



# Record of Survey - DP 591684

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**Survey Number** DP 591684  
**Surveyor Reference** 104136 - 45 Greenvalley Rise  
**Surveyor** Mitchell Bruce Holyoake  
**Survey Firm** Maven Associates Limited  
**Surveyor Declaration** I Mitchell Bruce Holyoake, 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 28 Jul 2023 03:29 PM

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## Survey Details

**Dataset Description** Lots 1-4 and Lots 11-13 and Lot 101 Being a Subdivision of Lot 20 DP 109493  
**Purpose** LT Subdivision  
**Status** Deposited  
**Land District** North Auckland  
**Meridional Circuit** Mount Eden 2000

<b>Type</b>	Survey
<b>Survey Class</b>	Class A
<b>Vertical Datum</b>	Auckland 1946

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## Survey Dates

<b>Surveyed Date</b>	17/05/2023	<b>Certified Date</b>	28/07/2023
<b>Submitted Date</b>	28/07/2023 15:29:19	<b>Survey Approval Date</b>	03/08/2023
<b>Deposit Date</b>	31/07/2023		

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## Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 107252	North Auckland	0°00'00"
DP 157451	North Auckland	0°00'00"
DP 109493	North Auckland	0°00'00"
DP 107251	North Auckland	0°00'00"

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## Territorial Authorities

Auckland Council

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## Comprised In

RT NA61C/729

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## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Height-Limited Lot 1 Deposited Plan 591684	Fee Simple Title	0.0133 Ha	1133880
Height-Limited Lot 2 Deposited Plan 591684	Fee Simple Title	0.0122 Ha	1133881
Height-Limited Lot 3 Deposited Plan 591684	Fee Simple Title	0.0112 Ha	1133882
Height-Limited Lot 4 Deposited Plan 591684	Fee Simple Title	0.0110 Ha	1133883
Height-Limited Lot 101 Deposited Plan 591684	Fee Simple Title	0.0095 Ha	Multiple
Lot 11 Deposited Plan 591684	Fee Simple Title	0.0013 Ha	1133880
Lot 12 Deposited Plan 591684	Fee Simple Title	0.0013 Ha	1133881
Lot 13 Deposited Plan 591684	Fee Simple Title	0.0013 Ha	1133882



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## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 591684	Easement		
Area B Deposited Plan 591684	Easement		
Height-Limited Area C Deposited Plan 591684	Easement		
Height-Limited Area D Deposited Plan 591684	Easement		
Height-Limited Area E Deposited Plan 591684	Easement		
Height-Limited Area F Deposited Plan 591684	Easement		
<b>Total Area</b>		<hr/> 0.0611 Ha	

# Mark and Vector

Survey Number DP 591684

Meridional Circuit Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
RM IV DP 109493	RM V DP 107252	ob0	222°09'20"	A DP 109493	0°00'00"	58.89 A	DP 109493	
RM V DP 107252	IT X DP 101162	ob4	132°54'00"	A DP 109493	0°00'00"	47.13 A	DP 109493	
IT X DP 101162	IS XXI DP 109493	ob5	37°49'40"	A DP 109493	0°00'00"	37.24 A	DP 109493	
IS XXI DP 109493	IT XV DP 107251	ob6	46°58'00"	A DP 109493	0°00'00"	65.65 A	DP 109493	
IT XV DP 107251	IS III DP 107252	ob7	43°26'30"	A DP 107251	0°00'00"	50.45 A	DP 107251	
IS III DP 107252	RM III DP 107252	ob8	283°29'00"	A DP 107252	0°00'00"	43.95 A	DP 107252	
RM III DP 107252	RM IV DP 109493	ob9	231°52'50"	M		73.43 M		
RM IV DP 109493	RM I DP 157451	ob1	133°49'10"	M		71.69 M		
RM I DP 157451	IT II DP 157451	ob10	78°20'30"	A DP 157451	0°00'00"	52.34 A	DP 157451	
IT II DP 157451	IT IX DP 157451	ob11	10°30'20"	A DP 157451	0°00'00"	57.60 A	DP 157451	
IT IX DP 157451	RM II DP 107251	ob12	82°01'20"	A DP 157451	0°00'00"	38.27 A	DP 157451	
RM II DP 107251	IS III DP 107252	ob13	283°29'00"	A DP 107252	0°00'00"	52.31 A	DP 107252	
RM IV DP 109493	IT V DP 101162	ob2	303°38'30"	A DP 109493	0°00'00"	56.75 A	DP 109493	
IT V DP 101162	IS XVII DP 107253	ob14	224°42'30"	A DP 107252	0°00'00"	42.86 A	DP 107252	
IS XVII DP 107253	IT XVIII DP 107242	ob15	224°42'30"	A DP 107252	0°00'00"	73.34 A	DP 107252	
IT XVIII DP 107242	IT XX DP 107252	ob18	145°39'40"	A DP 107252	0°00'00"	48.22 A	DP 107252	
IT XX DP 107252	RM V DP 107252	ob19	52°46'00"	A DP 107252	0°00'00"	78.19 A	DP 107252	
IS XVII DP 107253	PEG (3) DP 109493	ob16	131°36'00"	A DP 109493	0°00'00"	16.80 A	DP 109493	
PEG (3) DP 109493	PEG B3 DP 591684	ob20	135°44'30"	C		7.23 C		Class A
PEG B3 DP 591684	PEG B2 DP 591684	ob22	135°44'30"	C		6.37 C		Class A
PEG B2 DP 591684	PEG B1 DP 591684	ob24	135°44'30"	C		6.37 C		Class A
PEG B1 DP 591684	PEG (1) DP 109493	ob26	135°44'30"	C		12.03 C		Class A
PEG (1) DP 109493	RM V DP 107252	ob28	164°14'00"	A DP 109493	0°00'00"	10.97 A	DP 109493	
IS XVII DP 107253	PEG (4) DP 109493	ob17	86°26'00"	A DP 109493	0°00'00"	26.65 A	DP 109493	

# Mark and Vector

Survey Number DP 591684

Meridional Circuit Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
PEG (4) DP 109493	DISK A15 DP 591684	ob30	135°44'30"	C		6.60 C		Class A
DISK A15 DP 591684	PEG A14 DP 591684	ob31	135°44'30"	C		6.37 C		Class A
PEG A14 DP 591684	PEG A13 DP 591684	ob32	135°44'30"	C		4.12 C		Class A
PEG A13 DP 591684	PEG (2) DP 109493	ob33	135°44'30"	C		14.91 C		Class A
PEG (2) DP 109493	RM V DP 107252	ob34	205°19'00"	A	DP 109493	0°00'00"	25.86 A	DP 109493
PEG (3) DP 109493	PEG (4) DP 109493	ob21	47°37'00"	C		19.01 C		Class A
PEG B3 DP 591684	UNMK U12 DP 591684	ob23	45°43'00"	C		1.30 C		Class A
UNMK U12 DP 591684	UNMK U9 DP 591684	ob44	45°43'00"	C		11.74 C		Class A
UNMK U9 DP 591684	UNMK U8 DP 591684	ob50	45°43'00"	C		3.74 C		Class A
UNMK U8 DP 591684	DISK A15 DP 591684	ob43	45°43'00"	C		2.23 C		Class A
PEG B2 DP 591684	UNMK U3 DP 591684	ob25	45°43'00"	C		1.30 C		Class A
UNMK U3 DP 591684	UNMK U6 DP 591684	ob46	45°43'00"	C		11.74 C		Class A
UNMK U6 DP 591684	UNMK U7 DP 591684	ob51	45°43'00"	C		3.74 C		Class A
UNMK U7 DP 591684	PEG A14 DP 591684	ob41	45°43'00"	C		2.23 C		Class A
PEG B1 DP 591684	UNMK U2 DP 591684	ob27	45°43'00"	C		1.30 C		Class A
UNMK U2 DP 591684	DISK A10 DP 591684	ob48	45°43'00"	C		6.35 C		Class A
DISK A10 DP 591684	PEG A11 DP 591684	ob35	45°43'00"	C		6.77 C		Class A
PEG A11 DP 591684	PEG A12 DP 591684	ob37	315°43'00"	C		2.25 C		Class A
PEG A12 DP 591684	UNMK U14 DP 591684	ob38	45°43'00"	C		2.35 C		Class A
UNMK U14 DP 591684	PEG A13 DP 591684	ob39	45°43'00"	C		2.23 C		Class A
PEG (1) DP 109493	DISK A1 DP 591684	ob29	47°37'00"	A	DP 109493	0°00'00"	12.66 C	Class A
DISK A1 DP 591684	PEG (2) DP 109493	ob52	47°37'00"	A	DP 109493	0°00'00"	6.35 C	Class A
UNMK U14 DP 591684	UNMK U7 DP 591684	ob40	315°46'00"	C		4.12 C		Class A
UNMK U7 DP 591684	UNMK U8 DP 591684	ob42	315°45'00"	C		6.37 C		Class A

# Mark and Vector

Survey Number DP 591684

Meridional Circuit Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
DISK A10 DP 591684	PEG A9 DP 591684	ob36	135°44'30"	C		1.10 C		Class A
PEG A9 DP 591684	PEG A8 DP 591684	ob53	135°44'30"	C		2.65 C		Class A
PEG A8 DP 591684	PEG A7 DP 591684	ob55	135°44'30"	C		2.65 C		Class A
PEG A7 DP 591684	DISK A6 DP 591684	ob57	135°44'30"	C		2.65 C		Class A
DISK A6 DP 591684	DISK A2 DP 591684	ob58	45°46'00"	C		5.00 C		Class A
DISK A2 DP 591684	DISK A1 DP 591684	ob59	135°44'30"	C		3.39 C		Class A
PEG A9 DP 591684	DISK A5 DP 591684	ob54	45°46'00"	C		5.00 C		Class A
DISK A5 DP 591684	DISK A4 DP 591684	ob60	135°44'30"	C		2.65 C		Class A
DISK A4 DP 591684	DISK A3 DP 591684	ob61	135°44'30"	C		2.65 C		Class A
DISK A3 DP 591684	DISK A2 DP 591684	ob62	135°44'30"	C		2.65 C		Class A
PEG A8 DP 591684	DISK A4 DP 591684	ob56	45°47'00"	C		5.00 C		Class A
DISK A3 DP 591684	PEG A7 DP 591684	ob63	225°47'00"	C		5.00 C		Class A
UNMK U12 DP 591684	UNMK U11 DP 591684	ob45	135°43'00"	C		1.00 C		Class A
UNMK U11 DP 591684	UNMK U10 DP 591684	ob64	45°43'00"	C		11.74 C		Class A
UNMK U10 DP 591684	UNMK U9 DP 591684	ob65	315°43'00"	C		1.00 C		Class A
UNMK U3 DP 591684	UNMK U4 DP 591684	ob47	135°43'00"	C		1.00 C		Class A
UNMK U4 DP 591684	UNMK U5 DP 591684	ob66	45°43'00"	C		11.74 C		Class A
UNMK U5 DP 591684	UNMK U6 DP 591684	ob67	315°43'00"	C		1.00 C		Class A
UNMK U2 DP 591684	UNMK U1 DP 591684	ob49	135°43'00"	C		1.10 C		Class A
UNMK U1 DP 591684	PEG A9 DP 591684	ob68	45°43'00"	C		6.35 C		Class A
RM IV DP 109493	AP A DP 591684	ob3	229°09'00"	M		36.10 M		
AP A DP 591684	AP B DP 591684	ob70	213°57'00"	M		24.70 M		
AP B DP 591684	RM IV DP 109493	ob86	43°00'00"	M		60.28 M		
AP B DP 591684	RM I DP 157451	ob87	93°24'00"	M		92.99 M		
AP A DP 591684	DISK A1 DP 591684	ob71	260°43'00"	M		5.92 M		

# Mark and Vector

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Meridional Circuit Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
AP A DP 591684	DISK A2 DP 591684	ob72	280°11'00" M			8.34 M		
AP A DP 591684	DISK A3 DP 591684	ob73	288°32'00" M			10.61 M		
AP A DP 591684	DISK A4 DP 591684	ob74	293°52'00" M			13.03 M		
AP A DP 591684	DISK A5 DP 591684	ob75	297°31'00" M			15.52 M		
AP A DP 591684	DISK A10 DP 591684	ob76	283°52'00" M			18.66 M		
AP A DP 591684	PEG A9 DP 591684	ob77	281°59'00" M			17.73 M		
AP A DP 591684	PEG A8 DP 591684	ob78	276°34'00" M			15.60 M		
AP A DP 591684	PEG A7 DP 591684	ob79	269°31'00" M			13.65 M		
AP A DP 591684	DISK A6 DP 591684	ob80	260°19'00" M			11.96 M		
AP A DP 591684	PEG A11 DP 591684	ob81	304°44'00" M			16.14 M		
AP A DP 591684	PEG A12 DP 591684	ob82	306°04'00" M			18.35 M		
AP A DP 591684	PEG A13 DP 591684	ob83	320°28'00" M			18.16 M		
AP A DP 591684	PEG A14 DP 591684	ob84	319°36'00" M			22.27 M		
AP A DP 591684	DISK A15 DP 591684	ob85	318°45'00" M			28.62 M		
AP B DP 591684	PEG B1 DP 591684	ob88	333°28'00" M			21.92 M		
AP B DP 591684	PEG B2 DP 591684	ob89	329°31'00" M			28.06 M		
AP B DP 591684	PEG B3 DP 591684	ob90	326°58'00" M			34.28 M		

Mark Name	Mark Condition	Description
AP A DP 591684		AP flush in footpath
AP B DP 591684		AP flush in footpath. [RL = 47.03]
DISK A1 DP 591684		Disk in fence
DISK A10 DP 591684		Disk in footpath
DISK A15 DP 591684		Disk in footing
DISK A2 DP 591684		Disk in concrete driveway
DISK A3 DP 591684		Disk in concrete driveway
DISK A4 DP 591684		Disk in concrete driveway
DISK A5 DP 591684		Disk in concrete driveway

# Mark and Vector

Survey Number DP 591684

Meridional Circuit Mount Eden 2000

Mark Name	Mark Condition	Description
DISK A6 DP 591684		Disk in concrete
RM I DP 157451		Bronze plaque flush in channel. [RL = 43.49]
RM IV DP 109493		Bronze plaque flush in channel. [EEK5] [RL = 47.817] 3V order VCM Mark.

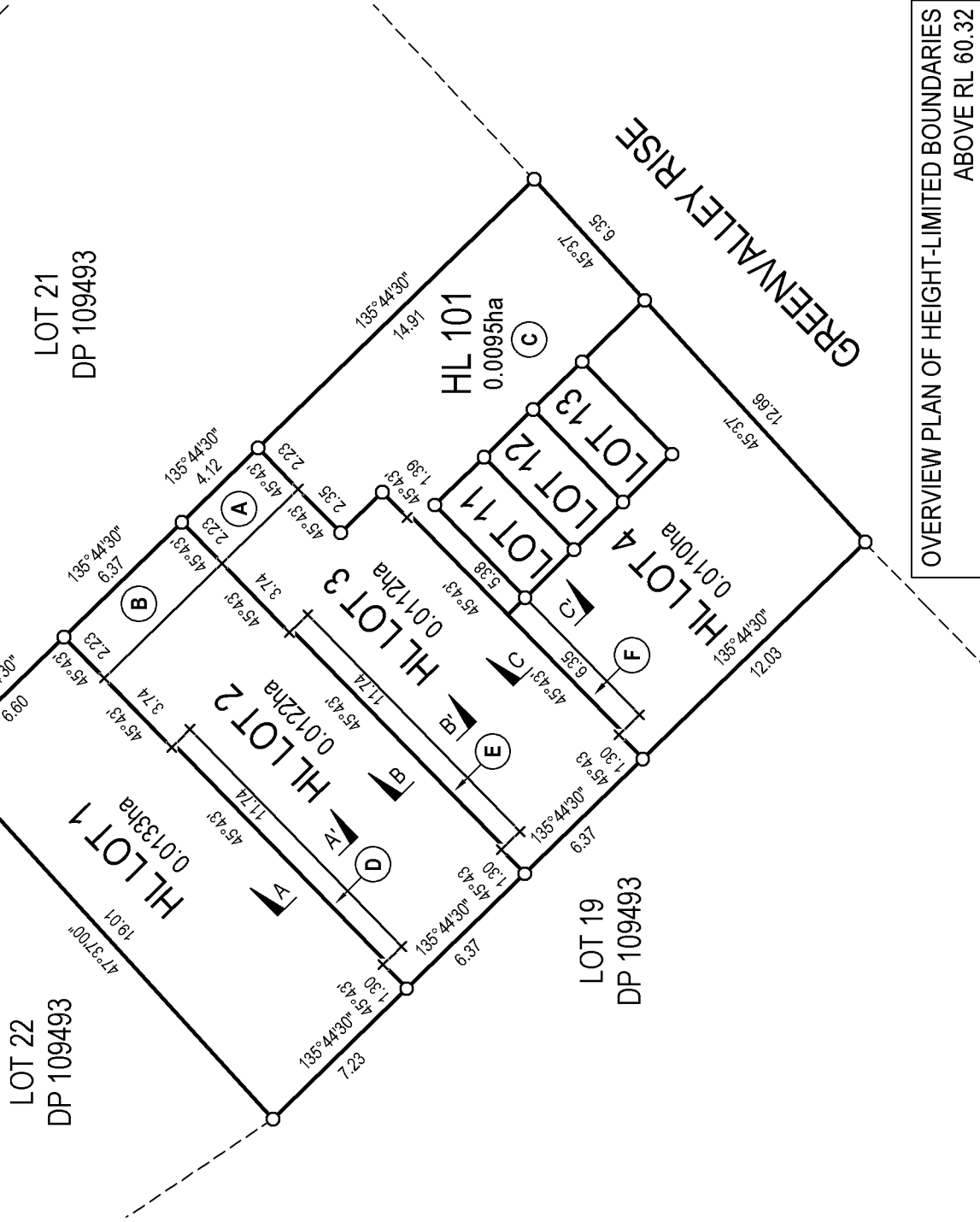
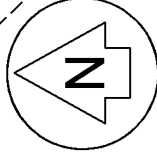
\*\*\* End of Report \*\*\*

**LEGEND**

- PRIMARY PARCEL BOUNDARY ABOVE RL AS STATED
- SECONDARY PARCEL BOUNDARY ABOVE RL AS STATED
- ▨ BUILDING OUTLINE
- - - ABUTTALS

**NOTES**

1. REDUCED LEVELS ARE IN TERMS OF AUCKLAND VERTICAL DATUM 1946
2. ORIGIN OF LEVELS: RM IV DP 109493 [EEK5]  
RL = 47.817m (SOURCE: LINZ GEODETIC DATABASE)
3. REFER TO T SHEETS FOR DIMENSIONS, AREAS AND LABELS NOT SHOWN ON THESE PLAN GRAPHICS
4. THE AREAS SHOWN FOR HL LOTS 1, 2, 3, 4, & 101 ARE AS PROJECTED TO THE HORIZONTAL PLANE (CSR2021 r.41(4))
5. THE BUILDINGS WERE UNDER CONSTRUCTION AT TIME OF SURVEY, LINE WORK IS FROM THE BUILDING CONSENT PLANS AND IS SHOWN INDICATIVELY
6. REFER TO OCCUPATION DIAGRAMS FOR OCCUPATION TO GROUND FLOOR OF BUILDINGS
7. THESE NOTES APPLY TO ALL PLAN GRAPHIC SHEETS



OVERVIEW PLAN OF HEIGHT-LIMITED BOUNDARIES  
ABOVE RL 60.32



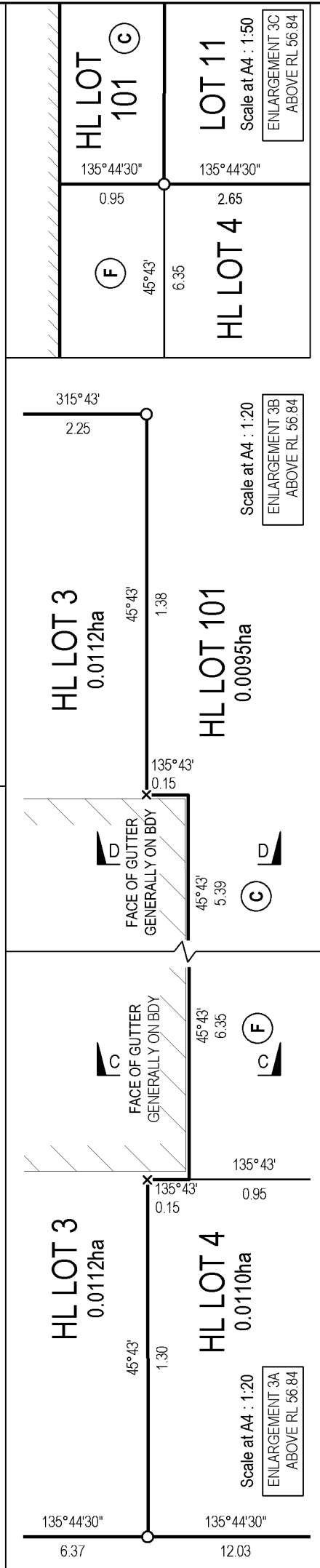
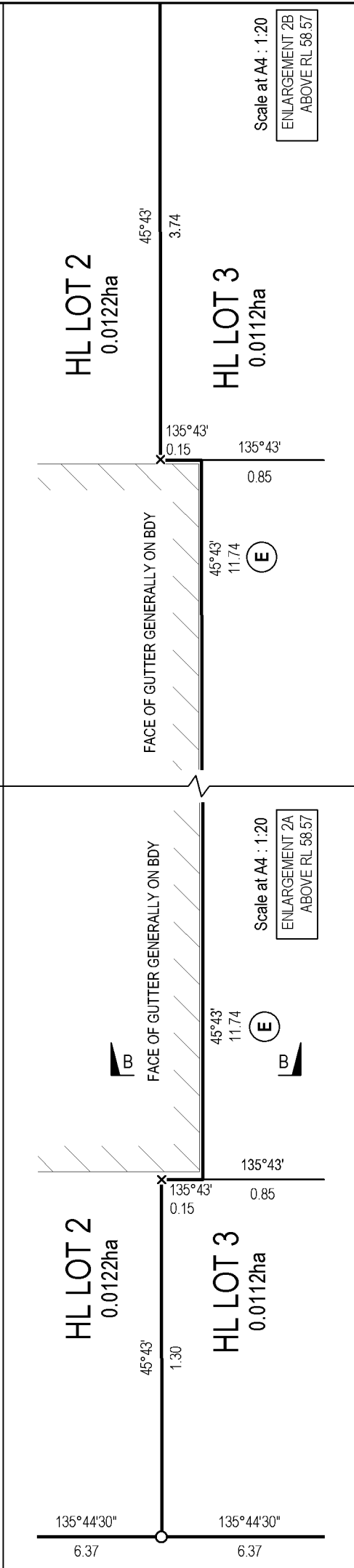
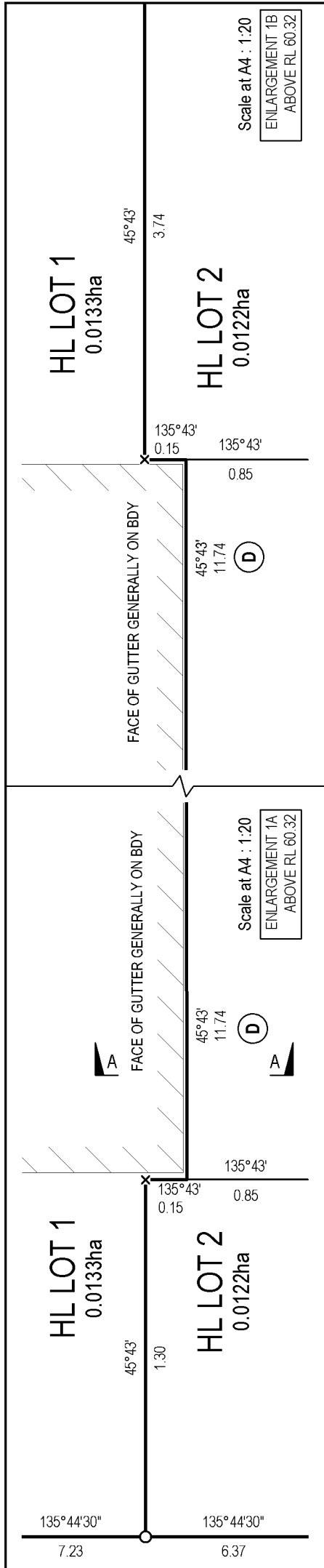
Land District : North Auckland  
Territorial Authority : Auckland Council  
TA Reference : SRV90108529

**Lots 1-4, 11-13 & 101 Being a  
Subdivision of Lot 20 DP 109493**

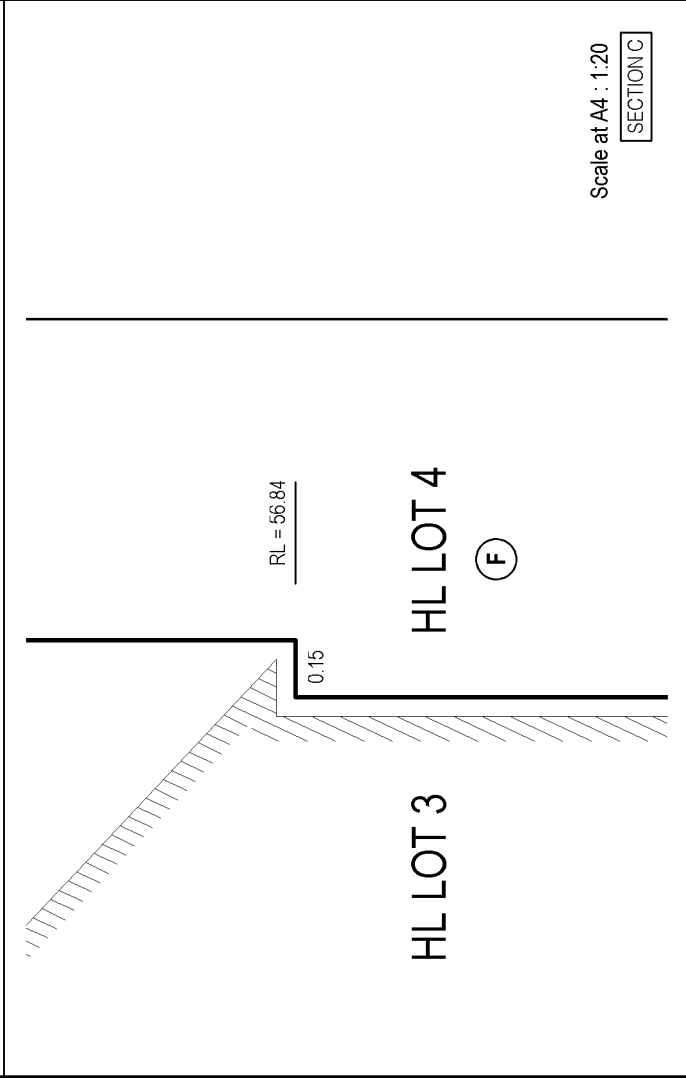
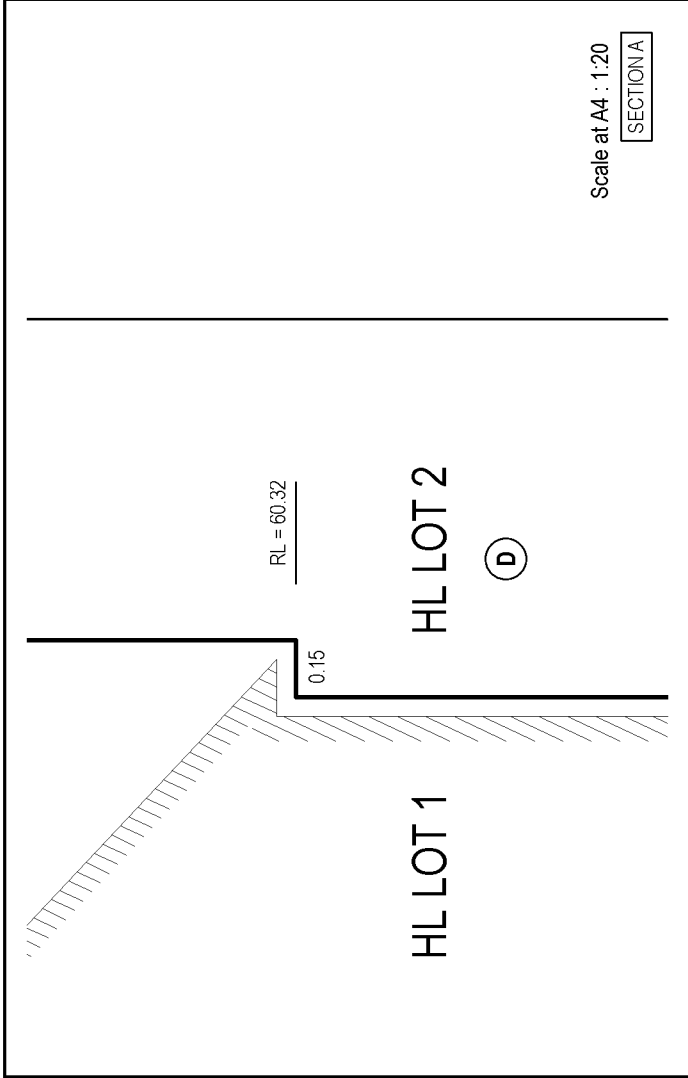
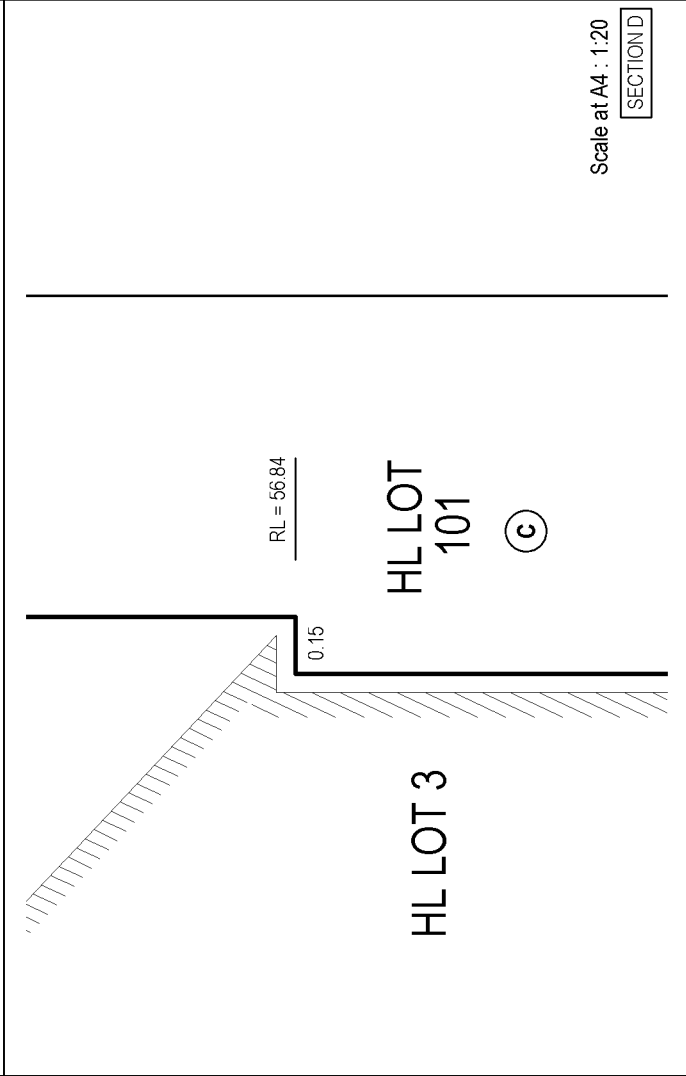
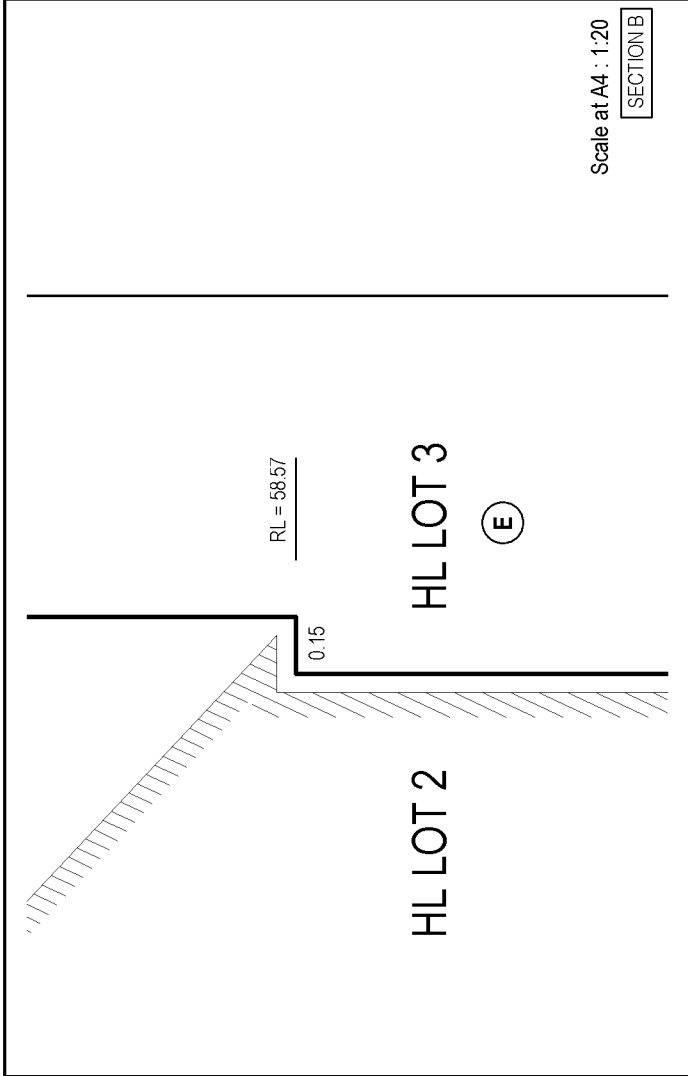
Scale at A4 : 1:125  
Surveyor : Mitchell Holyoake  
Maven Ref : 104136 (45 Greenvalley Rise)


Sheet 1 of 3  
DP 591684





	Land District : North Auckland Territorial Authority : Auckland Council TA Reference : SRV90108529	<b>Lots 1-4, 11-13 &amp; 101 Being a          Subdivision of Lot 20 DP 109493</b>		Scale at A4 : AS SHOWN Surveyor : Mitchell Holyoake Maven Ref : 104136 (45 Greenvalley Rise)	Sheet 2 of 3 DP 591684
	Scale at A4 : 1:20 ENLARGEMENT 3A ABOVE RL 56.84				



	Land District : North Auckland Territorial Authority : Auckland Council TA Reference : SRV90108529	Scale at A4 : 1:20 Surveyor : Mitchell Holyoake Maven Ref : 104136 (45 Greenvalley Rise)	Sheet 3 of 3 DP 591684
	<b>Lots 1-4, 11-13 &amp; 101 Being a Subdivision of Lot 20 DP 109493</b>		



LAND DISTRICT

**NORTH AUCKLAND**

PLAN NUMBER

**DP 591684**

TERRITORIAL AUTHORITY

**AUCKLAND COUNCIL**

TERRITORIAL AUTHORITY REFERENCE

**SUB60383318 / SRV90108529****MEMORANDUM OF EASEMENTS**

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY	A	LOT 3	LOTS 1 AND 2
RIGHT TO DRAIN WATER	B	LOT 2	LOT 1
RIGHT TO CONVEY TELECOMMUNICATIONS			
RIGHT TO CONVEY ELECTRICITY	C	LOT 101	LOTS 1, 2, 3 AND 4
RIGHT TO CONVEY WATER			
RIGHT OF WAY	C	LOT 101	LOT 11, 12 AND 13
MAINTENANCE EASEMENT RIGHT	D	LOT 2	LOT 1
	E	LOT 3	LOT 2
	F	LOT 4	LOT 3

**SCHEDULE OF EASEMENTS IN GROSS**

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO CONVEY TELECOMMUNICATIONS	A	LOT 3	CHORUS NEW ZEALAND LIMITED
	B	LOT 2	
	C	LOT 101	

## **AMALGAMATION CONDITIONS**

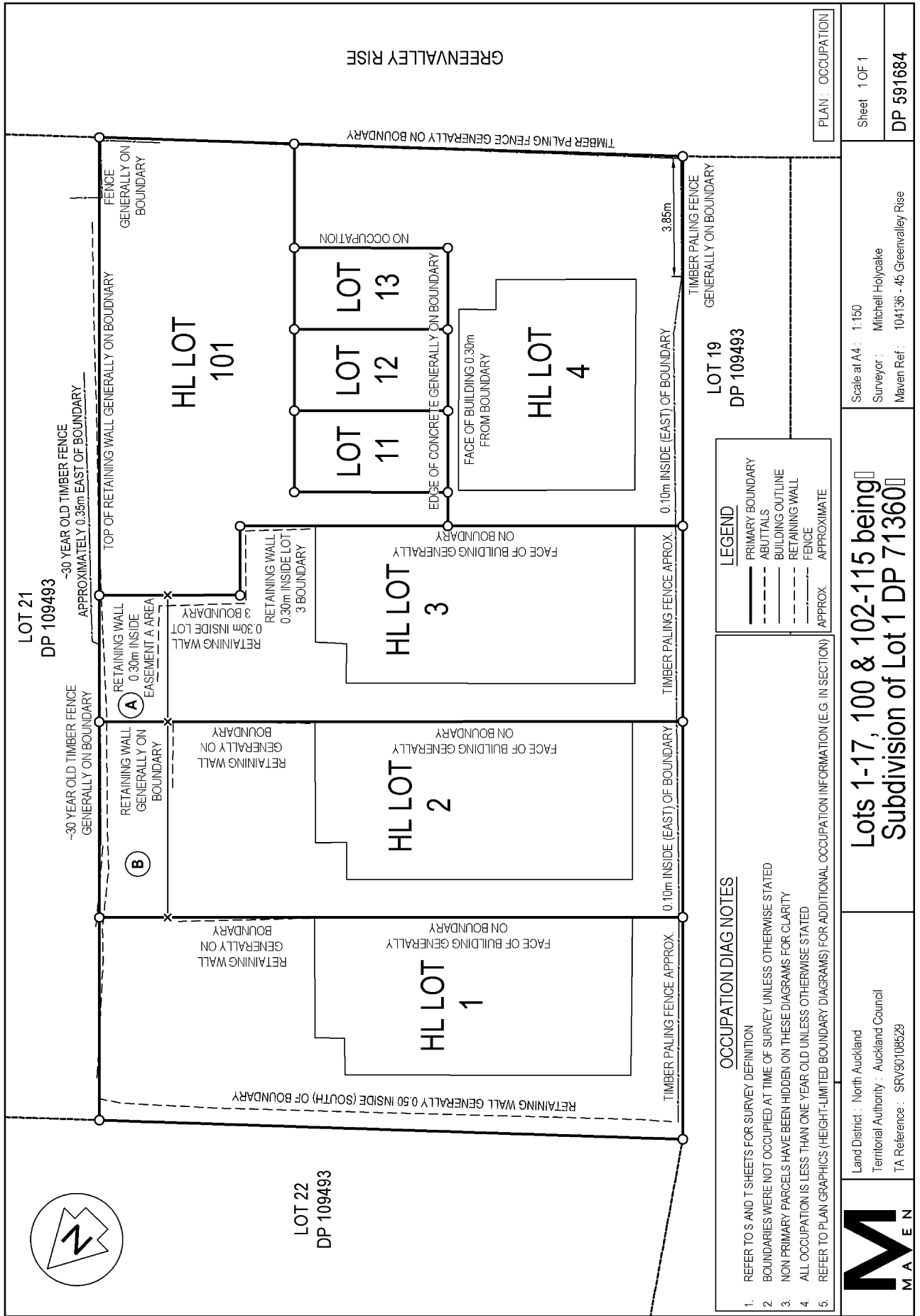
THAT LOT 101 (LEGAL ACCESS) HEREON BE HELD AS TO FOUR UNDIVIDED ONE FOURTH SHARES BY THE OWNERS OF LOTS 1-4 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

THAT LOT 1 AND LOT 11 BE HELD IN THE SAME RECORD OF TITLE

THAT LOT 2 AND LOT 12 BE HELD IN THE SAME RECORD OF TITLE

THAT LOT 3 AND LOT 13 BE HELD IN THE SAME RECORD OF TITLE

# Occupation Diagram



PLAN: OCCUPATION

Scale of A4: 1:150  
 Surveyor: Mitchell Holyoake  
 Maven Ref: 104136 - 45 Greenvalley Rise

Sheet 1 OF 1  
 DP 591684

**LEGEND**  
 — PRIMARY BOUNDARY  
 - - - ABUTTALS  
 - - - BUILDING OUTLINE  
 - - - RETAINING WALL  
 - - - FENCE  
 - - - APPROX.  
 - - - APPROXIMATE

**OCCUPATION DIAG NOTES**  
 1. REFER TO S AND T SHEETS FOR SURVEY DEFINITION  
 2. BOUNDARIES WERE NOT OCCUPIED AT TIME OF SURVEY UNLESS OTHERWISE STATED  
 3. NON PRIMARY PARCELS HAVE BEEN HIDDEN ON THESE DIAGRAMS FOR CLARITY  
 4. ALL OCCUPATION IS LESS THAN ONE YEAR OLD UNLESS OTHERWISE STATED  
 5. REFER TO PLAN GRAPHICS (HEIGHT-LIMITED BOUNDARY DIAGRAMS) FOR ADDITIONAL OCCUPATION INFORMATION (E.G. IN SECTION)

**Lots 1-17, 100 & 102-115 being  
 Subdivision of Lot 1 DP 71360**

Land District: North Auckland  
 Territorial Authority: Auckland Council  
 TA Reference: SRV90108529



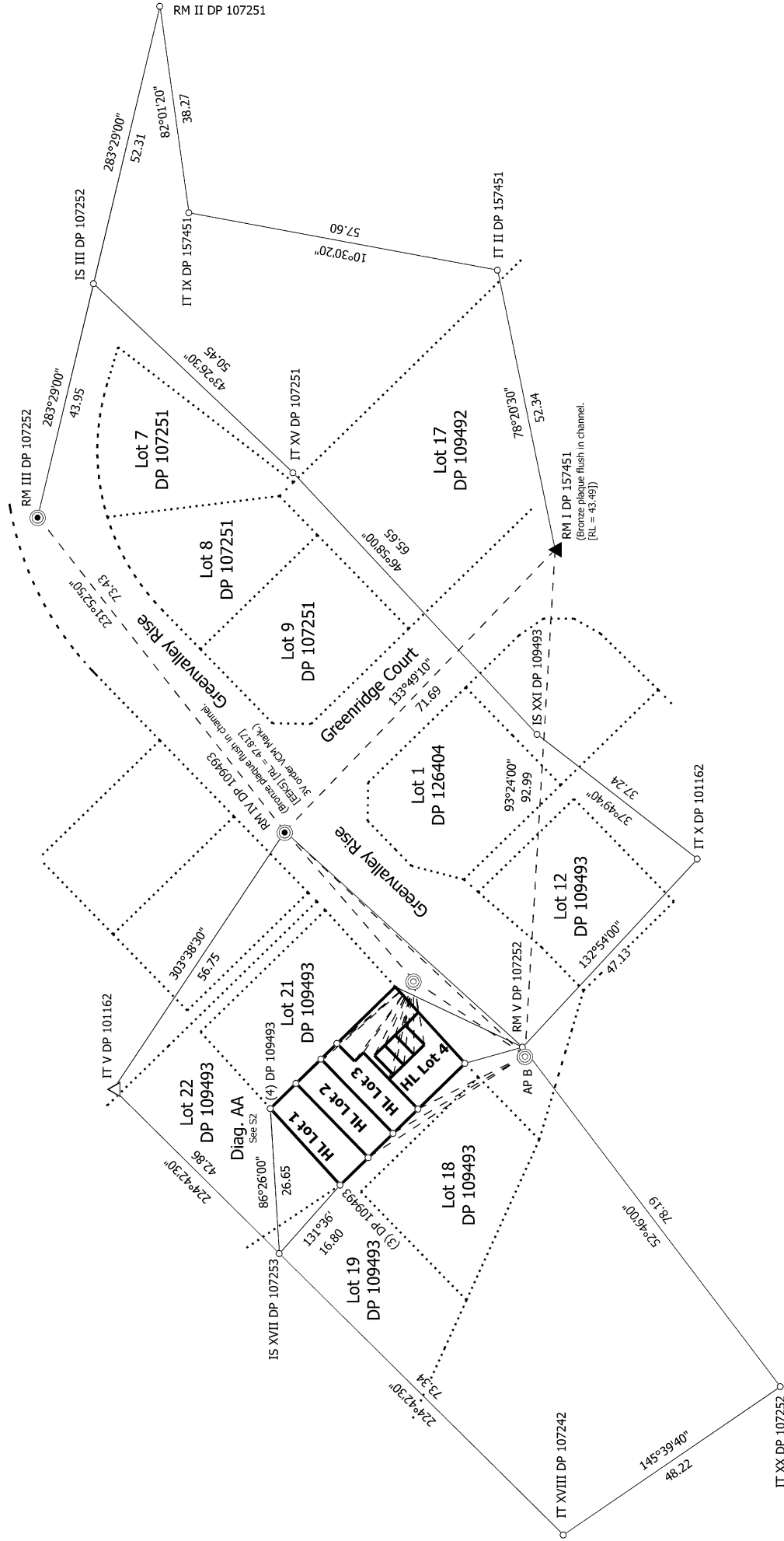


SCHEDULE OF REDUCED LEVELS			
MARK NAME	REDUCED LEVEL	CODE	DESCRIPTION
RM IV DP 109493	47.817	EEK5	BRONZE PLAQUE IN CHANNEL
ARCHERS-AGINCOURT	40.908	EF4E	STAINLESS STEEL PIN ON KERB
RM I DP 157451	43.49	-	BRONZE PLAQUE IN CHANNEL
AP B DP 591684	47.03	-	AP IN FOOTPATH

**NOTES**

- ❖ REDUCED LEVELS HEREON ARE IN TERMS OF AUCKLAND VERTICAL DATUM 1946
- ❖ ORIGIN OF LEVELS: RM IV DP 109493 (EEK5)
- ❖ SOURCED FROM THE LINZ DIGITAL GEODETIC DATABASE
- ❖ PUBLISHED HEIGHT OF RM IV DP 109493 AND ARCHERS-AGINCOURT ARE IN NEW ZEALAND VERTICAL DATUM 2016. HEIGHT CONVERTED USING LINZ NEW ZEALAND COORDINATE CONVERSIONS.

Diag. A



Maven Ref: 104136 (45 Greenvalley Rise)

Land District: North Auckland

Digitally Generated Plan

Generated on: 18/08/2023 2:08pm Page 15 of 18

Lots 1-4 and Lots 11-13 and Lot 101 Being a Subdivision of Lot 20 DP 109493

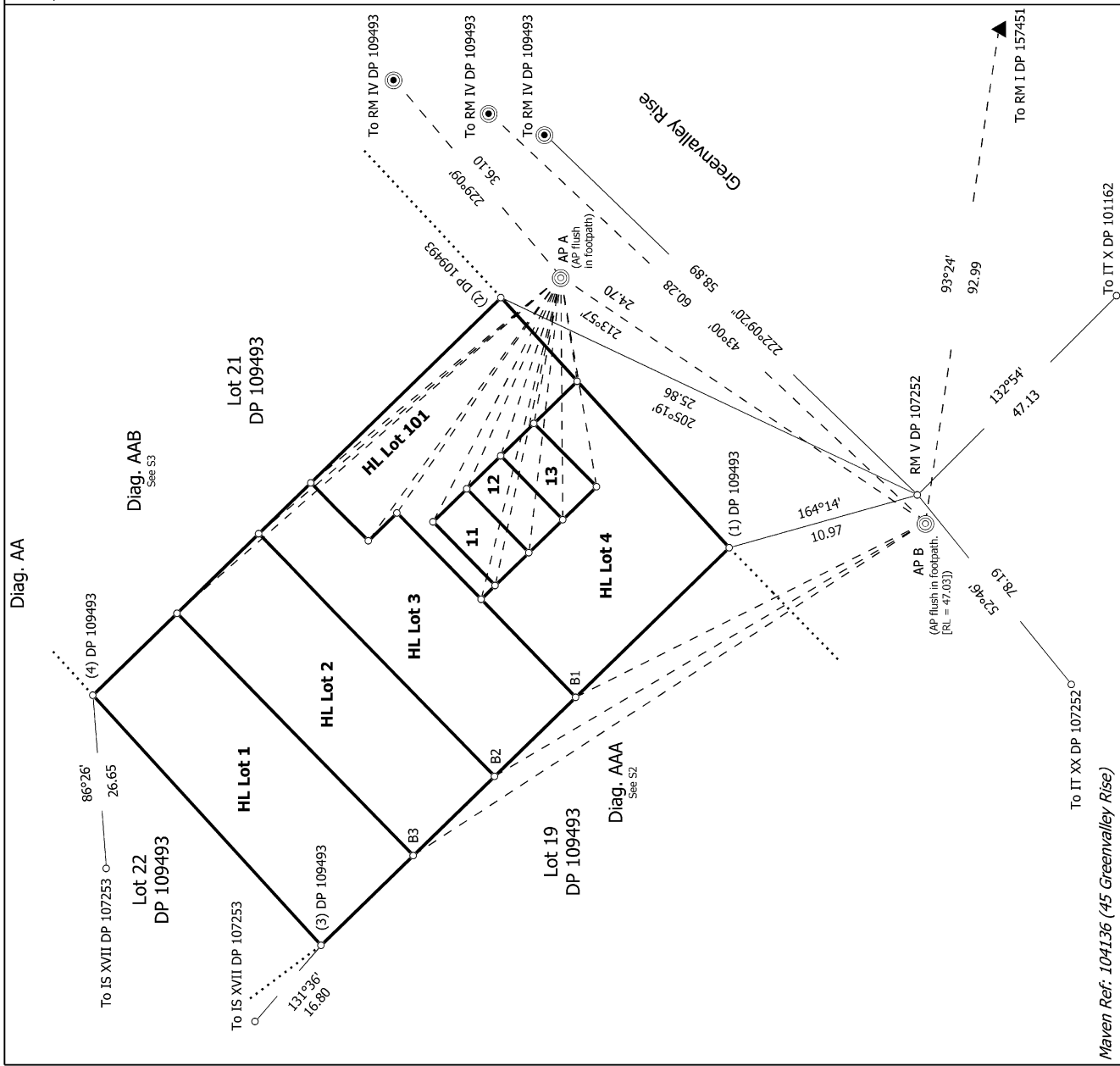
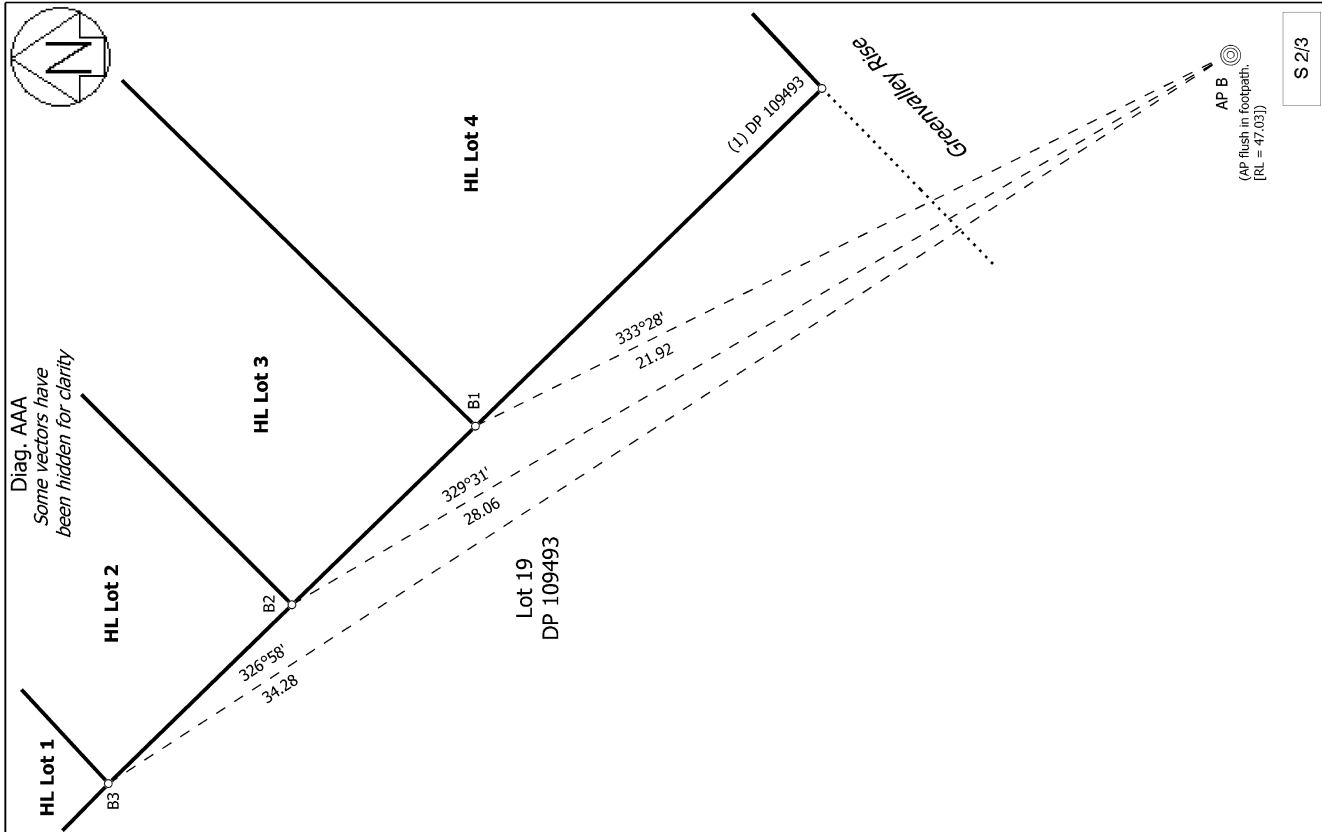
Surveyor: Mitchell Bruce Holyoake  
Firm: Maven Associates Limited

Date of Survey: 17/05/2023

S 1/3

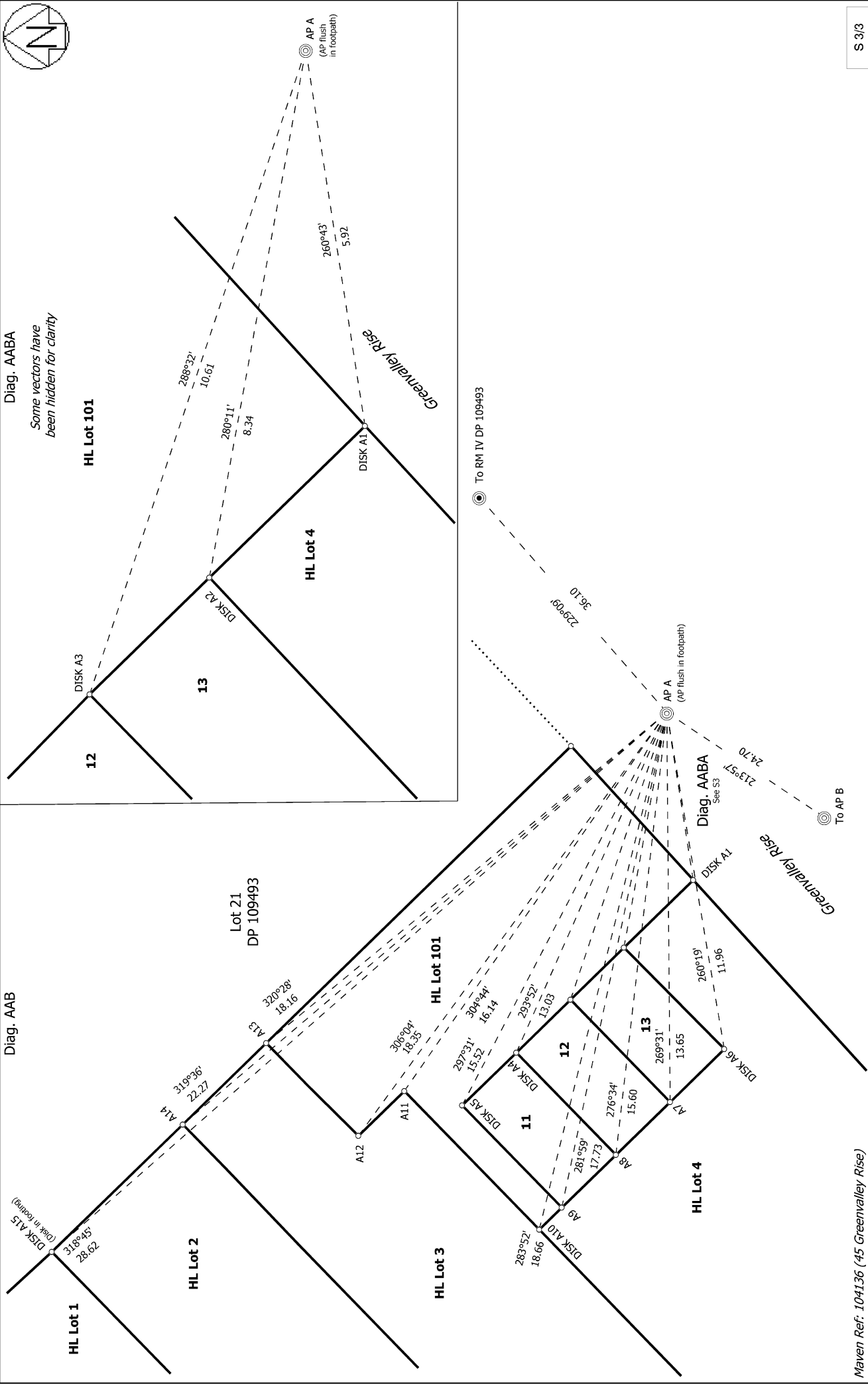
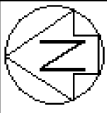
Record of Survey  
DP 591684

Deposited on: 31/07/2023

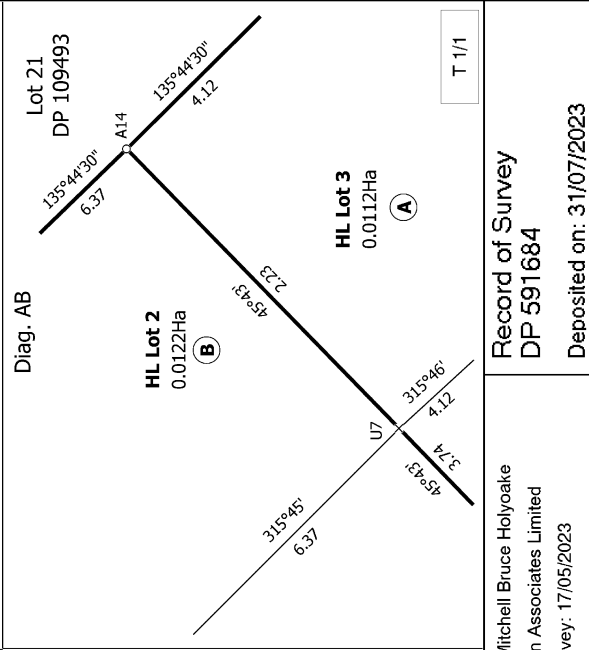
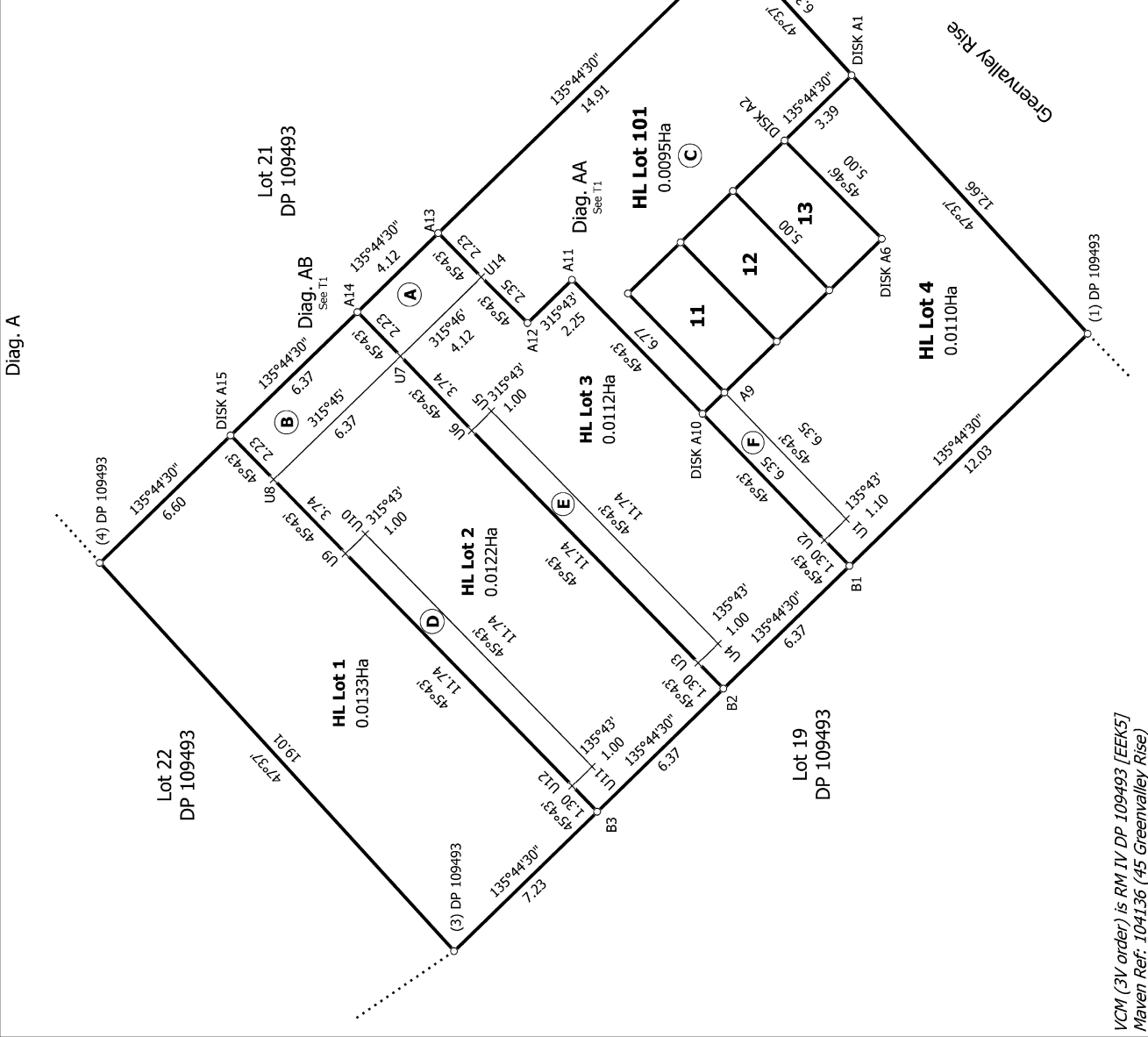
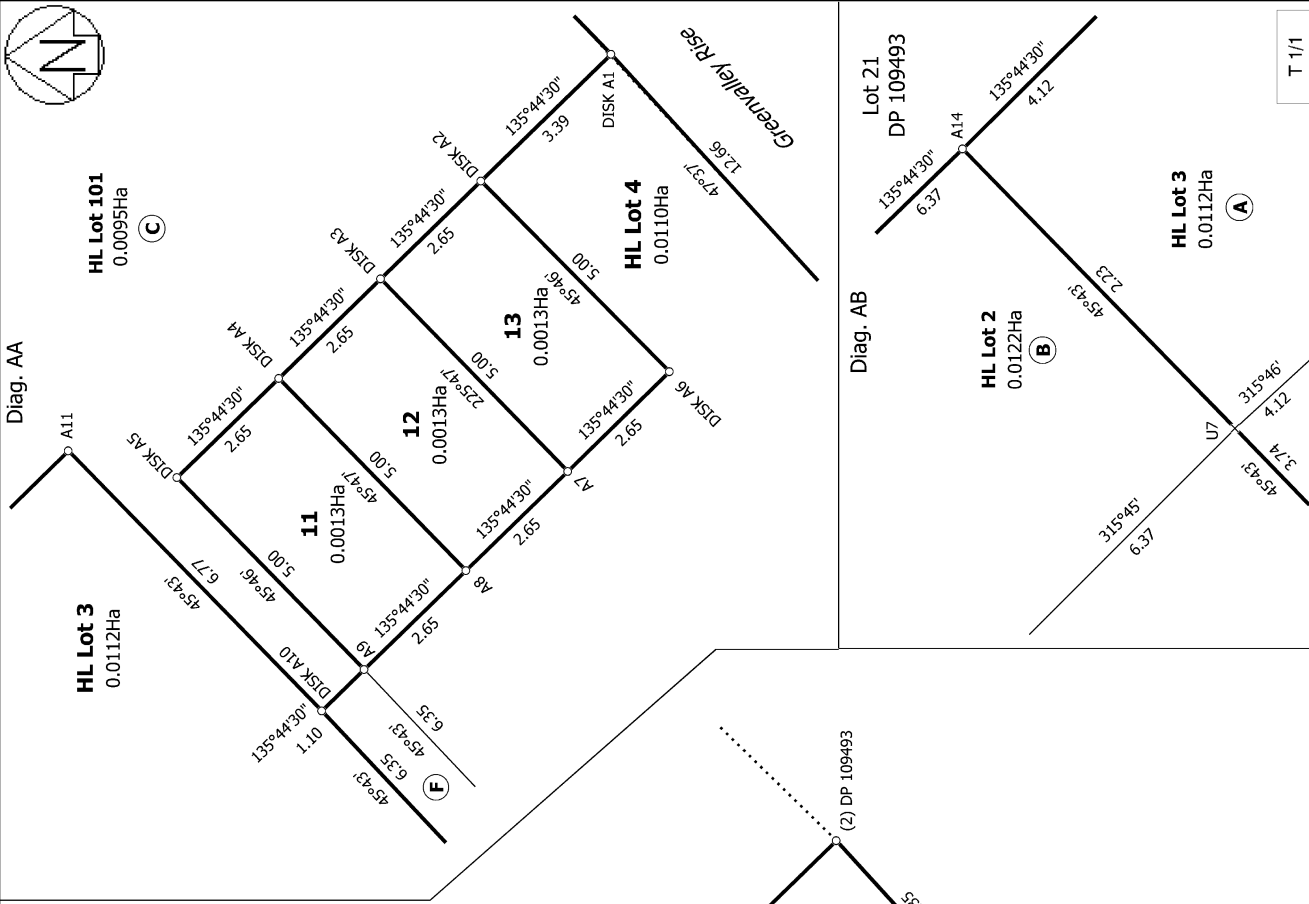


Maven Ref: 104136 (45 Greenvalley Rise)		Record of Survey DP 591684	
Land District: North Auckland		Surveyor: Mitchell Bruce Holyoake Firm: Maven Associates Limited Date of Survey: 17/05/2023	
Digitally Generated Plan Generated on: 18/08/2023 2:08pm Page 16 of 18		Deposited on: 31/07/2023	
		S 2/3	





S 3/3



VCM (3V order) is RM IV DP 109493 [EEK5]  
 Maven Ref: 104136 (45 Greenvalley Rise)

Land District: North Auckland  
**Digitally Generated Plan**  
 Generated on: 18/08/2023 2:08pm Page 18 of 18

**Lots 1-4 and Lots 11-13 and Lot 101 Being a Subdivision of Lot 20 DP 109493**

Surveyor: Mitchell Bruce Holyoake  
 Firm: Maven Associates Limited  
 Date of Survey: 17/05/2023

**Record of Survey  
 DP 591684**  
 Deposited on: 31/07/2023

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