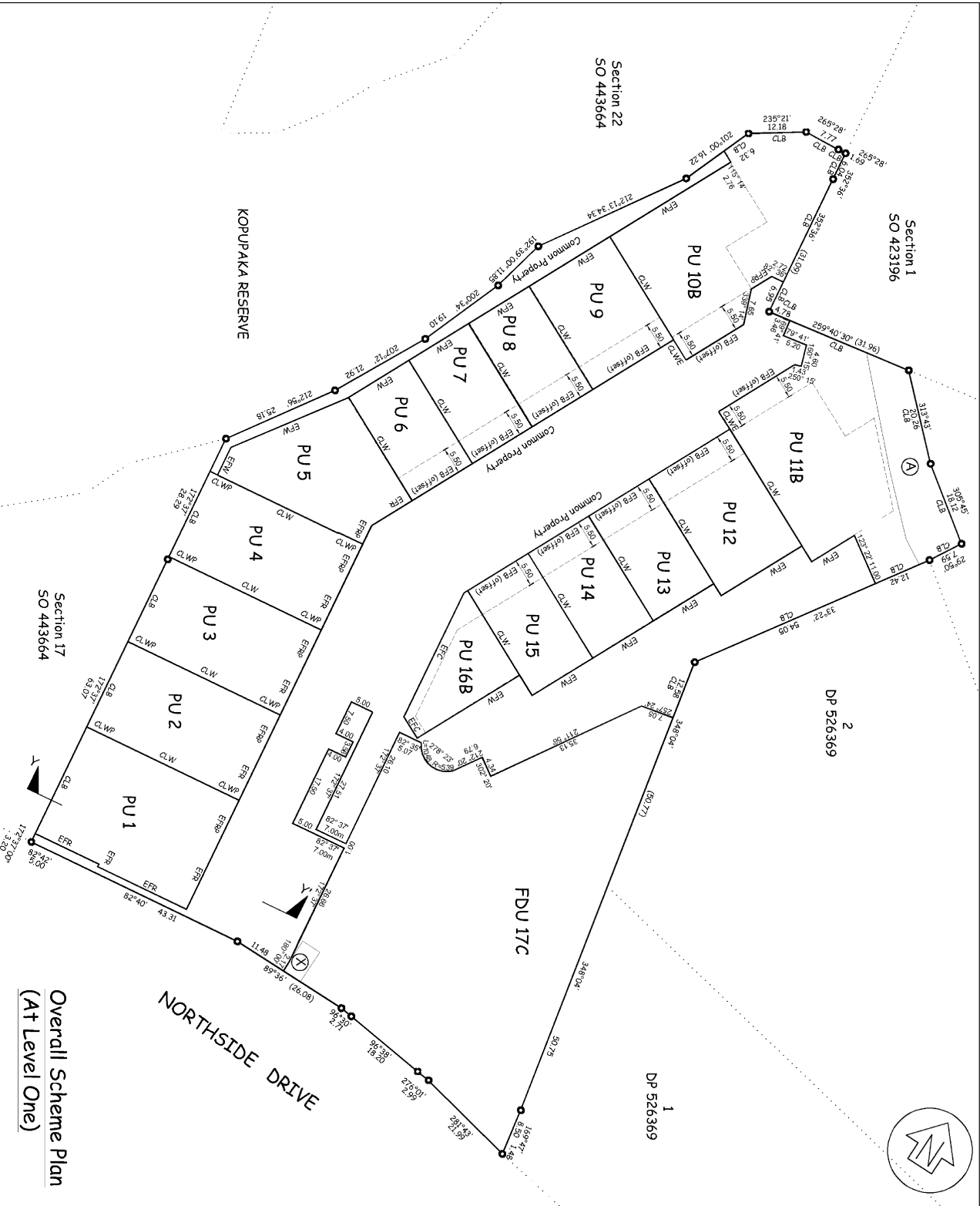
PROJECT CONSULTANT

AUCKLAND
SURVEYS

10/08/2025 / 10/08/2025 / 10/08/2025

DRAWINGS ARE COPYRIGHT AND PROPERTY OF AUCKLAND LAND
Email: dale@aisgroup.co.nz

File 1056 DP 575175



UNIT BOUNDARY DESCRIPTION NOTES:

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- ERR – Exterior Face of Roof (Permanent Structure Boundary defined at the outer face of roof structure)
- EFC – Exterior Face of Canopy (only applies where canopy is structural and permanent; PSB defined at outer face)

LEVEL ONE PLAN

SHEET 2 OF 3

PROJECT CONSULTANT

AUCKLAND
SURVEYS

10/12/2024 10:41:13 AM

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File 1056 DP 575175

Revision A

STAGE TWO UNIT
DEVELOPMENT ON LOT 1 DP 548975

TERRITORIAL AUTHORITY: AUCKLAND COUNCIL
LAND DISTRICT: NORTH AUCKLAND
Scale: 1:800 @ A3 Date: August 2025

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<div><div><div>Revision</div><div>A</div></div><div>STAGE TWO UNIT DEVELOPMENT ON LOT 1 DP 548975</div></div>			<div><div><div><div><div><div>FOR INFORMATION</div></div><div><div>Y - Y' SECTION</div><div>SHEET 3 OF 3</div><div>PROJECT CONSULTANT</div><div>AUCKLAND SURVEYS</div></div></div><div><div>1056</div><div>DP 575175</div></div></div><div><div>1056</div><div>DP 575175</div></div></div></div>		
<div><div><div>SEC 17 SO 443664</div><div><div>Y - Y' SECTION (PU 1 SECTION)</div><div><div><div><div><div>UNIT BOUNDARY COINCIDENT WITH LOT BOUNDARY</div><div><div>PU 1</div><div><div>OFFICE 01</div><div>SHOWROOM</div><div>FFL</div><div>CFL - Mezzanine Floor Level</div><div>AU 44P AU 100P</div></div></div><div>Diagram not to scale – refer to specified vertical boundary offsets</div></div></div></div></div></div></div></div>			<div><div><div>UNIT BOUNDARY COINCIDENT WITH LOT BOUNDARY</div><div><div>PU 1</div><div><div>OFFICE 01</div><div>SHOWROOM</div><div>FFL</div><div>CFL - Mezzanine Floor Level</div><div>AU 44P AU 100P</div></div></div><div>Diagram not to scale – refer to specified vertical boundary offsets</div></div></div>		
<div><div><div>TERRITORIAL AUTHORITY: AUCKLAND COUNCIL</div><div>LAND DISTRICT: NORTH AUCKLAND</div><div>Scale: Date: August 2025</div></div></div>			<div><div><div>TERRITORIAL AUTHORITY: AUCKLAND COUNCIL</div><div>LAND DISTRICT: NORTH AUCKLAND</div><div>Scale: Date: August 2025</div></div></div>		

Schedule/ Memorandum

Land Registration District

North Auckland

Territorial Authority (the Council)

Auckland Council

Survey Number

DP 575175**Schedule of Existing Easements In Gross**

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement (Burdened Land)</u>	<u>Creating Document Reference</u>
Right to drain sewage	A	Lot 1 DP 548975	EI 10161532.1
Right of Way	A	Lot 1 DP 548975	EI 10161532.2
Right to convey electricity	A	Lot 1 DP 548975	EI 10161532.5

Schedule of Existing Easements In Gross

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement (Burdened Land)</u>	<u>Creating Document Reference</u>
Right to convey electricity	X	Lot 1 DP 548975	12320707.1

Schedule of Existing Appurtenant Easements

<u>Purpose</u>	<u>Shown</u>	<u>Creating Document Reference</u>
Right of way and a right to convey electricity, water and telecommunications	D. E. F & G DP 205501	5701750.10
Right of way	C & E DP 526369	11405615.9