



Digital Survey Plan - DP 403088/A

Survey Number	DP 403088/A
Surveyor Reference	23261
Surveyor	Alistair Noel Greig
Survey Firm	Aurecon (Christchurch)
Surveyor Declaration	I Alistair Noel Greig, being a person entitled to practise as a licensed cadastral surveyor, certify that - (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2; (b) This dataset is accurate, and has been created in accordance with that Act and those Rules. Declared on 13/05/2009.

Survey Details

Dataset Description	PROPOSED UNIT DEVELOPMENT ON PT LOT 1 DP 57163, LOT 2 DP 9341 AND PT SECTION 122 TN RES CHRISTCHURCH		
Purpose	Proposed Unit Development with Survey Sheet		
Status	Deposited	Type	Survey
Land District	Canterbury	Survey Class	Class I Cadastral Survey
Coordinate System	Mount Pleasant 2000		

Survey Dates

Surveyed Date	02/04/2009	Certified Date	13/05/2009
Submitted Date	13/05/2009 15:19:35	Survey Approval Date	19/05/2009
Deposit Date	20/05/2009		

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 57163	Canterbury	0°00'00"
DP 9341	Canterbury	0°00'00"
SO 19816	Canterbury	0°00'00"

Territorial Authorities

Christchurch City

Comprised In

CT CB421/272
CT CB36C/869
CT CB21F/68

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked A Deposited Plan 403088	Easement		
Marked B Deposited Plan 403088	Easement		



Digital Survey Plan - DP 403088/A

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked C Deposited Plan 403088	Easement		
Marked D Deposited Plan 403088	Easement		
Marked E Deposited Plan 403088	Easement		
Marked F Deposited Plan 403088	Easement		
Marked G Deposited Plan 403088	Easement		
Marked H Deposited Plan 403088	Easement		
Marked I Deposited Plan 403088	Easement		
Marked J Deposited Plan 403088	Easement		
Marked K Deposited Plan 403088	Easement		
Total Area		0.0000 Ha	

Mark and Observation

Survey Number DP 403088/A
Coordinate System Mount Pleasant 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
PEG XXI DP 57163	UNMK (30) DP 403088	ob0	179°49'00"	A DP 57163	34.49	C
UNMK (30) DP 403088	UNMK (14) DP 403088	ob3	179°49'00"	A DP 57163	0.50	C
UNMK (14) DP 403088	UNMK (5) DP 403088	ob4	179°49'00"	A DP 57163	5.48	C
UNMK (5) DP 403088	UNMK (15) DP 403088	ob14	179°49'00"	A DP 57163	6.66	C
UNMK (15) DP 403088	UNMK (1) DP 403088	ob6	179°49'00"	A DP 57163	11.86	C
UNMK (1) DP 403088	UNMK (2) DP 403088	ob8	179°49'00"	A DP 57163	0.50	C
UNMK (2) DP 403088	UNMK (3) DP 403088	ob9	179°49'00"	A DP 57163	23.04	C
UNMK (3) DP 403088	UNMK (4) DP 403088	ob11	179°49'00"	A DP 57163	0.50	C
UNMK (4) DP 403088	NAIL II SO 19816	ob12	179°49'00"	A DP 57163	61.35	C
PEG XXI DP 57163	NAIL XXIII DP 57163	ob1	270°05'00"	A DP 57163	111.73	A DP 57163
UNMK (14) DP 403088	UNMK (6) DP 403088	ob5	269°49'00"	C	0.70	C
UNMK (6) DP 403088	UNMK (7) DP 403088	ob15	359°49'00"	C	0.50	C
UNMK (7) DP 403088	UNMK (30) DP 403088	ob16	89°49'00"	C	0.70	C
UNMK (15) DP 403088	UNMK (8) DP 403088	ob7	269°49'00"	C	2.81	C
UNMK (8) DP 403088	UNMK (9) DP 403088	ob17	359°49'00"	C	6.66	C
UNMK (9) DP 403088	UNMK (5) DP 403088	ob18	89°49'00"	C	2.81	C
UNMK (2) DP 403088	UNMK (10) DP 403088	ob10	269°49'00"	C	0.70	C
UNMK (10) DP 403088	UNMK (11) DP 403088	ob19	359°49'00"	C	0.50	C
UNMK (11) DP 403088	UNMK (1) DP 403088	ob20	89°49'00"	C	0.70	C
UNMK (4) DP 403088	UNMK (12) DP 403088	ob13	269°49'00"	C	0.70	C
UNMK (12) DP 403088	UNMK (13) DP 403088	ob21	359°49'00"	C	0.50	C
UNMK (13) DP 403088	UNMK (3) DP 403088	ob22	89°49'00"	C	0.70	C
NAIL II SO 19816	IS III SO 19816	ob2	201°44'00"	A SO 19816	3.29	A SO 19816
IS III SO 19816	IS IV SO 19816	ob33	223°32'00"	A SO 19816	3.13	A SO 19816
IS IV SO 19816	NAIL V SO 19816	ob34	246°28'00"	A SO 19816	3.05	A SO 19816
NAIL V SO 19816	UNMK (1) DP 57163	ob35	269°49'40"	A DP 57163	103.66	A DP 57163
UNMK (1) DP 57163	PEG XXII DP 57163	ob36	269°49'40"	A DP 57163	2.63	A DP 57163

Mark and Observation

Survey Number DP 403088/A
Coordinate System Mount Pleasant 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
PEG XXII DP 57163	UNMK (17) DP 403088	ob37	359°49'40"	A DP 57163	5.17 C	
UNMK (17) DP 403088	UNMK (16) DP 403088	ob39	359°49'40"	A DP 57163	21.09 C	
UNMK (16) DP 403088	PEG DP 46054	ob41	359°49'40"	A DP 57163	7.14 C	
PEG DP 46054	UNMK (1) DP 9341	ob42	359°49'40"	A DP 57163	5.82 C	
UNMK (1) DP 9341	PEG DP 9341	ob43	359°49'40"	A DP 57163	1.01 C	
PEG DP 9341	PEG A 10960	ob44	89°49'05"	A DP 57163	0.63 A DP 57163	
PEG A 10960	UNMK (20) DP 403088	ob45	359°49'05"	A DP 57163	21.39 C	
UNMK (20) DP 403088	UNMK NO REC	ob46	359°49'05"	A DP 57163	1.10 C	
UNMK NO REC	UNMK (2) DP 57163	ob47	359°49'05"	A DP 57163	2.25 A DP 57163	
UNMK (2) DP 57163	NAIL XXIV DP 57163	ob48	359°49'05"	A DP 57163	55.74 A DP 57163	
NAIL XXIV DP 57163	NAIL XXIII DP 57163	ob50	0°04'00"	A DP 57163	30.70 A DP 57163	
PEG XXII DP 57163	UNMK (2) DP 9341	ob38	269°49'40"	A DP 9341	0.54 A DP 9341	
UNMK (2) DP 9341	UNMK (18) DP 403088	ob51	359°49'40"	A DP 9341	5.17 C	
UNMK (18) DP 403088	UNMK (19) DP 403088	ob52	359°49'40"	A DP 9341	21.27 C	
UNMK (19) DP 403088	UNMK DP 9340	ob54	359°49'40"	A DP 9341	12.78 C	
UNMK DP 9340	UNMK (1) DP 9341	ob55	89°49'40"	A DP 9341	0.54 A DP 9341	
UNMK (2) DP 57163	UNMK (3) DP 57163	ob49	89°49'05"	A DP 57163	2.00 A DP 57163	
UNMK (3) DP 57163	UNMK (1) DP 57163	ob23	179°49'05"	A DP 57163	65.00 A DP 57163	
UNMK (18) DP 403088	UNMK (17) DP 403088	ob53	89°55'30"	C	0.54 C	
UNMK (17) DP 403088	UNMK (21) DP 403088	ob40	89°55'30"	C	1.87 C	
UNMK (21) DP 403088	UNMK (22) DP 403088	ob24	359°55'30"	C	1.26 C	
UNMK (22) DP 403088	UNMK (23) DP 403088	ob25	89°55'30"	C	0.17 C	
UNMK (23) DP 403088	UNMK (24) DP 403088	ob26	359°55'30"	C	19.57 C	
UNMK (24) DP 403088	UNMK (25) DP 403088	ob27	359°55'30"	C	28.38 C	
UNMK (25) DP 403088	UNMK (26) DP 403088	ob28	269°55'30"	C	0.27 C	

Mark and Observation

Survey Number DP 403088/A
Coordinate System Mount Pleasant 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
UNMK (26) DP 403088	UNMK (27) DP 403088	ob29	359°55'30" C		7.25 C	
UNMK (27) DP 403088	UNMK (20) DP 403088	ob30	269°55'30" C		1.27 C	
UNMK (28) DP 403088	UNMK (29) DP 403088	ob31	359°58'00" C		31.56 C	
UNMK (29) DP 403088	UNMK (20) DP 403088	ob32	89°55'30" C		3.39 C	

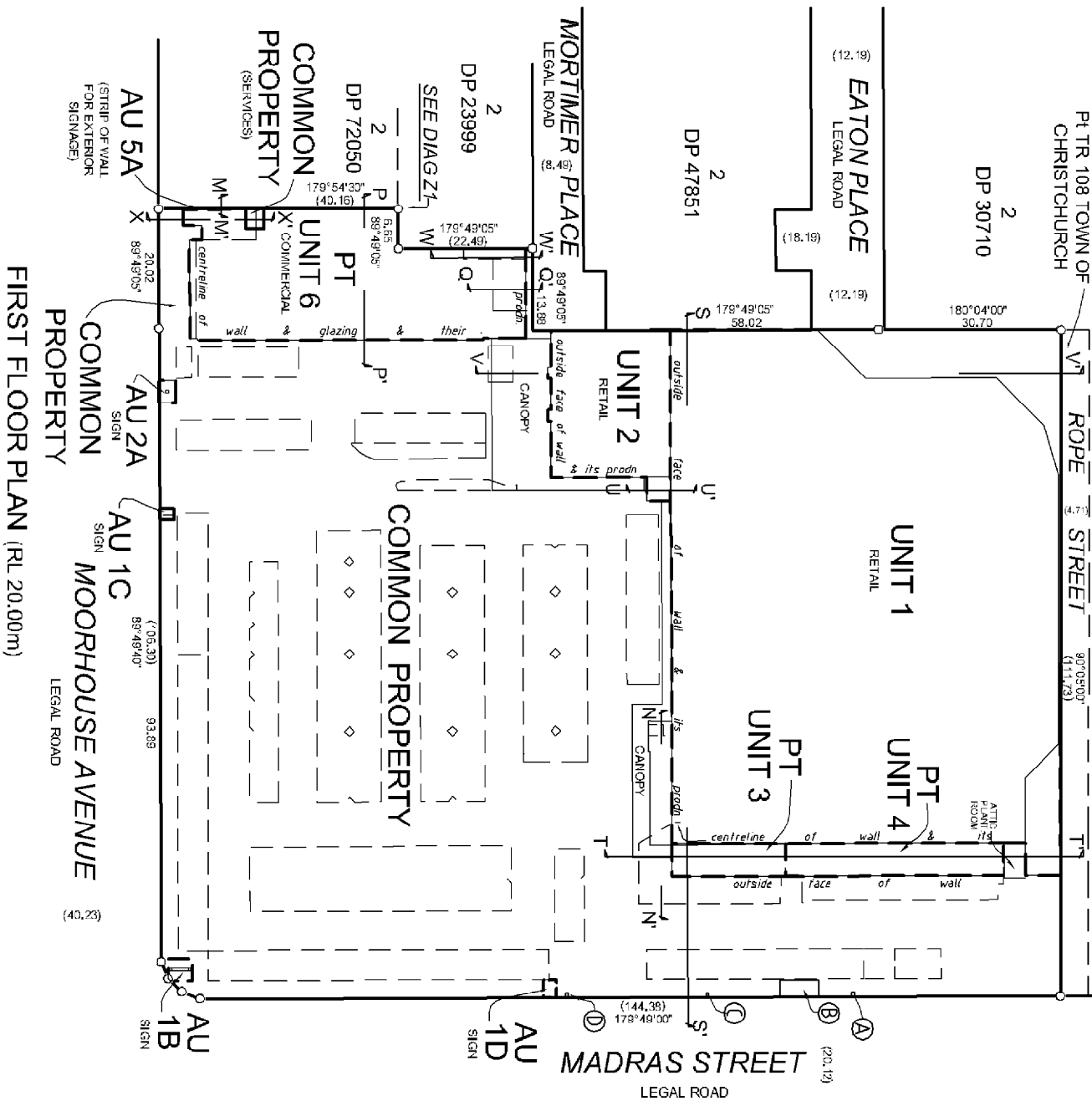
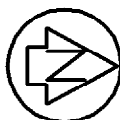
Mark and Observation

Survey Number DP 403088/A

Coordinate System Mount Pleasant 2000

From	To	Code	Chord Bearing	Arc Length	Radius	Adpt Surv
UNMK (24) DP 403088	UNMK (16) DP 403088	ob56	277°06'30"	2.11	7.00	C
UNMK (16) DP 403088	UNMK (19) DP 403088	ob57	288°15'30"	0.57	7.00	C
UNMK (19) DP 403088	UNMK (28) DP 403088	ob58	327°14'00"	4.54	3.98	C

*** End of Report ***



NOTE:

EASEMENTS & COVENANT AREA ARE NOT SHOWN ON SHEETS 1-4, SEE SHEET 5 FOR EXISTING EASEMENT & PROPOSED EASEMENT & COVENANT DETAILS

LEVELS ARE IN TERMS OF CHRISTCHURCH CITY DRAINAGE DATUM ORIGIN OF LEVELS IS BM 1201 RL 16.350m

SITE BENCHMARK IS BM HN A (FLUSH IN TOP OF KERB) RL 14.51m

UNIT 1, 2, 3, 4 BOUNDARIES ARE OUTSIDE FACE OF EXTERIOR WALLS, GLAZING & DOORS AND CENTRE LINE OF COMMON WALLS & THEIR PRODUCTION UNLESS SHOWN OTHERWISE.

UNIT 5 & 6 BOUNDARIES ARE CENTRE LINE OF EXTERIOR WALLS, GLAZING & COMMON WALLS & THEIR PRODUCTION UNLESS SHOWN OTHERWISE.

BOUNDARIES OF ACCESSORY UNITS 1B, 1C, 1D, 2A ARE FACE OF CONCRETE FOUNDATION PAD AND ITS PRODUCTION UNLESS OTHERWISE SHOWN.

BOUNDARIES OF AU/2B & 2C ARE FACE OF KERB AND ITS PRODUCTION UNLESS OTHERWISE SHOWN.

CARPARK ACCESSORY UNIT BOUNDARIES ARE FACE OF KERB AND PLANTER KERBS AND THEIR PRODUCTION BETWEEN KERBS AS SHOWN.

ALL PLANTERS WITHIN THE CARPARK ACCESSORY UNITS ARE COMMON PROPERTY

PROPOSED UNIT DEVELOPMENT ON PT LOT 1 DP 57163,
LOT 2 DP 9341 and PT SECT 122 TN RES CHCH

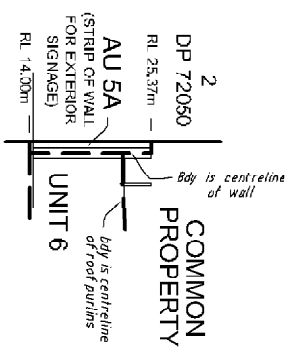
airecon

Surveyed by Alistair Noel Greig

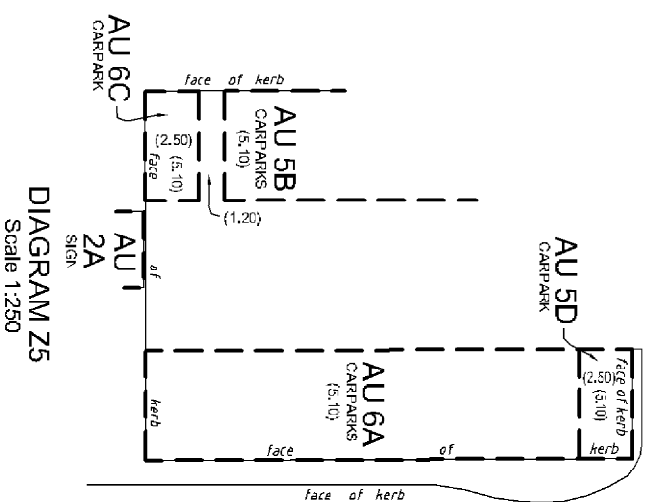
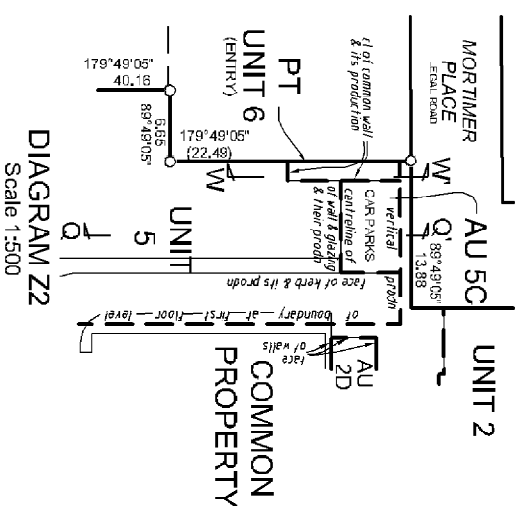
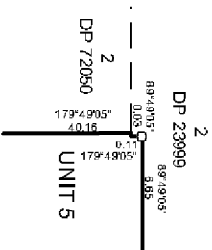
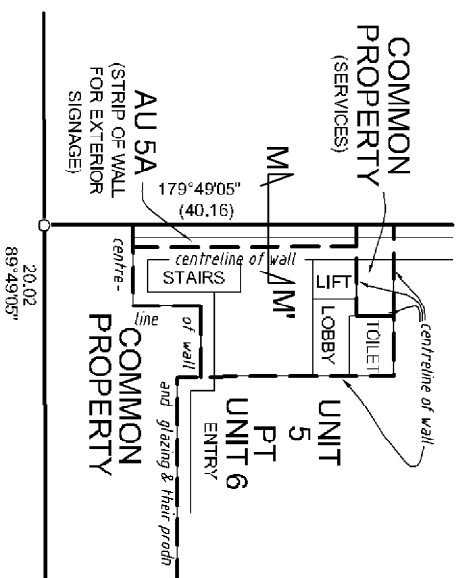
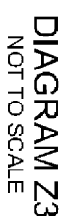
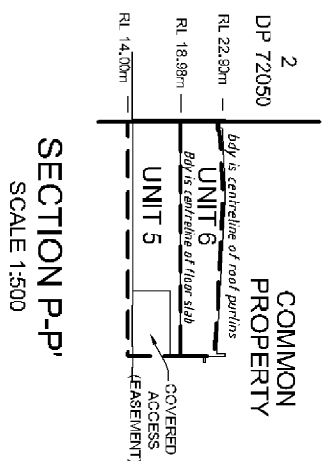
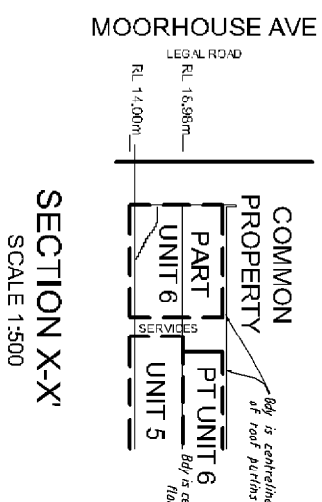
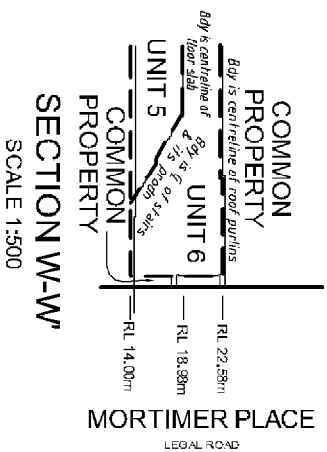
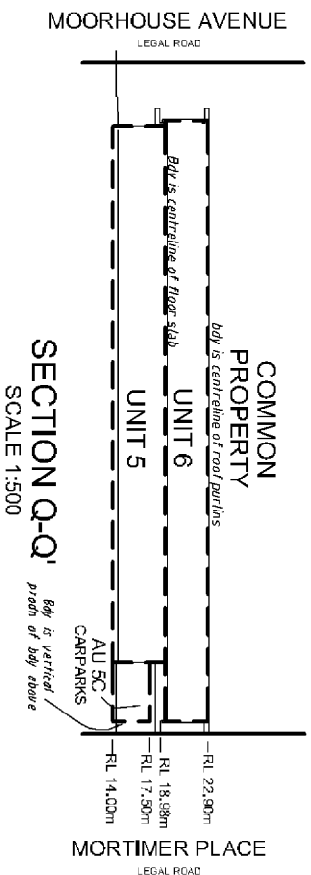
Scale 1:750
Land District: CANTERBURY
REF: 23261
SHEET 2 OF 5

Date March 2009

DP 403088



SECTION M-M'
NOT TO SCALE



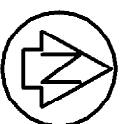
PROPOSED UNIT DEVELOPMENT ON PT LOT 1 DP 57163,
LOT 2 DP 9341 and PT SECT 122 TN RES CHCH
SECTIONS AND DIAGRAMS FOR UNITS 5 & 6

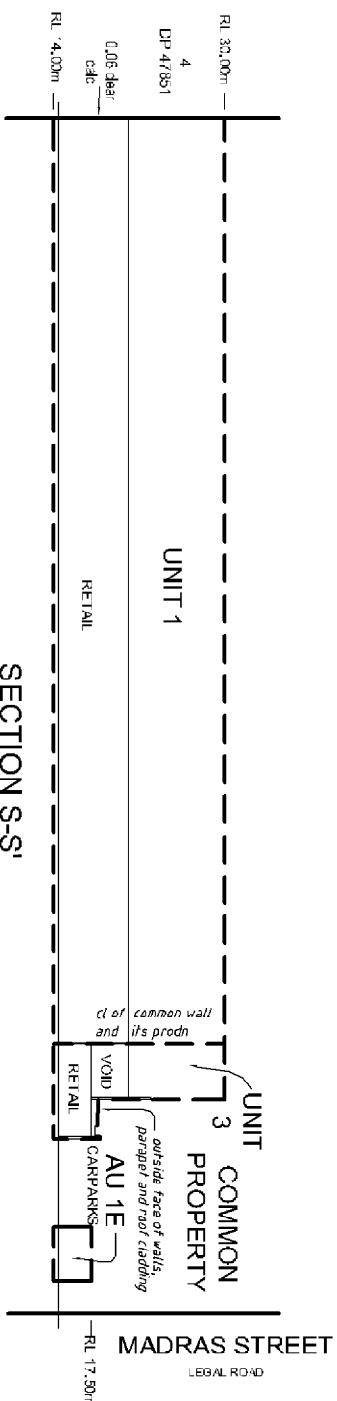
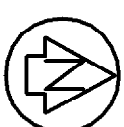
Surveyed by Alistair Noel Greig

àurecon

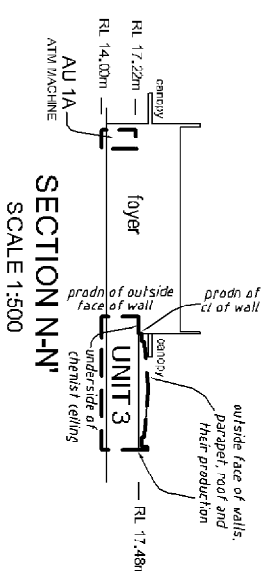
Scale AS SHOWN Date March 2009
Land District CANTERBURY
REF: 23261
SHEET 3 OF 5
DP 40

DP 403088

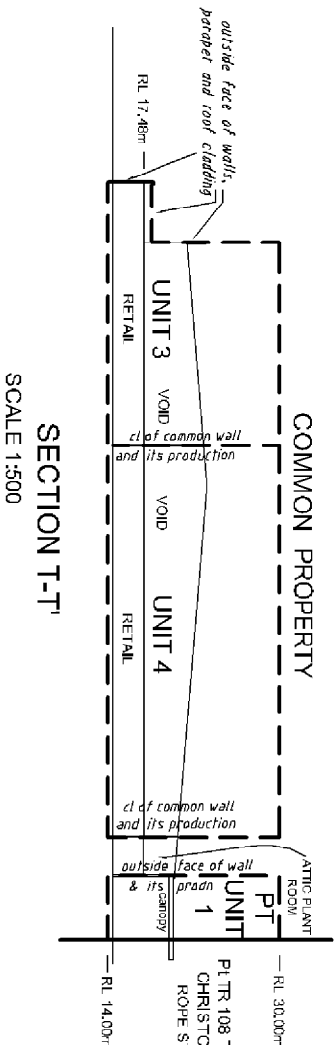




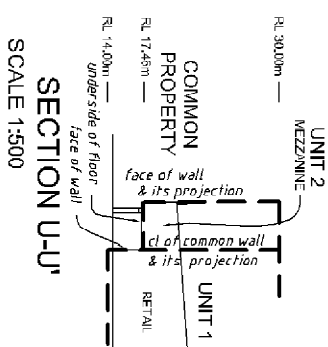
SECTION S-S'
SCALE 1:500



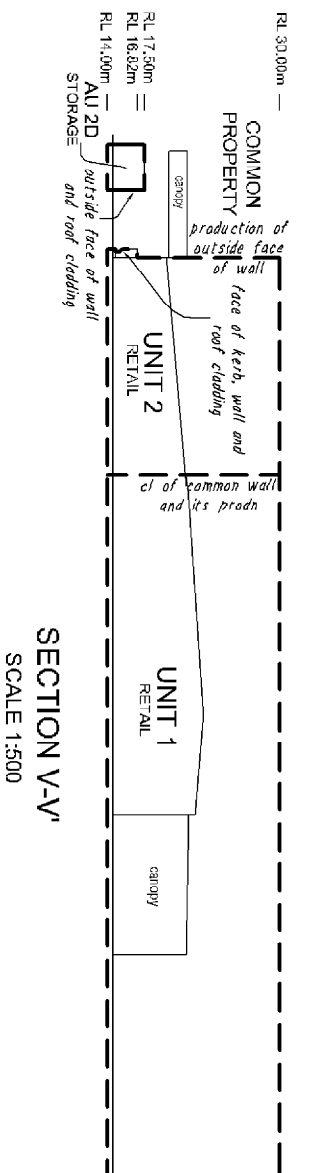
SECTION N-N'
SCALE 1:500



SECTION T-T'
SCALE 1:500



SECTION U-U'
SCALE 1:500



SECTION V-V'
SCALE 1:500

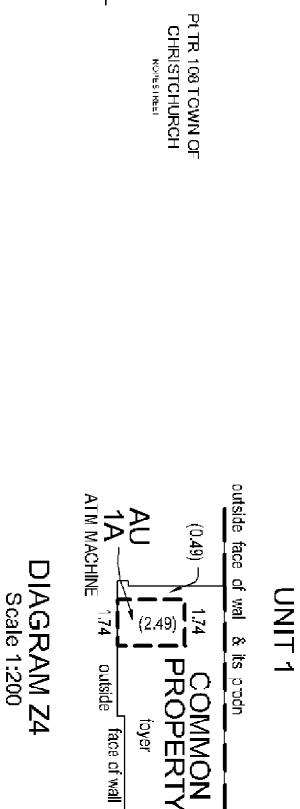
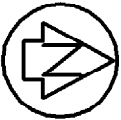


DIAGRAM Z4
Scale 1:200

PROPOSED UNIT DEVELOPMENT ON PT LOT 1 DP 57163,
LOT 2 DP 9341 and PT SECT 122 TN RES CHCH
SECTIONS AND DIAGRAMS FOR UNITS 1-4

áurecon
Surveyed by Alistair Noel Greig

Scale AS SHOWN Date March 2009
Land District CANTERBURY
REF: 23261
SHEET 4 OF 5
DP 403088



PT TR 108
TOWN OF
CHRISTCHURCH

DP 30710

EATON PLACE
LEGAL ROAD

DP 47851

MORTIMER
PLACE
LEGAL ROAD

PT UNIT 6
DP 23999

DP 72050
PT UNIT 6

MOORHOUSE AVENUE
LEGAL ROAD

EASEMENT DIAGRAM

SCALE 1:750
(SEE SHEETS 1-3 FOR ALL UNIT APPELLATIONS)
UNITS SHOWN ARE AT GROUND LEVEL

PROPOSED UNIT DEVELOPMENT ON PT LOT 1 DP 57163,
LOT 2 DP 9341 and PT SECT 122 TN RES CHCH
EASEMENT & COVENANT DIAGRAM

Surveyed by Alistair Noel Greig

āurecon

Scale AS SHOWN
Land District CANTERBURY

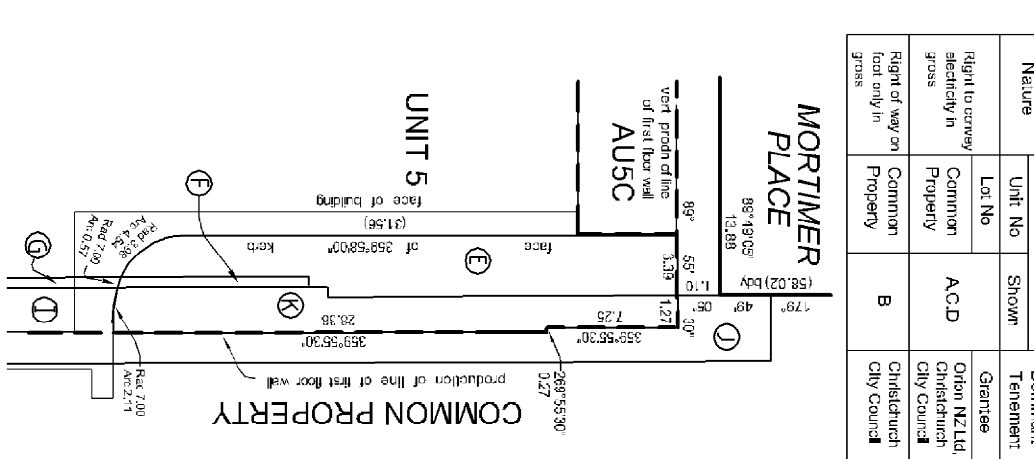
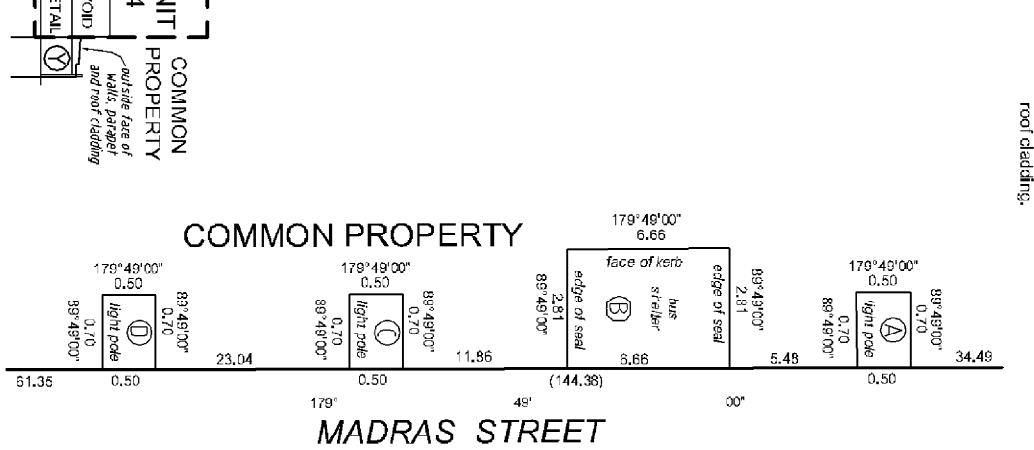
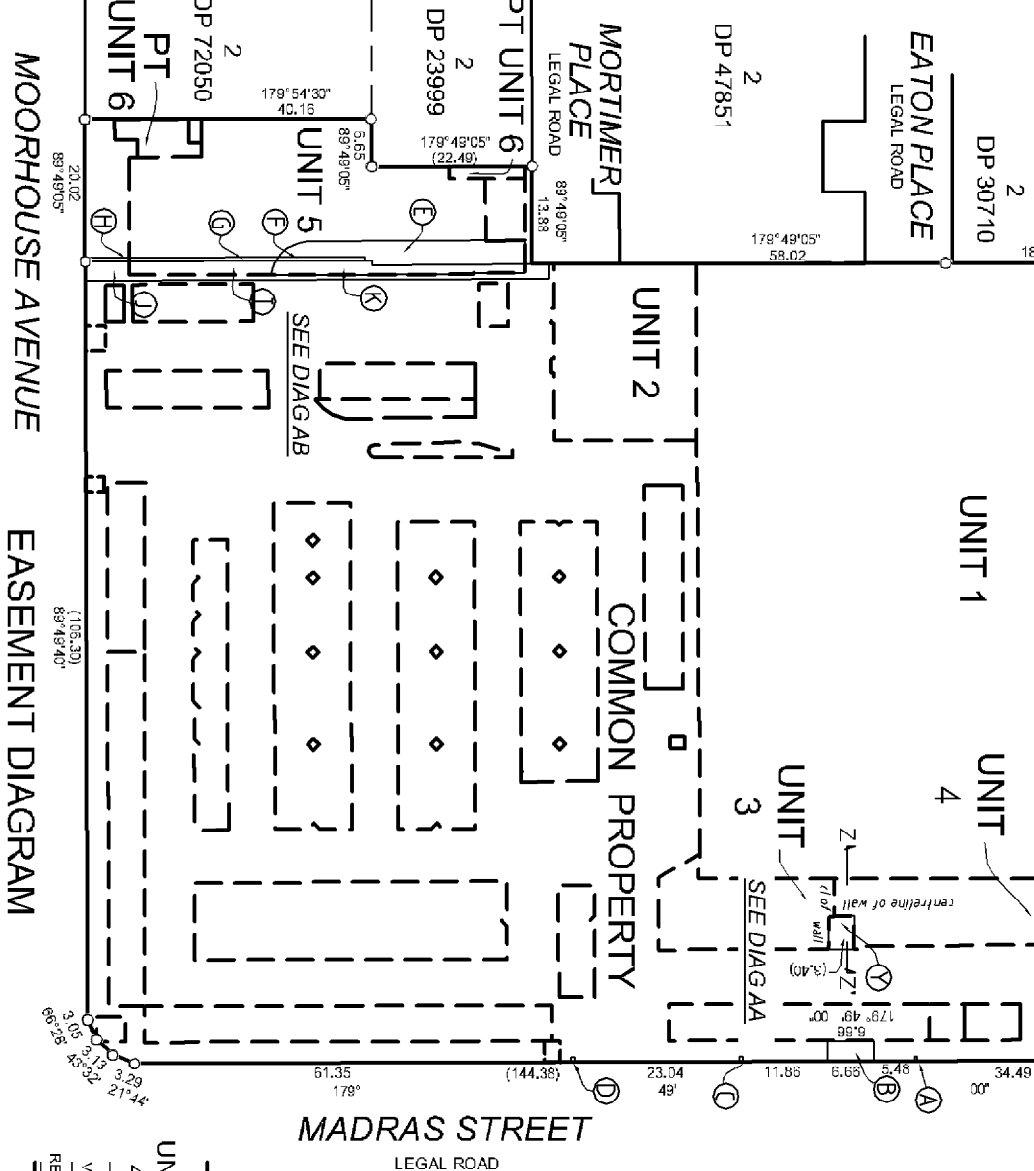
Date March 2009
REF: 23261
SHEET 5 OF 5
DP 403088

EXISTING EASEMENTS		
Nature	Shown	Document
Drain	F.G.H	Decc of Easement T63141
Right to drain water	I.J.K	A26274.3

Area Y is to be subject to a restrictive covenant
limited in height to the outside face of parapet &
roof cladding.

MEMORANDUM OF EASEMENTS		
Nature	Servient Tenement	Dominant Tenement
	Unit No	Shown
Right of Way (limited in height RL 17.50)	5	E.F.K Unit 2

SCHEDULE OF EASEMENTS IN GROSS			
Nature	Servient Tenement		Dominant Tenement
	Unit No	Shown	
Right to carry electricity in gross	Common Property	AC.D	Orion NZ Ltd, Christchurch City Council
Right of way on foot only in gross	Common Property	B	Christchurch City Council



Unit Entitlements and Valuers Certification

14 April 2009

Aurecon Group
PO Box 1061
Christchurch 8140

Attention: Keith Ashby

Dear Sir

CONNELL WAGNER LTD.		
DATE	FILE	
17 APR 2009	P23261-001	
PROJ. DIR.	ACTIONED	DATE
KA		
NARRATION		



FRIGHT AUBREY

Livingstones Valuation Ltd
T/a Fright Aubrey
PricewaterhouseCoopers Centre
Level 9, 119 Armagh Street
PO Box 13478, Christchurch 8141
Tel: 03 353 9257
Fax: 03 353 9228
Email: valuers@frightaubrey.co.nz
Website: www.frightaubrey.co.nz

**RE: MOORHOUSE CENTRAL – UNIT ENTITLEMENT
343 Moorhouse Avenue, Christchurch**

We refer to instructions conveyed to us to assess the unit entitlement for the commercial property at the above address.

We confirm that we have inspected the property, reviewed the proposed unit title subdivision plan relating to part Lot 1 DP 57163, Lot 2 DP 9341 and part Town Reserve 122 Town of Christchurch as outlined on DP 403088 and assessed the unit entitlement.

Attached at Appendix A is our Unit Entitlement Summary Report.

The unit entitlement we have assessed for Stage 2 is on an as if complete basis, and is subject to the proposed two level commercial building defined as Unit 5 and Unit 6 together with associated Accessory Units being satisfactorily completed in accordance with plans and specifications and are in compliance with local authority and government requirements.

Should you require any further information or advice, please do not hesitate to contact us.

Yours faithfully
FRIGHT AUBREY

G R Sellars FNZIV, FPINZ
Registered Valuer, Director

Ref: L621-UE Letter 04.09

gary.sellars@frightaubrey.co.nz

cc Moorhouse Avenue 343 Limited
PO Box 25147
Christchurch 8144
Attention: James Davies

APPENDIX A

Unit Entitlement Summary Report

DP 403088 – UNIT ENTITLEMENT

**UNIT ENTITLEMENT RELATING TO
UNITS ON PT LOT 1 DP 57163, LOT 2 DP 9341 and PT TOWN RESERVE 122,
TOWN OF CHRISTCHURCH**

Unit Description	Vertical Limits		Unit Entitlement	New CT Issued
	Lower	Upper		
UNIT 1	14.00	30.00	5,612	410108
UNIT 2	14.00	30.00	997	410109
UNIT 3	14.00	30.00	509	410110
UNIT 4	14.00	30.00	544	410111
UNIT 5	14.00	18.98	741	410112
UNIT 6	18.98	22.90	755	410113
AU1A	14.00	17.22	63	410108
AU1B	12.50	30.00	35	410108
AU1C	14.00	30.00	21	410108
AU1D	12.50	30.00	21	410108
AU1E	14.00	17.50	32	410108
AU1F	14.00	17.50	25	410108
AU1G	14.00	17.50	67	410108
AU1H	14.00	17.50	74	410108
AU1I	14.00	17.50	81	410108
AU1J	14.00	17.50	35	410108
AU1K	14.00	17.50	46	410108
AU1L	14.00	17.50	81	410108
AU1M	14.00	17.50	53	410108
AU1N	14.00	17.50	14	410108
AU2A	12.50	30.00	18	410109
AU2B	14.00	18.00	11	410109
AU2C	14.00	18.00	11	410109
AU2D	14.00	17.50	7	410109
AU2E	14.00	17.50	21	410109
AU3A	14.00	17.50	4	410110
AU4A	14.00	17.50	11	410111
AU5A	14.00	25.37	35	410112
AU5B	14.00	17.50	18	410112
AU5C	14.00	17.50	11	410112
AU5D	14.00	17.50	4	410112
AU6A	14.00	17.50	18	410113
AU6B	14.00	17.50	21	410113
AU6C	14.00	17.50	4	410113
Total Entitlement			10,000	
Address of Body Corporate 343 Moorhouse Ave, Christchurch				

I, Gary Russell Sellars of Christchurch, Registered Valuer, hereby certify that I have assessed the Unit Entitlement shown hereon in accordance with the Unit Titles Act 1972.



Registered Public Valuer

