

# Record of Survey - LT 18862

**Survey Number** LT 18862  
**Surveyor Reference** 503009 - 71 Ballarat Street  
**Surveyor** Ryan Sydney Mulligan  
**Survey Firm** Eliot Sinclair & Partners Ltd  
**Surveyor Declaration** I Ryan Sydney Mulligan, 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 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>	Approved as to Survey	<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>			

## Referenced Surveys

Survey Number	Land District	Bearing Correction
SO 572621	Otago	0°00'00"
SO 565459	Otago	0°00'00"
DP 18862	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

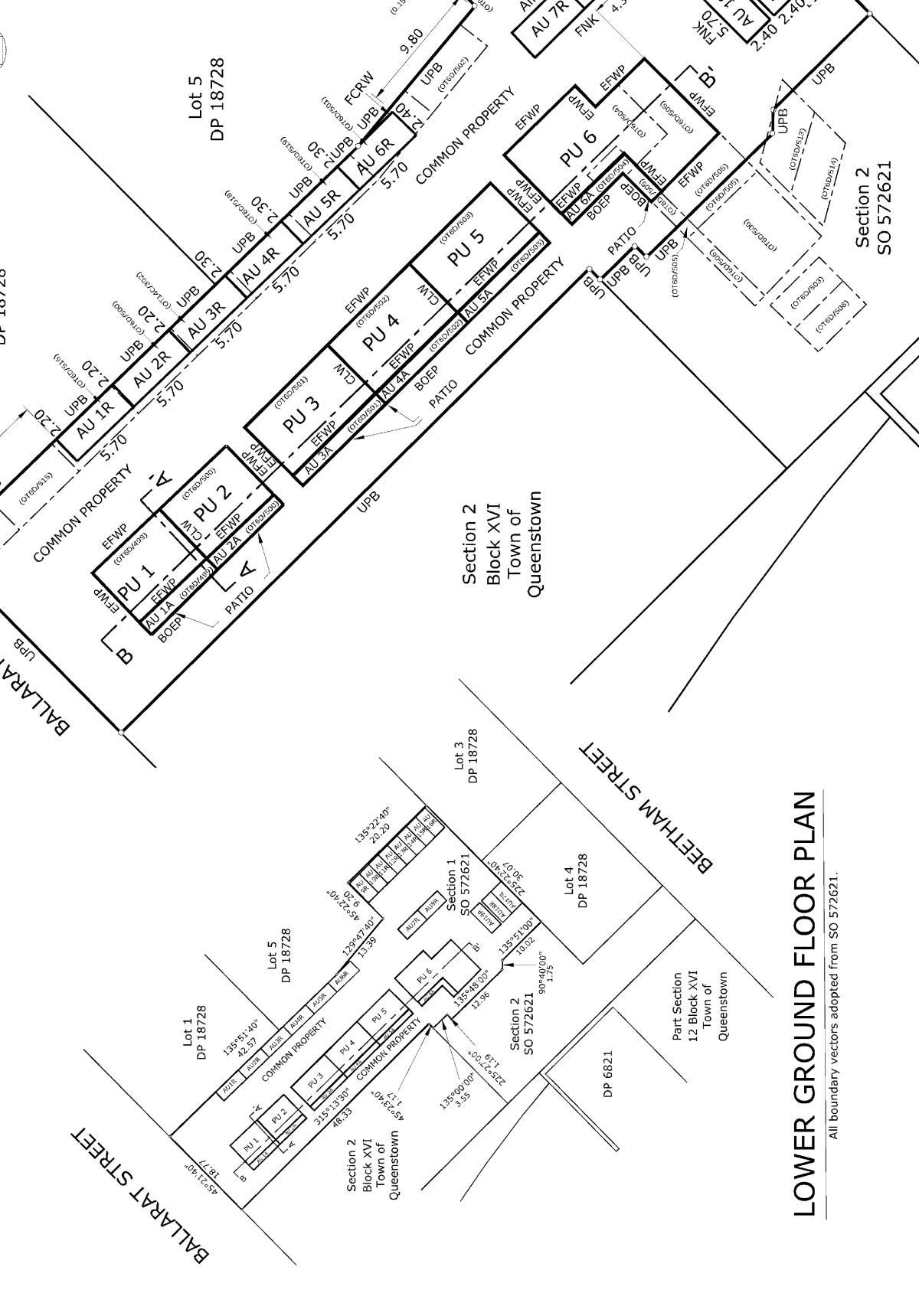
Parcels	Parcel Intent	Area	RT Reference
Accessory Unit 12A Deposited Plan 18862	Accessory Unit		1160715
Accessory Unit 13A Deposited Plan 18862	Accessory Unit		1160716
Accessory Unit 14A Deposited Plan 18862	Accessory Unit		1160717
Accessory Unit 15A Deposited Plan 18862	Accessory Unit		1160718
Accessory 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	

Original 43,872 mm

# LOWER GROUND FLOOR PLAN ENLARGED

- ALUS 13 to 19B Vertical Limits:**  
 Defined in relation to the top of concrete floor level of PU 12 (Ground Floor).  
 18-6R: Lower Limit = -1.00m, Upper Limit = +2.70m  
 7A-12A: Lower Limit = -0.50m, Upper Limit = +3.00m  
 9A-16R: Lower Limit = -0.50m, Upper Limit = +3.60m  
 17R-19R: Lower Limit = -0.50m, Upper Limit = +3.20m
- ALUS 1A to 10A Vertical Limits:**  
 Defined in relation to physical features.  
 1A-6A: Lower Limit = -0.50m, Upper Limit = +2.70m  
 7A-12A: Lower Limit = -0.50m, Upper Limit = +3.00m  
 13A-19A: Lower Limit = -0.50m, Upper Limit = +3.60m
- See section A-A' on sheet 2 for examples of the above limits.

- NOTES:**
- Boundary bearings from DP 18862 have been adjusted by +0.027° to be in terms of SO 56545A.
  - Floor Level Conventions: All units are shown above and as a mixed, Lower ground Floor (PU-0), Ground Floor (PU+0) and First Floor (PU+1.0).
  - Unit boundary definitions: Principal unit boundaries are to the exterior of building wall elements including walls, glazing, floor slabs and the production thereof where applicable. Dividing walls between units are to the exterior of the building wall elements. Substack dimensions shown from principal unit boundaries are measured from the external face of buildings of permanent structures; unless otherwise shown.
  - AU = Accessory Unit, PU = Principal Unit
  - Boundary Abbreviations Includes:  
 BOEP - Balcony Outer Edge and production thereof where applicable.  
 SUEB - Surface Level of Balcony Slab and production thereof where applicable.  
 EFWP - External Face of Roof and production thereof where applicable.  
 EFWB - External Face of Balcony Slab and production thereof where applicable.  
 CLW - Centre Line Wall and production thereof where applicable.  
 SLUES - Surface Level of Lower Ground Floor Slab and production thereof applicable.  
 SUEB - Surface Level of Ground Floor Slab and production thereof where applicable.  
 SUEB - Surface Level of First Floor Slab and production thereof where applicable.  
 FCRW - Face of Concrete Retaining Wall and production thereof where applicable.  
 UPS - Face of Rib Slab.  
 UPS - Consistent with Underlying Parcel Boundary
  - Dimensions to boundary shown around AU's 9R to 16R are to the front face of concrete floor (relating wall, measured at ground level).
  - Where this reference is shown in italics, these are the previous records of title (where applicable), please refer to sheet 3 'Typical Unit Extents'. To understand the horizontal extent of redevelopment for each previous record of title, please refer to sheet 3 'Typical Unit Extents'. To understand the horizontal extent of redevelopment for each previous record of title, please refer to sheet 3 'Typical Unit Extents'. To understand the horizontal extent of redevelopment for each previous record of title, please refer to sheet 3 'Typical Unit Extents'. To understand the horizontal extent of redevelopment for each previous record of title, please refer to sheet 3 'Typical Unit Extents'.



# LOWER GROUND FLOOR PLAN

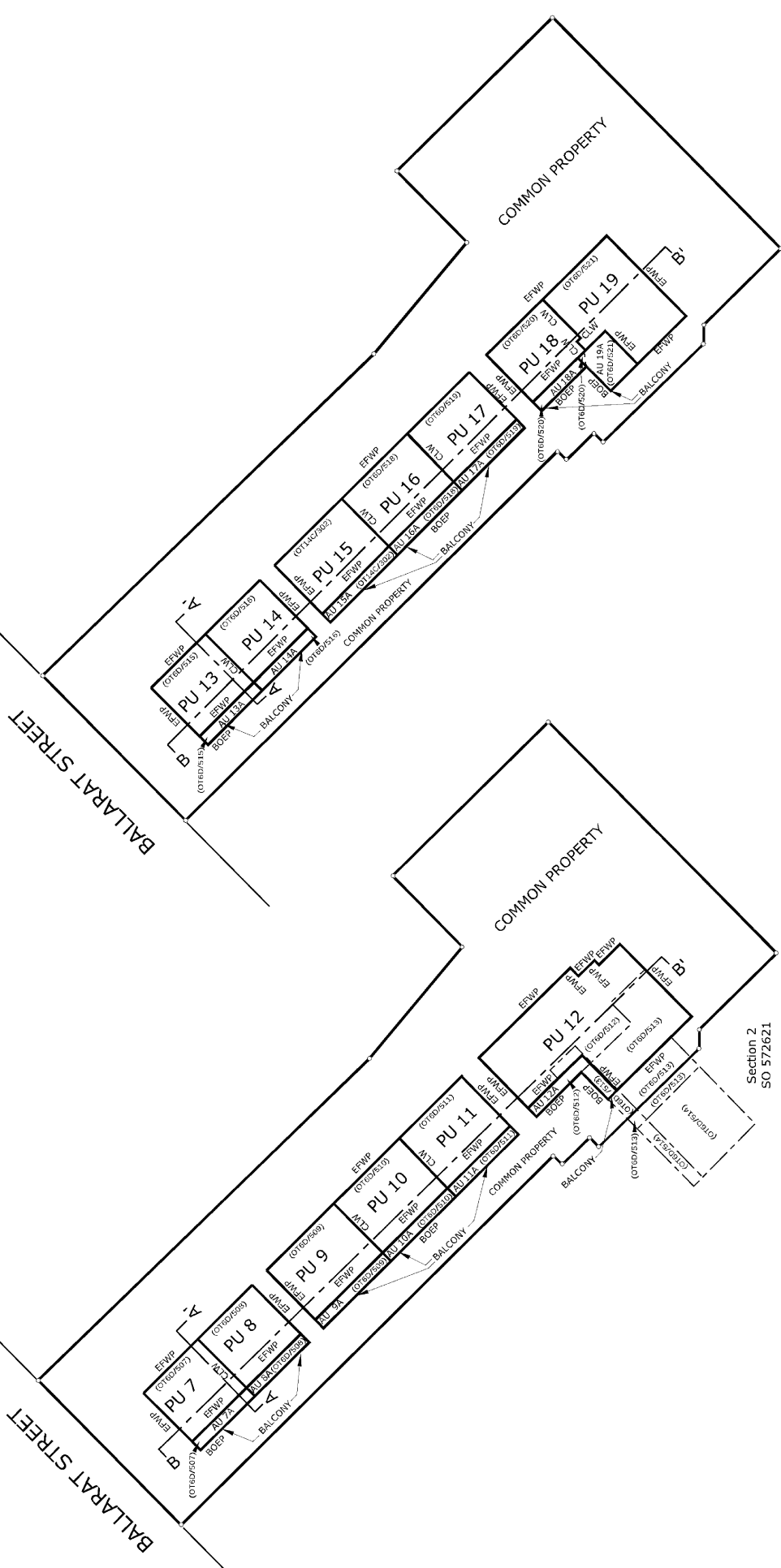
All boundary vectors adopted from SO 572621.

	Surveyor: <b>Ryan Sydney Mulligan</b> Firm: <b>Eliot Sinclair and Partners</b> Date: <b>OCTOBER 2023</b>	<b>REDEVELOPMENT AND PLAN IN SUBSTITUTION                  ON SECTION 1 SO 572621</b>	Land District: <b>Otago</b> Territorial Authority: <b>Queenstown Lakes</b> Survey Reference: <b>503009 - 71 Ballarat Street</b>	Plan Graphic Sheet 1 of 3  <b>DP 18862</b>
	Part Section 12 Block XVI Town of Queenstown			

Original A3 Size mm 0 10 30 50 100 150 200 300



NOTES:  
1. Refer to Plan Graphic Sheet 1 for a detailed set of notes.



## GROUND FLOOR PLAN

## FIRST FLOOR PLAN

