

# SURVEY PACKAGE

PROJECT: 182 – 184 KEPA ROAD, ORAKEI

PLANNING  
ENGINEERING  
SURVEYING

## Your CIVIX survey package includes:

- CIVIX Survey Plan
- Record of Title
- Site photos taken by our Surveyors

We always do our very best to fulfil your requirements at the highest level.

Please do not hesitate to contact us if you have any questions or would like further work done.

We always appreciate hearing from our clients and we hope that your project goes well.

Thank you for allowing us the opportunity to provide this survey for you.

+64 9 303 1113

[www.civix.co.nz](http://www.civix.co.nz)

Level 1, 87 Albert Street, Auckland  
PO Box 5204 Wellesley St, Auckland 1141

# CIVIX





LEGEND:			
	MINOR CONTOUR		CATCHPIT
	MAJOR CONTOUR		GULLY TRAP
	EDGE OF SEAL		DOWNPipe
	KERB INVERT		VALVE
	TOP OF KERB		SPOT HEIGHT
	TOP OF WALL		FLOOR LEVEL
	BOTTOM OF WALL		WATER METER
	TOP OF BANK		FIRE HYDRANT
	BOTTOM OF BANK		POWER POLE
	EDGE OF CONCRETE		SIGN
	CHANNEL CENTRE		LIGHT POLE
	STREAM		COMMS COVER
	WATER LEVEL		WATER TOBY
	DECK		POWER COVER
	BUILDING		UNKNOWN COVER
	DRIPLINE		TREE
	EDGE OF VEGETATION		STAKE
	FENCE		UNKNOWN MANHOLE
	SEWER PIPE		SEWER MANHOLE
	STORMWATER PIPE		STORMWATER MANHOLE
	EDGE OF METAL		GAS COVER
	EAVE		GATE
	ROOF RIDGELINE		POWER BOX
	BOUNDARY		COMMS PLINTH
	ROAD CENTRELINE		TELECOM POLE

NOTES:

- HORIZONTAL DATUM: New Zealand Geodetic Datum 2000 (NZGD 2000)  
Mount Eden 2000 Circuit (ME2000)
- VERTICAL DATUM: Auckland Vertical Datum 1946 (AVD-1946)
- ORIGIN OF COORDINATES:  
Mark name: 4144 SO 53200 (CSLD - Order 4)  
Easting: 405368.032 mE  
Northing: 802001.233 mN
- ORIGIN OF LEVELS:  
Mark name: 4144 SO 53200 (CSLD - Order 3V)  
RL: 57.02 m
- Boundaries and areas are sourced from LINZ (Landonline) and are indicative only.
- Critical levels should be checked on site before commencing detailed design.
- All SW & SS pipe alignments and diameters shown are derived from AC GIS data and require confirmation on site.
- The alignments of SW & SS pipes with connectivity to surveyed manholes (shown as double circles) have been modified to respect the surveyed positions.
- Inlet invert levels are listed sequentially in clockwise order from outlet.
- Tree diameters are indicative only.
- Survey conducted using TS & GNS5-based methods with an estimated relative accuracy of +/- 0.05 m.
- Refer to Records of Title for easements and other interests.

REVISION	AMENDMENT	DESIGNED:	DATE:
-	-	HV	19/01/21
-	-	DRAWN:	DATE:
-	-	HV	04/02/21
-	-	RELEASED:	DATE:
-	-	ACG	04/02/21
BY			



PROJECT: 182-184 KEPA ROAD, ORAKEI

TOPOGRAPHIC SURVEY

TITLE: LOT 169A DP 50580, SECTION 744/745

NA52B/1079, NA1679/85, NA19D/1477

STATUS: FOR RESOURCE CONSENT	
DRAWING NO:	1000
SCALE & SIZE:	REV:
1:500 @ A3	04/02/21





LEGEND:	
	MINOR CONTOUR
	MAJOR CONTOUR
	EDGE OF SEAL
	KERB INVERT
	TOP OF KERB
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF BANK
	BOTTOM OF BANK
	EDGE OF CONCRETE
	CHANNEL CENTRE
	STREAM
	WATER LEVEL
	DECK
	BUILDING
	DRIPLINE
	EDGE OF VEGETATION
	FENCE
	SEWER PIPE
	STORMWATER PIPE
	EDGE OF METAL
	EAVE
	ROOF RIDGELINE
	BOUNDARY
	ROAD CENTRELINE
	CATCHPIT
	GULLY TRAP
	DOWNPIPE
	VALVE
	SPOT HEIGHT
	FLOOR LEVEL
	WATER METER
	FIRE HYDRANT
	POWER POLE
	SIGN
	LIGHT POLE
	COMMS COVER
	WATER TOBY
	POWER COVER
	UNKNOWN COVER
	TREE
	STAKE
	UNKNOWN MANHOLE
	SEWER MANHOLE
	STORMWATER MANHOLE
	GAS COVER
	GATE
	POWER BOX
	COMMS PLINTH
	TELECOM POLE

NOTES:

- HORIZONTAL DATUM: New Zealand Geodetic Datum 2000 (NZGD 2000)  
Mount Eden 2000 Circuit (ME2000)
- VERTICAL DATUM: Auckland Vertical Datum 1946 (AVD-1946)
- ORIGIN OF COORDINATES:  
Mark name: 4144 SO 53200 (CSLD - Order 4)  
Easting: 405368.032 mE  
Northing: 802001.233 mN
- ORIGIN OF LEVELS:  
Mark name: 4144 SO 53200 (CSLD - Order 3V)  
RL: 57.02 m
- Boundaries and areas are sourced from LINZ (Landonline) and are indicative only.
- Critical levels should be checked on site before commencing detailed design.
- All SW & SS pipe alignments and diameters shown are derived from AC GIS data and require confirmation on site.
- The alignments of SW & SS pipes with connectivity to surveyed manholes (shown as double circles) have been modified to respect the surveyed positions.
- Inlet invert levels are listed sequentially in clockwise order from outlet.
- Tree diameters are indicative only.
- Survey conducted using TS & GNS5-based methods with an estimated relative accuracy of +/- 0.05 m.
- Refer to Records of Title for easements and other interests.

DESIGNED:	DATE:
HV	19/01/21
DRAWN:	DATE:
HV	04/02/21
RELEASED:	DATE:
ACG	04/02/21
BY	
REVISION	AMENDMENT



PROJECT:	182-184 KEPA ROAD, ORAKEI
	TOPOGRAPHIC SURVEY

TITLE:	LOT 169A DP 50580, SECTION 744/745
	NA52B/1079, NA1679/85, NA19D/1477

STATUS:	FOR RESOURCE CONSENT
DRAWING NO:	1001
SCALE & SIZE:	1:500 @ A3
REV:	04/02/21

THIS DRAWING AND DESIGN IS THE PROPERTY OF CIVIX LIMITED. THIS DRAWING MAY NOT BE COPIED OR ALTERED WITHOUT WRITTEN APPROVAL FROM CIVIX LIMITED. NO LIABILITY IS ACCEPTED FOR UNAUTHORISED USE OF THIS DRAWING. LEVELS ARE IN TERMS OF LAND AND SURVEY DATUM





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA19D/1477**  
**Land Registration District** **North Auckland**  
**Date Issued** 22 December 1970

**Prior References**

NA1502/56

---

<b>Estate</b>	Fee Simple
<b>Area</b>	718 square metres more or less
<b>Legal Description</b>	Section 745 Town of Orakei

**Registered Owners**

Michael John Foley, Sandra Janet Alexander and Tristin Grace Wilcox as to a 1/2 share  
Heard Park Trustee Limited as to a 1/2 share

---

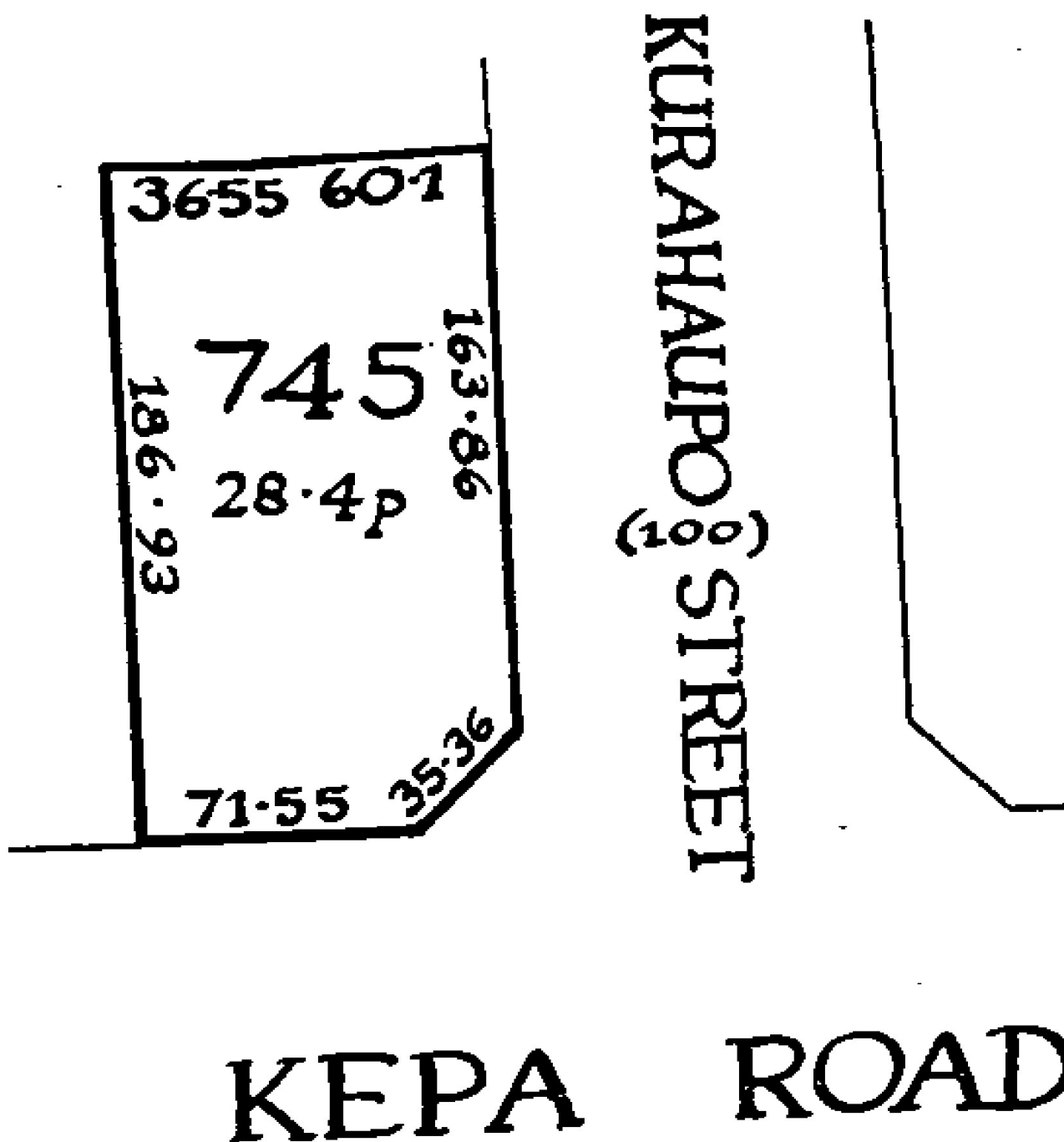
**Interests**

Subject to Section 59 Land Act 1948

8817389.1 Encumbrance to Auckland Council - 4.11.2011 at 2:53 pm

11982345.2 CAVEAT BY MAINSTON PROPERTIES LIMITED - 23.12.2020 at 3:44 pm









**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA52B/1079**  
**Land Registration District** **North Auckland**  
**Date Issued** 21 July 1983

**Prior References**

NA49C/866

---

**Estate** Fee Simple  
**Area** 860 square metres more or less  
**Legal Description** Lot 169A Deposited Plan 50580

**Registered Owners**

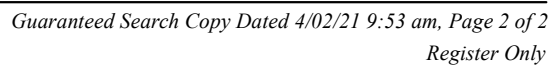
Joan Mary Howells as to a 1/2 share  
Cicero Trustee Services Limited and Carole May Andrews as to a 1/2 share

---

**Interests**

K105387 Certificate that a pipeline for the passage of sewage serves the within land - 12.9.1962 at 10.30 am  
K105388 Certificate that a party wall exists over and serves the within land - 12.9.1962 at 10.33 am  
K105390 Certificate that a right of way exists over and serves the within land - 12.9.1962 at 10.35 am  
11982345.1 CAVEAT BY MAINSTON PROPERTIES LIMITED - 23.12.2020 at 3:44 pm









**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA1679/85**  
**Land Registration District** **North Auckland**  
**Date Issued** 05 October 1959

**Prior References**

NAPR228/86

---

<b>Estate</b>	Fee Simple
<b>Area</b>	673 square metres more or less
<b>Legal Description</b>	Section 744 Town of Orakei

**Registered Owners**

Alison Mary Vette

---

**Interests**

Subject to Section 59 Land Act 1948

10525103.1 Mortgage to ASB Bank Limited - 11.8.2016 at 10:40 am



