


SURVEYED	RP	27-02-2025	APPROVED	DATE
DESIGNED				
DRAWN	RP	15-08-2025	DM AUGUST 2025	
CAD				
CHECKED	DM	27-08-2025		
REVISION		CHANGES	CHECKED	DATE
A		FOR CONSENT	DM	27-08-25
B		LOT 4 BDY MOVED 1m OFF BUILDINGS	DM	02/10/25

- NOTES
- LEVELS ARE IN TERMS NEW ZEALAND VERTICAL DATUM 2016.
ORIGIN OF LEVELS:
BP 1 50.487150
RL 9.52 m
 - COORDINATES ARE IN TERMS OF NZGD2000 MT PLEASANT CIRCUT.
ORIGIN OF COORDINATES:
IT 10 DP 26759
E12304.57 mN 390865.06 mE
 - THE DATUM LEVEL HAS BEEN TRANSFERRED TO THE SITE USING GPS/GNSS SURVEY EQUIPMENT. WE ESTIMATE THAT THE ACCURACY OF LEVELS SHOWN ON THIS PLAN RELATIVE TO THE COUNCIL DATUM AS BEING +30mm.
 - PROPOSED BOUNDARIES ARE PRELIMINARY ONLY. SUBJECT TO DEVELOPER, COUNCIL AND LINZ APPROVAL. ADJUTING BOUNDARIES HAVE BEEN COPIED FROM LANDLINE.
 - THIS PLAN IS ISSUED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT FROM FRASER THOMAS LTD.
 - RECORD OF TITLE FOR THIS SITE IS CB8A939.
 - THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT FROM FRASER THOMAS LTD.
 - DRAINAGE LINES SHOWN HAVE BEEN SOURCED FROM CANTERBURY MAPS THREE WATERS DATABASE.
 - UNDERLYING LAND TITLE CB8A939, 723m². UNDERLYING LAND APPELLATION LOT 144 DP 17711

CLIENT
44 PROPERTIES LIMITED

PROJECT
**25 TUCKERS ROAD
REDWOOD
CHRISTCHURCH**

TITLE
**PROPOSED SUBDIVISION PLAN
OF LOT 144 DP 17711**



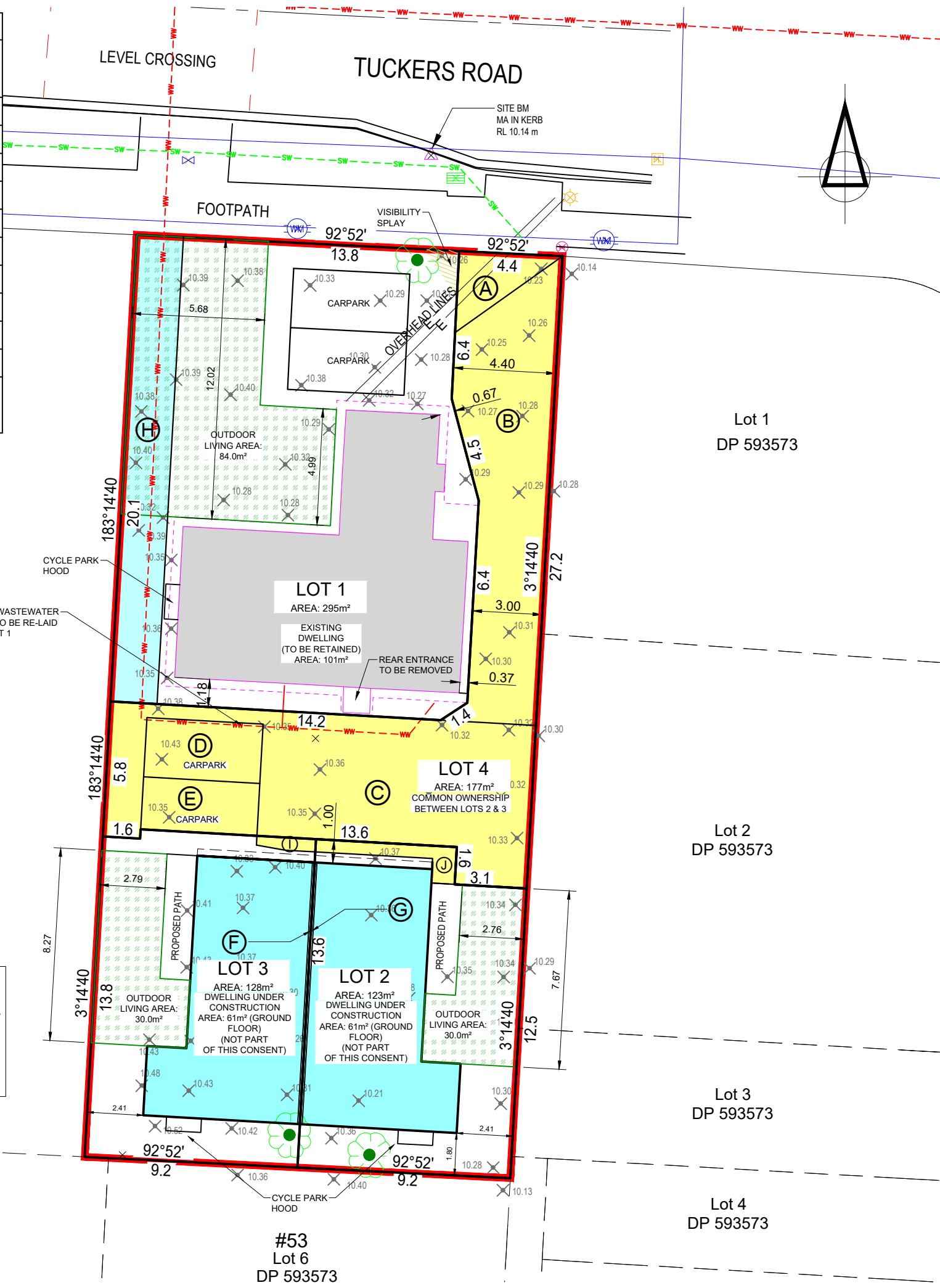
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SCALE	1:200	(A3)
DRAWING No	CH02269-SU-SC-01B	REVISION
SHEET	1 of 1	

Proposed Memorandum of Easements			
PURPOSE	SHOWN	BURDENED LAND (Servient Tenement)	BENEFITED LAND (Dominant Tenement)
RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS	A	LOT 4	LOT 1
	H	LOT 1	LOTS 2 & 3
RIGHT OF WAY AND SERVICES	A,B	LOT 4	LOTS 1,2 & 3
	C	LOT 4	LOTS 2 & 3
	I	LOT 3	LOT 2
	J	LOT 2	LOT 3
RIGHT TO PARK	D	LOT 4	LOT 2
	E	LOT 4	LOT 3
PARTY WALL	F	LOT 3	LOT 2
	G	LOT 2	LOT 3
RIGHT TO DRAIN SEWAGE, WATER	H	LOT 1	LOT 2 & 3

SITE COVERAGE			
LOT #	NET AREA	BUILDING AREA	SITE COVERAGE
LOT 1	295m ²	101m ²	34%
LOT 2	119m ²	61m ²	51%
LOT 3	127m ²	61m ²	48%



AMALGAMATION CONDITION
THAT LOT 4 HEREON (LEGAL ACCESS) IS TO BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES (1/2) BY THE OWNERS OF LOTS 2 & 3 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE ARE TO BE ISSUED IN ACCORDANCE THEREWITH.

#29
Lot 146
DP 17711

#27
Lot 145
DP 17711

#3
Lot 141
DP 19274

#53
Lot 6
DP 593573

Lot 1
DP 593573

Lot 2
DP 593573

Lot 3
DP 593573

Lot 4
DP 593573