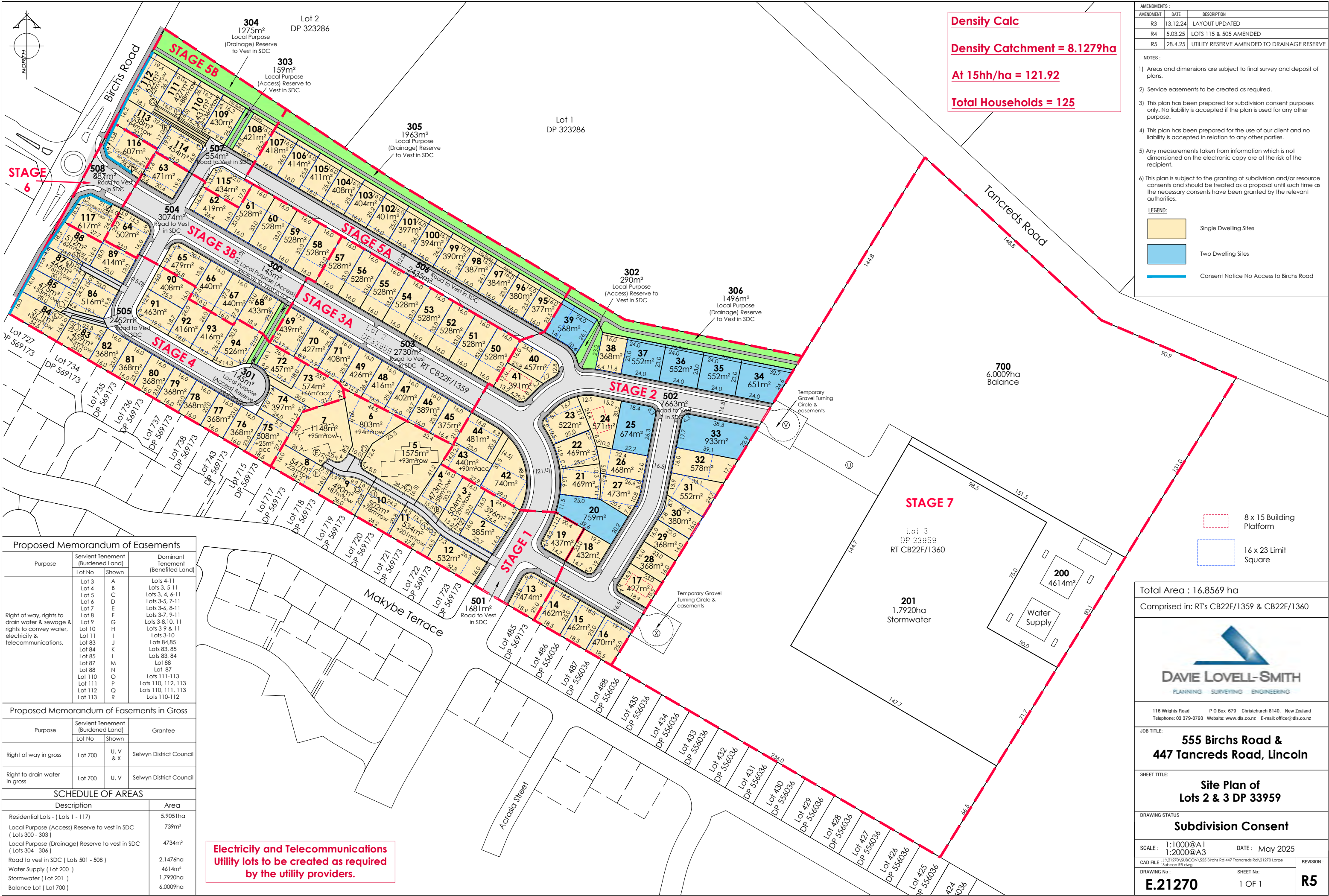




Density Calc

Density Catchment = 8.1279ha

At 15hh/ha = 121.92

Total Households = 125

AMENDMENTS :		
AMENDMENT	DATE	DESCRIPTION
R3	13.12.24	LAYOUT UPDATED
R4	5.03.25	LOTS 115 & 505 AMENDED
R5	28.4.25	UTILITY RESERVE AMENDED TO DRAINAGE RESERVE

NOTES :

1) Areas and dimensions are subject to final survey and deposit of plans.

2) Service easements to be created as required.

3) This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purpose.

4) This plan has been prepared for the use of our client and no liability is accepted in relation to any other parties.

5) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.

6) This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.

LEGEND:

	Single Dwelling Sites
	Two Dwelling Sites
	Consent Notice No Access to Birchs Road

Proposed Memorandum of Easements		
Purpose	Servient Tenement (Burdened Land)	
	Lot No	Shown
Right of way, rights to drain water & sewage & rights to convey water, electricity & telecommunications.	Lot 3	A
	Lot 4	B
	Lot 5	C
	Lot 6	D
	Lot 7	E
	Lot 8	F
	Lot 9	G
	Lot 10	H
	Lot 11	I
	Lot 83	J
	Lot 84	K
	Lot 85	L
	Lot 87	M
	Lot 88	N
	Lot 110	O
	Lot 111	P
	Lot 112	Q
	Lot 113	R
Dominant Tenement (Benefited Land)		
Lots 4-11		
Lots 3, 5-11		
Lots 3, 4, 6-11		
Lots 3-5, 7-11		
Lots 3-6, 8-11		
Lots 3-7, 9-11		
Lots 3-8, 10, 11		
Lots 3-9 & 11		
Lots 3-10		
Lots 84, 85		
Lots 83, 85		
Lots 83, 84		
Lot 87		
Lot 88		
Lots 111-113		
Lots 110, 112, 113		
Lots 110, 111, 113		
Lots 110-112		

Proposed Memorandum of Easements in Gross		
Purpose	Servient Tenement (Burdened Land)	
	Lot No	Shown
Right of way in gross	Lot 700	U, V & X
Right to drain water in gross	Lot 700	U, V

SCHEDULE OF AREAS	
Description	Area
Residential Lots - (Lots 1 - 117)	5.9051ha
Local Purpose (Access) Reserve to vest in SDC (Lots 300 - 303)	739m²
Local Purpose (Drainage) Reserve to vest in SDC (Lots 304 - 306)	4734m²
Road to vest in SDC (Lots 501 - 508)	2.1476ha
Water Supply (Lot 200)	4614m²
Stormwater (Lot 201)	1.7920ha
Balance Lot (Lot 700)	6.0009ha

Electricity and Telecommunications Utility lots to be created as required by the utility providers.

Total Area : 16.8569 ha

Comprised in: RT's CB22F/1359 & CB22F/1360

116 Wrights Road P O Box 679 Christchurch 8140, New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:

555 Birchs Road & 447 Tancred's Road, Lincoln

SHEET TITLE:

Site Plan of Lots 2 & 3 DP 33959

DRAWING STATUS

Subdivision Consent

SCALE: 1:1000@A1 DATE: May 2025
1:2000@A3

CAD FILE: J:\21270\SUBCON\555 Birchs Rd 447 Tancred's Rd\21270 Large Subcon R5.dwg

DRAWING No: SHEET No:

E.21270 1 OF 1

R5