



# Record of Survey - LT 583621

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**Survey Number** LT 583621  
**Surveyor Reference** 11884  
**Surveyor** Michael Tyler Hager  
**Survey Firm** Terramark Ltd  
**Surveyor Declaration** I Michael Tyler Hager, 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 21 Nov 2023 09:24 AM

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## Survey Details

**Dataset Description** Units on Lot 2 DP 582001  
**Purpose** Standard Unit Plan  
**Status** Approved as to Survey  
**Land District** Otago  
**Meridional Circuit** North Taieri 2000

<b>Type</b>	Survey
<b>Survey Class</b>	Class A
<b>Vertical Datum</b>	None

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## Survey Dates

<b>Surveyed Date</b>	21/04/2023	<b>Certified Date</b>	21/11/2023
<b>Submitted Date</b>	21/11/2023 09:24:46	<b>Survey Approval Date</b>	21/11/2023
<b>Deposit Date</b>			

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## Territorial Authorities

Dunedin City

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## Comprised In

RT 1087243  
RT 1087244

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## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Principal Unit 1 Deposited Plan 583621	Principal Unit		1095423
Principal Unit 2 Deposited Plan 583621	Principal Unit		1095424
Principal Unit 3 Deposited Plan 583621	Principal Unit		1095425
Principal Unit 4 Deposited Plan 583621	Principal Unit		1095426
Principal Unit 5 Deposited Plan 583621	Principal Unit		1095427
Principal Unit 6 Deposited Plan 583621	Principal Unit		1095428
Principal Unit 7 Deposited Plan 583621	Principal Unit		1095429
Accessory Unit 8 Deposited Plan 583621	Accessory Unit		1095423
Accessory Unit 16 Deposited Plan 583621	Accessory Unit		1095428
Accessory Unit 9 Deposited Plan 583621	Accessory Unit		1095426
Accessory Unit 10 Deposited Plan 583621	Accessory Unit		1095429
Accessory Unit 11 Deposited Plan 583621	Accessory Unit		1095423
Accessory Unit 12 Deposited Plan 583621	Accessory Unit		1095424
Accessory Unit 13 Deposited Plan 583621	Accessory Unit		1095425
Accessory Unit 14 Deposited Plan 583621	Accessory Unit		1095426

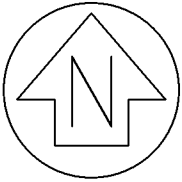


# Record of Survey - LT 583621

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## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Accessory Unit 15 Deposited Plan 583621	Accessory Unit		1095427
Accessory Unit 17 Deposited Plan 583621	Accessory Unit		1095429
<b>Total Area</b>		<hr/> 0.0000 Ha	



Pt Section 55  
Blk XIX  
Tn of Dunedin  
(RT OT18C/947)

Duchess Ave  
(Walking Access Only)

Kyber Pass  
(Walking Access Only)

Common Property

(B) DP 582001

(A) DP 582001

(C) DP 582001

Lot 1  
DP 582001  
(RT 1087243)

Lot 2 DP 9191  
(RT OT412/154)

Lot 3 DP 9191  
(RT OT412/154)

AU10  
Carpark

AU9  
Carpark

AU8  
Carpark

PU1

AU11  
Patio

Stairwell

21°39'10"  
72.84

111°39'10"  
29.90

112°04'  
20.30 (bdy)

201°38'10"  
71.97

22°03'  
1.14 (bdy)

112°04'  
9.59

**Notes:**

- PU - Principal Unit
- AU - Accessory Unit
- CP - Common Property

Principal Unit boundaries are Center of Wall (and productions thereof) unless otherwise stated or shown.

Where Accessory Unit boundaries are not coincident with a permanent structure, the plan has been dimensioned accordingly.

Refer to Schedule of Existing Subject Easements & Schedule of Existing Appurtenant Easements for details of easements areas shown hereon.

Sheet 1 of 9

Units on Lot 2 DP 582001  
**Subject & Appurtenant Easements**

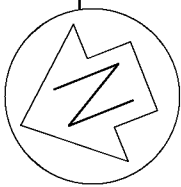
**terramark**  
*setting new boundaries*



Surveying, Resource Management & Engineering  
Dunedin 03-4774783 Mosgiel 03-4897107 Balclutha 03-4180470

Job No: 230209 Scale: 1:225 @ A4

Date: April 2023 Plan #: DP 583621



# Kyber Pass

(Walking Access Only)

Estate Boundary 111°39'10" 29.90

Common Property

C

Timber Retaining Wall

Timber Retaining Wall

B

# Duchess Ave

(Walking Access Only)

Estate Boundary 21°39'10" 12.84

CP

Timber Retaining Wall

A

CP

m

o/s 0.57m to FW

FW

CP

Walkway

CP

FW

2.79m

Carpark

5.00m

2.83m

Carpark

FW

Pcd

2.42m

FW

o/s 1.06m to FW

CP

5.00m

Carpark

2.50m

o/s 2.42m to FW

2.50m

Carpark

1.06m

o/s 2.42m to FW

B'

FW Pcd to Estate Bdy

4.63m

FW

CP

FW

o/s 4.63m to FW Pcd

FW

CP

FW

Patio

FW

FW

o/s 4.63m to FW Pcd

FW

CP

FW

FW

FW

FW

FW

FW

FW

FW

FW

FW

FW

AU11 boundary coincident with Estate Boundary

Lot 2 DP 9191  
(RT O T 412/154)

B'

A'

201°39'10"

13.06 (bdy)

Estate Boundary

Common Property

112°04' 9.59

Estate Boundary

(bdy) 1.14 22°04'

E

Stairwell

© DP 582001

112°04' 20.30 (bdy)

D

Estate Boundary

Lot 1 DP 582001  
(RT 1087243)

Ⓐ DP 582001

Ⓑ DP 582001

## Notes:

- PU - Principal Unit
- AU - Accessory Unit
- CP - Common Property
- CW - Center of Wall
- FW - Face of Wall
- EC - Edge of Concrete Pcd - Produced o/s - Offset

Principal Unit boundaries are Center of Wall (and productions thereof) unless otherwise stated or shown.

Where Accessory Unit boundaries are not coincident with a permanent structure, the plan has been dimensioned accordingly.

Scale:	Job No:
	1:150 @ A4
Date:	Plan No:
April 2023	DP 583621

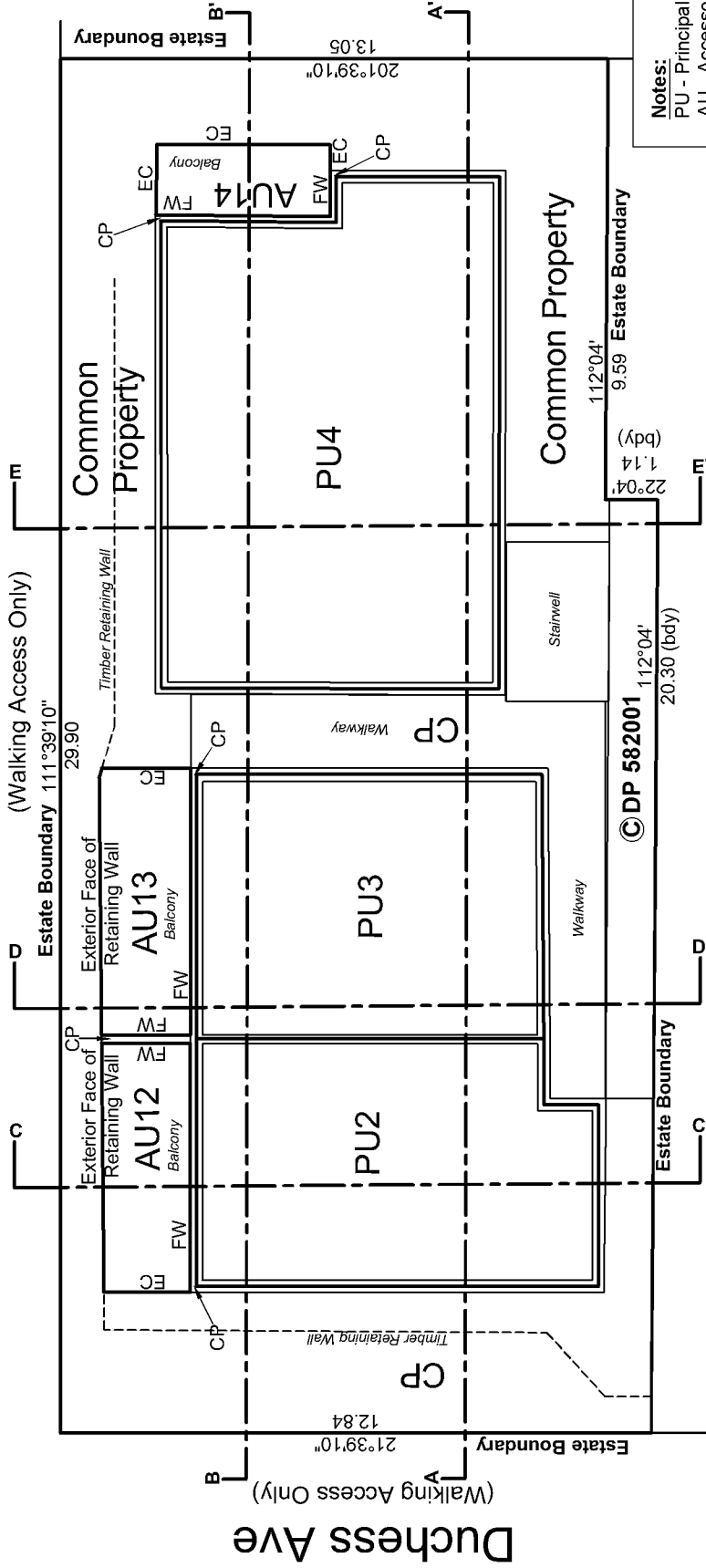
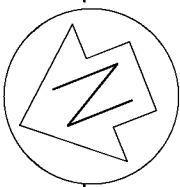
# Units on Lot 2 DP 582001 Ground Floor

**terramark**  
setting new boundaries  
Surveying, Resource Management & Engineering  
Dunedin 03-4774783, Mosgiel 03-4897107, Balclutha 03-4180470

## Sheet 2 of 9

# Kyber Pass

(Walking Access Only)  
Estate Boundary 111°39'10" 29.90



Lot 1  
DP 582001  
(RT 1087243)

Lot 2 DP 9191  
(RT 07412/154)

**Notes:**

- PU - Principal Unit
- AU - Accessory Unit
- CP - Common Property
- CW - Center of Wall
- FW - Face of Wall
- EC - Edge of Concrete
- Pcd - Produced

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Scale:	Job No:
1:150 @ A4	230209
Date:	Plan No:
April 2023	DP 583621

## Units on Lot 2 DP 582001 First Floor

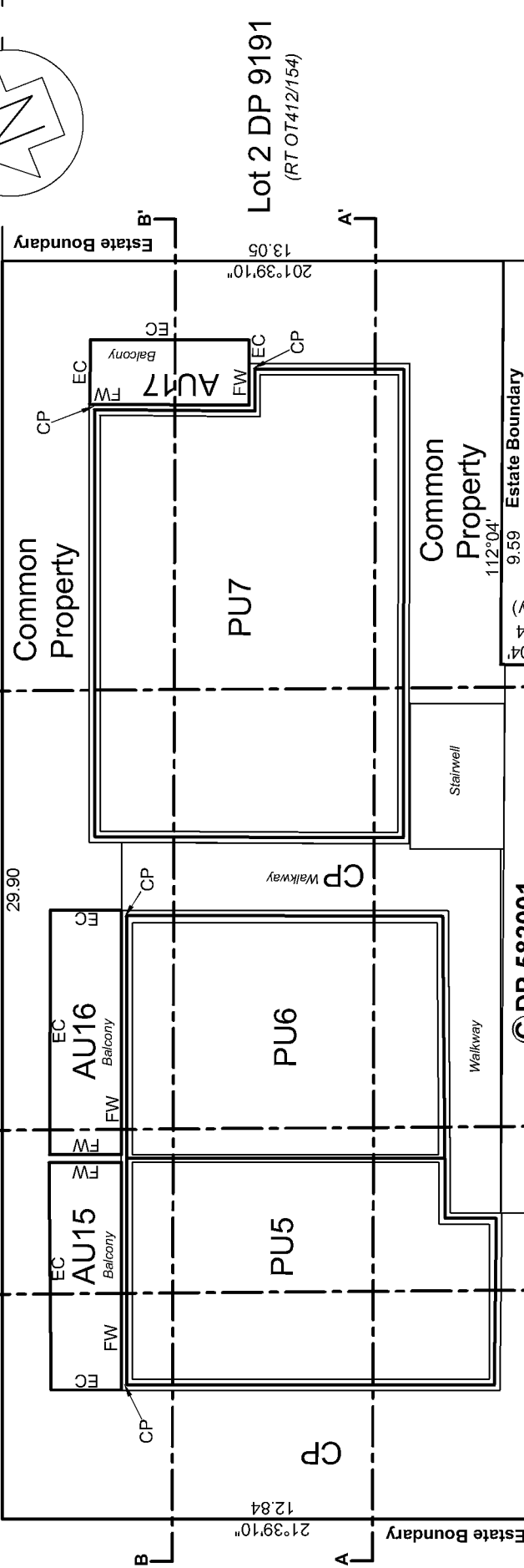
Sheet 3 of 9

**terramark**  
setting new boundaries  
Surveying, Resource Management & Engineering  
Dunedin 03-4774783 Mosgiel 03-4897107 Balclutha 03-4180470

# Kyber Pass

(Walking Access Only)

Estate Boundary 111°39'10" 29.90



Duchess Ave  
(Walking Access Only)

Lot 2 DP 9191  
(RT OT412/154)

Lot 1  
DP 582001  
(RT 1087243)

**Notes:**  
 PU - Principal Unit  
 AU - Accessory Unit  
 CP - Common Property  
 CW - Center of Wall  
 FW - Face of Wall  
 EC - Edge of Concrete  
 Pcd - Produced

Principal Unit boundaries are Center of Wall (and productions thereof) unless otherwise stated or shown.

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Scale:	1:150 @ A4	Job No:	230209
Date:	April 2023	Plan No:	DP 583621

Units on Lot 2 DP 582001  
**Second Floor**

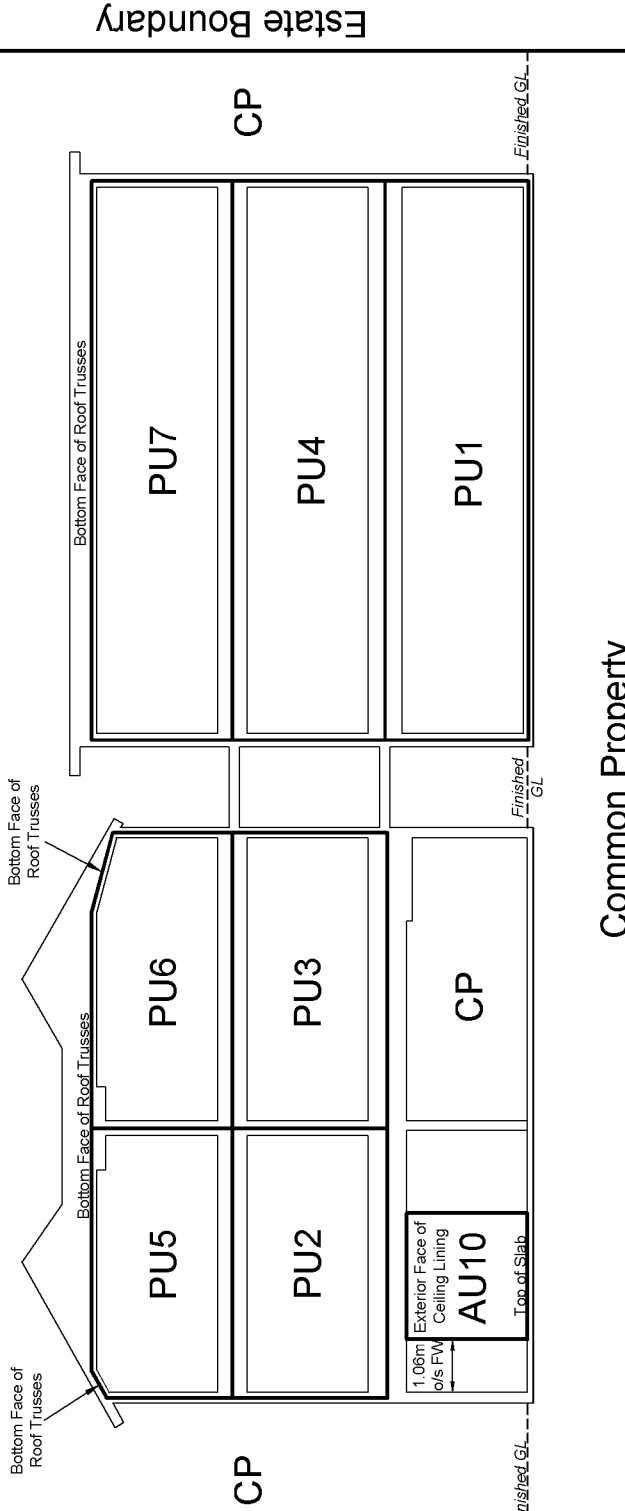
**terramark**  
 setting new boundaries  
 Surveying, Resource Management & Engineering  
 Dunedin 03-4774783, Mosgiel 03-4897107, Balclutha 03-4180470

**Sheet 4 of 9**

Duchess Avenue  
(Walking Access Only)

Estate Boundary

Common Property



Lot 2  
DP 9191  
(RT OT412/154)

Estate Boundary

CP

PU7

PU4

PU1

Bottom Face of Roof Trusses

Bottom Face of Roof Trusses

Bottom Face of Roof Trusses

PU6

PU3

CP

PU5

PU2

1.06m  
Exterior Face of  
Ceiling Lining  
o/s FW  
AU10  
Top of Slab

Finished GL

Finished GL

Finished GL

Common Property

A'

A'

Notes:

PU - Principal Unit  
AU - Accessory Unit  
CP - Common Property  
CW - Center of Wall  
FW - Face of Wall  
EC - Edge of Concrete  
Pcd - Produced  
o/s - Offset

Principal Unit boundaries are Center of Wall (and productions thereof), and Center of Slab (and productions thereof) unless otherwise stated or shown.  
Where Accessory Unit boundaries are not coincident with a permanent structure, the plan has been dimensioned accordingly.

Sheet 5 of 9



**terramark**  
setting new boundaries

Surveying, Resource Management & Engineering  
Dunedin 03-4774783, Mosgiel 03-4897107, Balclutha 03-4180470

Units on Lot 2 DP 582001  
Section A-A'

Scale:

1:150 @ A4

Date:

April 2023

Job No:

230209

Plan No:

DP 583621

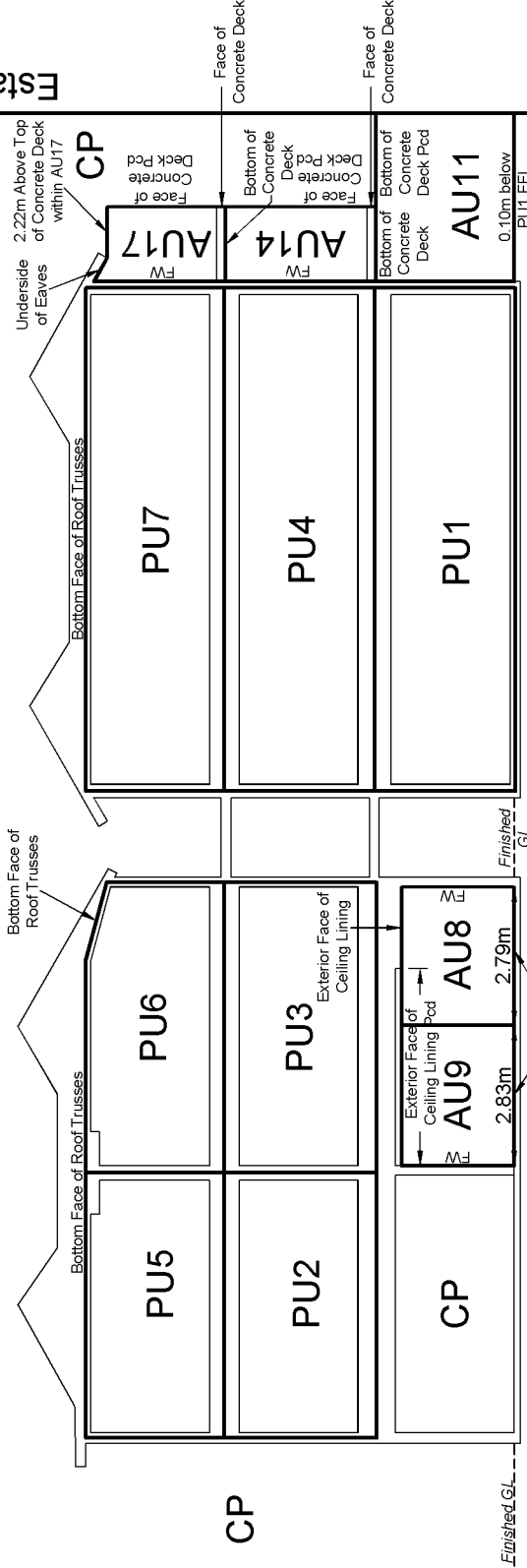
Estate Boundary

Estate Boundary

Duchess Avenue  
(Walking Access Only)

Common Property

Common Property



Lot 2  
DP 9191  
(RT OT412/154)

B

B'

Notes:

- PU - Principal Unit
- AU - Accessory Unit
- CP - Common Property
- CW - Center of Wall
- FW - Face of Wall
- EC - Edge of Concrete
- FLL - Finished Floor Level
- Pod - Produced o/s - Offset

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Sheet 6 of 9



**terramark**  
setting new boundaries  
Surveying, Resource Management & Engineering  
Dunedin 03-4774783, Mosgiel 03-4897107, Balclutha 03-4180470

Units on Lot 2 DP 582001  
Section B-B'

Scale:

1:150 @ A4

Job No:

230209

Date:

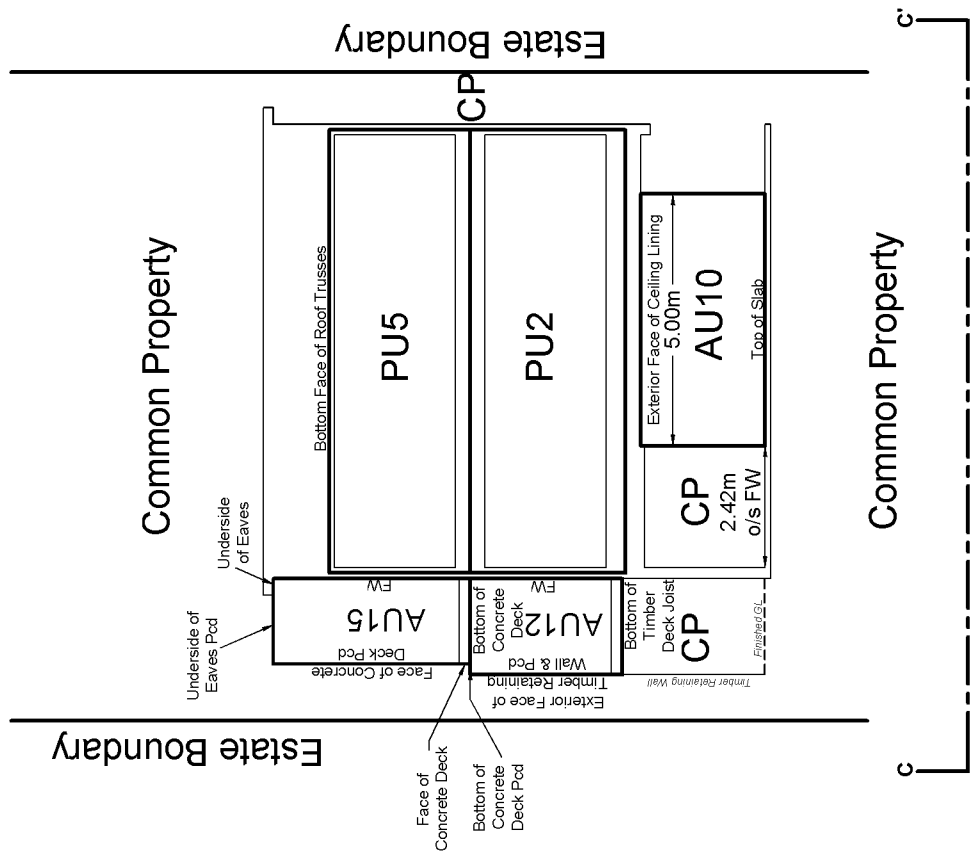
April 2023

Plan No:

DP 583621



**Kyber Pass**  
(Walking Access Only)



**Lot 1**  
**DP582001**  
(RT 1087243)

**Notes:**  
 PU - Principal Unit (and productions thereof), and Center of Slab (and productions thereof) unless otherwise stated or shown.  
 AU - Accessory Unit  
 CP - Common Property  
 CW - Center of Wall  
 FW - Face of Wall  
 EC - Edge of Concrete Pcd - Produced o/s - Offset  
 Where Accessory Unit boundaries are not coincident with a permanent structure, the plan has been dimensioned accordingly.

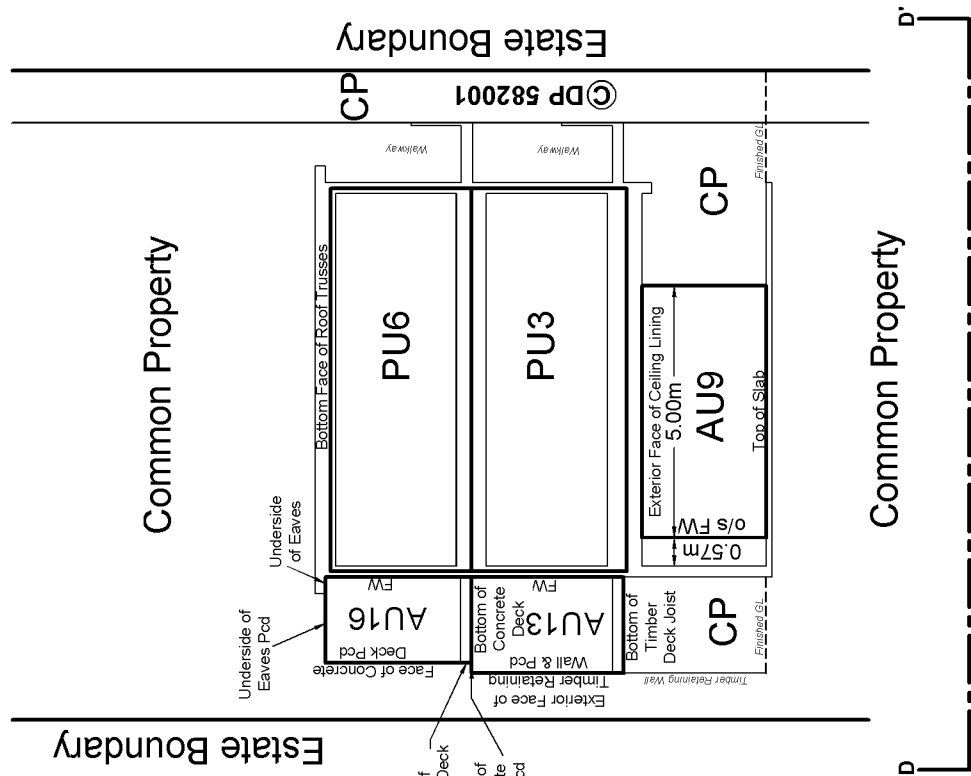
<b>Scale:</b>	1:150 @ A4	<b>Job No.:</b>	230209
<b>Date:</b>	April 2023	<b>Plan No.:</b>	DP 583621

**Units on Lot 2 DP 582001**  
**Section C-C'**

**Sheet 7 of 9**

**Setting new boundaries**  
 Surveying, Resource Management & Engineering  
 Dunedin 03-4774783, Mosgiel 03-4897107, Balclutha 03-4180470

Lot 1  
 DP582001  
 (RT 1087243)



Kyber  
 Pass  
 (Walking Access Only)

Notes:  
 PU - Principal Unit  
 AU - Accessory Unit  
 CP - Common Property  
 CW - Center of Wall  
 FW - Face of Wall  
 EC - Edge of Concrete  
 Pcd - Produced  
 o/s - Offset

Principal Unit boundaries are Center of Wall (and productions thereof), and Center of Slab (and productions thereof) unless otherwise stated or shown.

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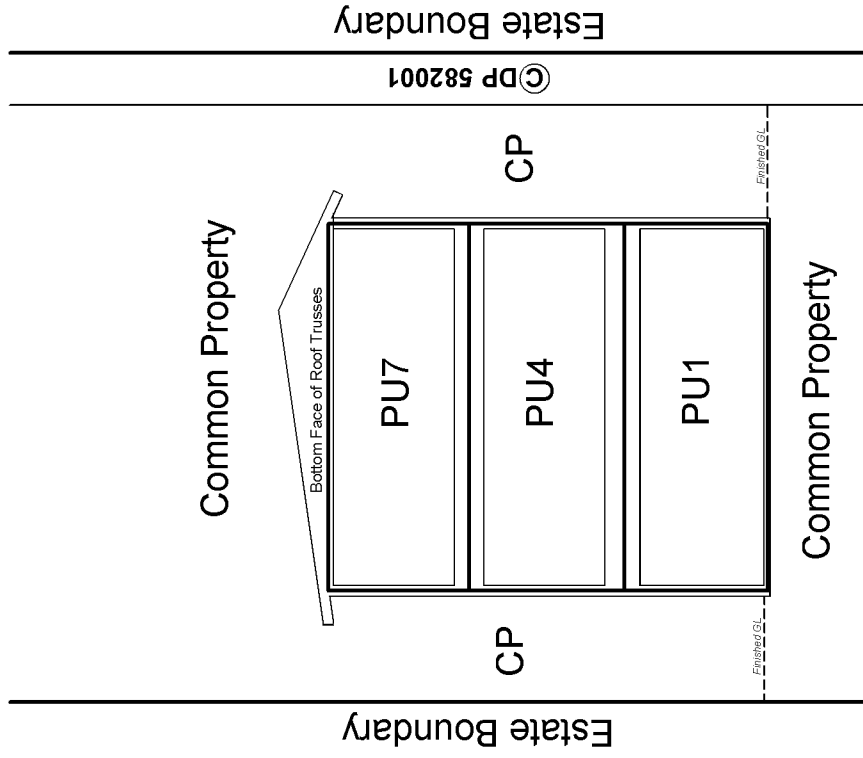
Scale:	1:150 @ A4	Job No.:	230209
Date:	April 2023	Plan No.:	DP 583621

Units on Lot 2 DP 582001  
 Section D-D'

Sheet 8 of 9

**terramark**  
*setting new boundaries*  
 Surveying, Resource Management & Engineering  
 Dunedin 03-4774783, Mosgiel 03-4897107, Balclutha 03-4180470

**Kyber Pass**  
(Walking Access Only)



Common Property

Lot 1  
DP582001  
(RT 1087243)

PU7

PU4

PU1

CP

CP

Estate Boundary

© DP 582001

Bottom Face of Roof Trusses

Finish of G/L

Common Property

E'-----E'

Notes:  
PU - Principal Unit  
AU - Accessory Unit  
CP - Common Property  
CW - Center of Wall  
FW - Face of Wall  
EC - Edge of Concrete  
Pcd - Produced  
o/s - Offset

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**Sheet 9 of 9**

**terramark**  
*setting new boundaries*  
Surveying, Resource Management & Engineering  
Dunedin 03-4774783 Mosgiel 03-4897107 Balclutha 03-4180470

**Units on Lot 2 DP 582001**  
**Section E-E'**

Scale:	Job No:
1:150 @ A4	230209
Date:	Plan No:
April 2023	DP 583621

# Schedule / Memorandum

Land Registration District

**Otago**

Survey Number

**LT 583621**

Territorial Authority (the Council)

**Dunedin City**

## Schedule of Existing Easements

Last Edited: 28 Sep 2023 10:05:46

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Creating Document Reference</u>
Pedestrian Right of Way	Area C DP 582001	Lot 2 DP 582001	EI 12671575.2

## Schedule of Existing Appurtenant Easements

Last Edited: 28 Sep 2023 10:07:48

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Creating Document Reference</u>
Right of Way	Area A DP 582001	Lot 1 DP 582001	EI 12671575.2
Right to convey water	Area B DP 582001	Lot 1 DP 582001	EI 12671575.2