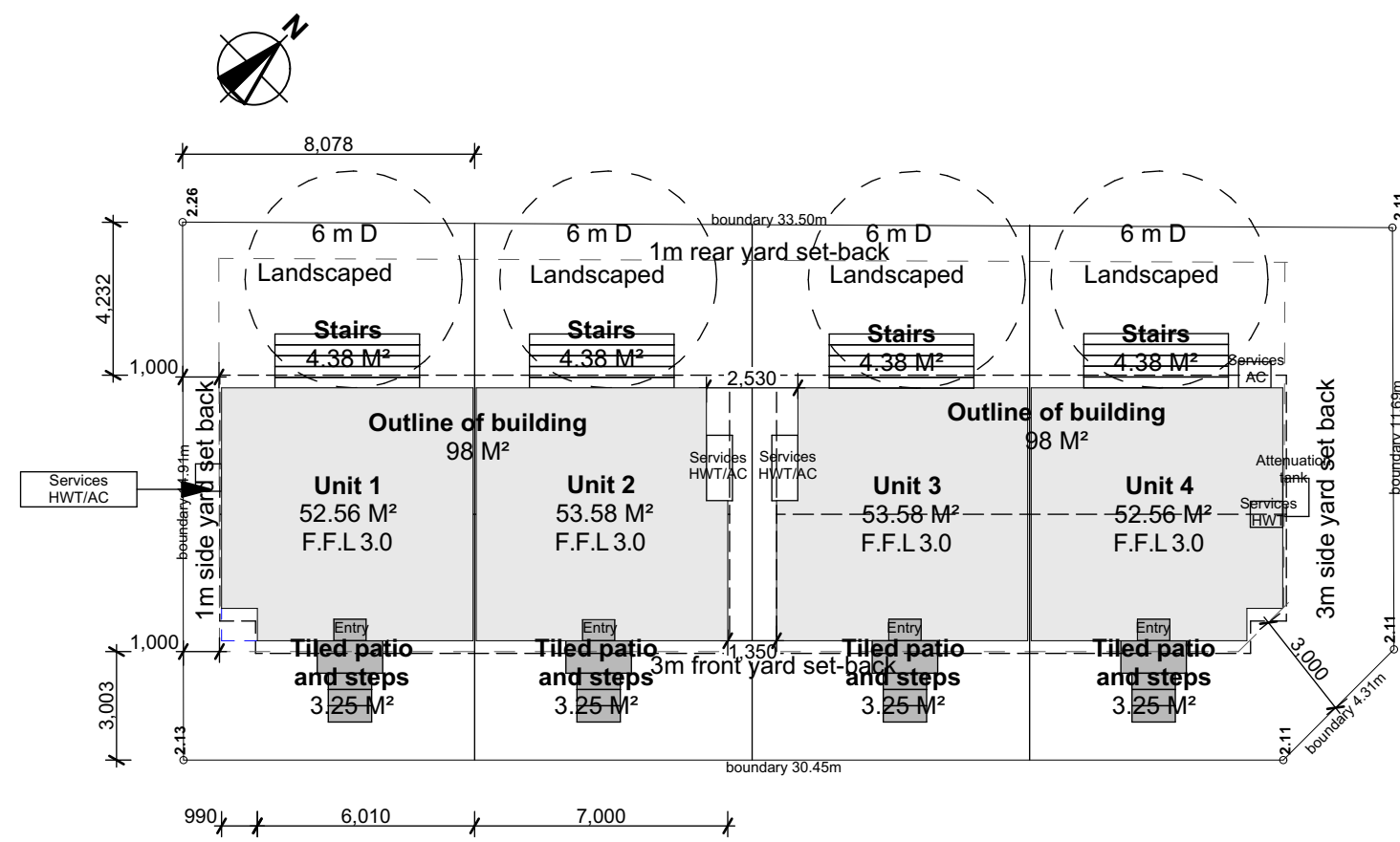


N. M. Lead



Drawing No Order:
L01 - Cover page
L02 - Site plan and town planning
~~L03 - Services plan~~
L04 - Ground floor plan
L05 - Landscape plan
E01 - North/East Elevation
E02 - South/West elevation

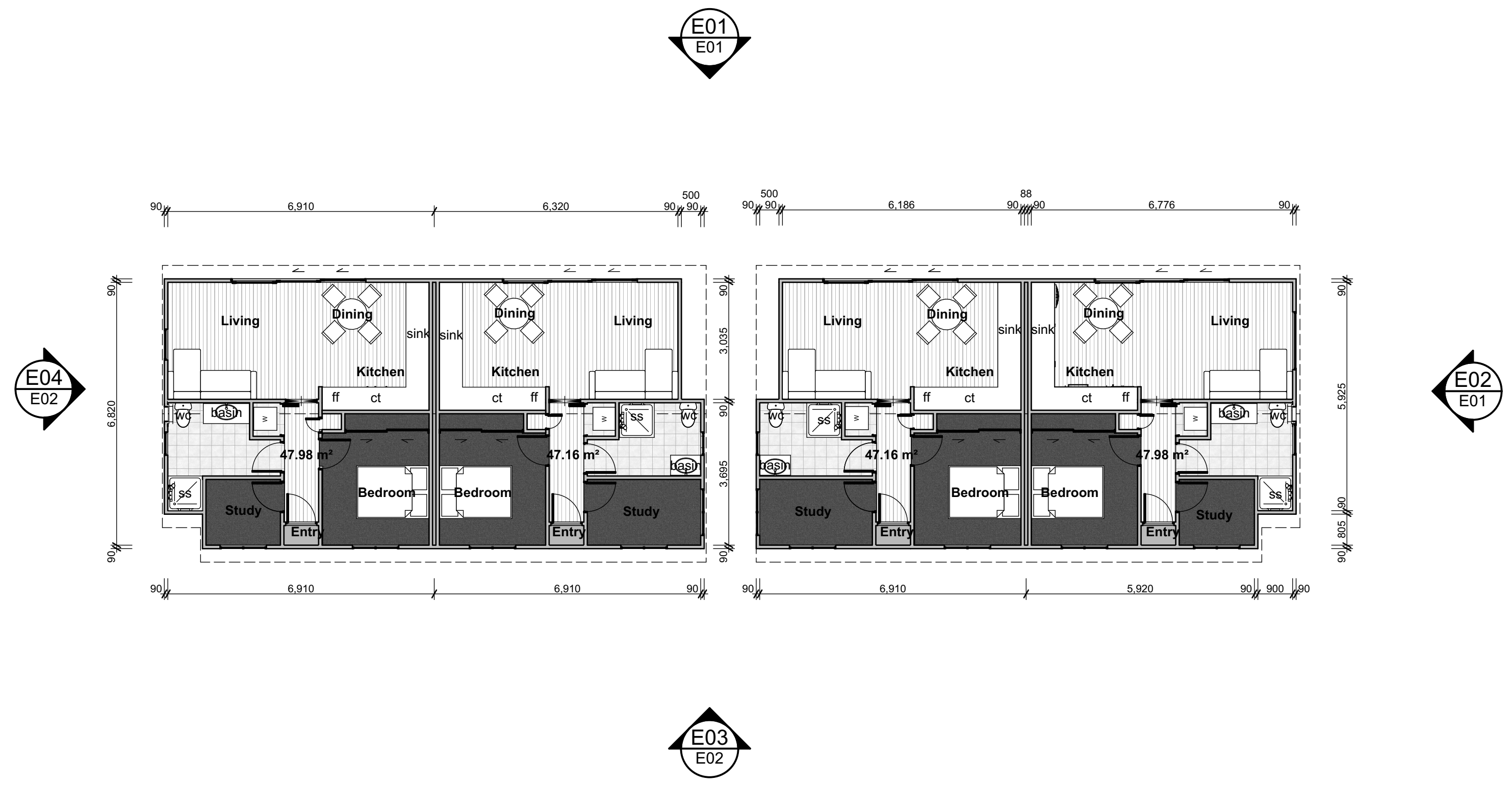
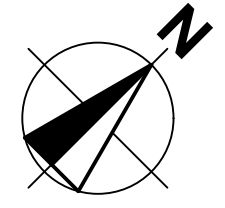


1 Site Plan 1:200

SITE DESCRIPTION	
Full site address	18 Avenue Road, Greenmeadows, Napier
CT Number (Certificate of Title)	HBE3/1365
Legal Description	Lot 3 DP 13184
Zone of site	Main residential
Site area	490 m ²

PLANNING CONTROLS		
Control	Requirement	Compliance
Building height limited	10m	Yes
Height in relation to boundary	3m @ 45 degrees on all sides exc East side	Yes
Minimum front yard area	3m front yard. 40% landscaped permeable surface	Yes
Minimum side yard area	1m side yard	Yes
Minimum rear yard area	1m rear yard	Yes
Open space	50% net site area	Yes
	The maximum area of open space required to be provided on a building site is 100 m ² per dwelling unit	Yes
	Include at least one area capable of containing a 6 metre diameter circle	No
	Have a minimum dimension of 3 metres measured at right angles to the perimeter of the area.	Yes
Minimum landscaped area	right angles to the perimeter of the area.	Yes
Maximum height for front, rear and side fences	1.2 m	Yes

2 Building Controls 1:1

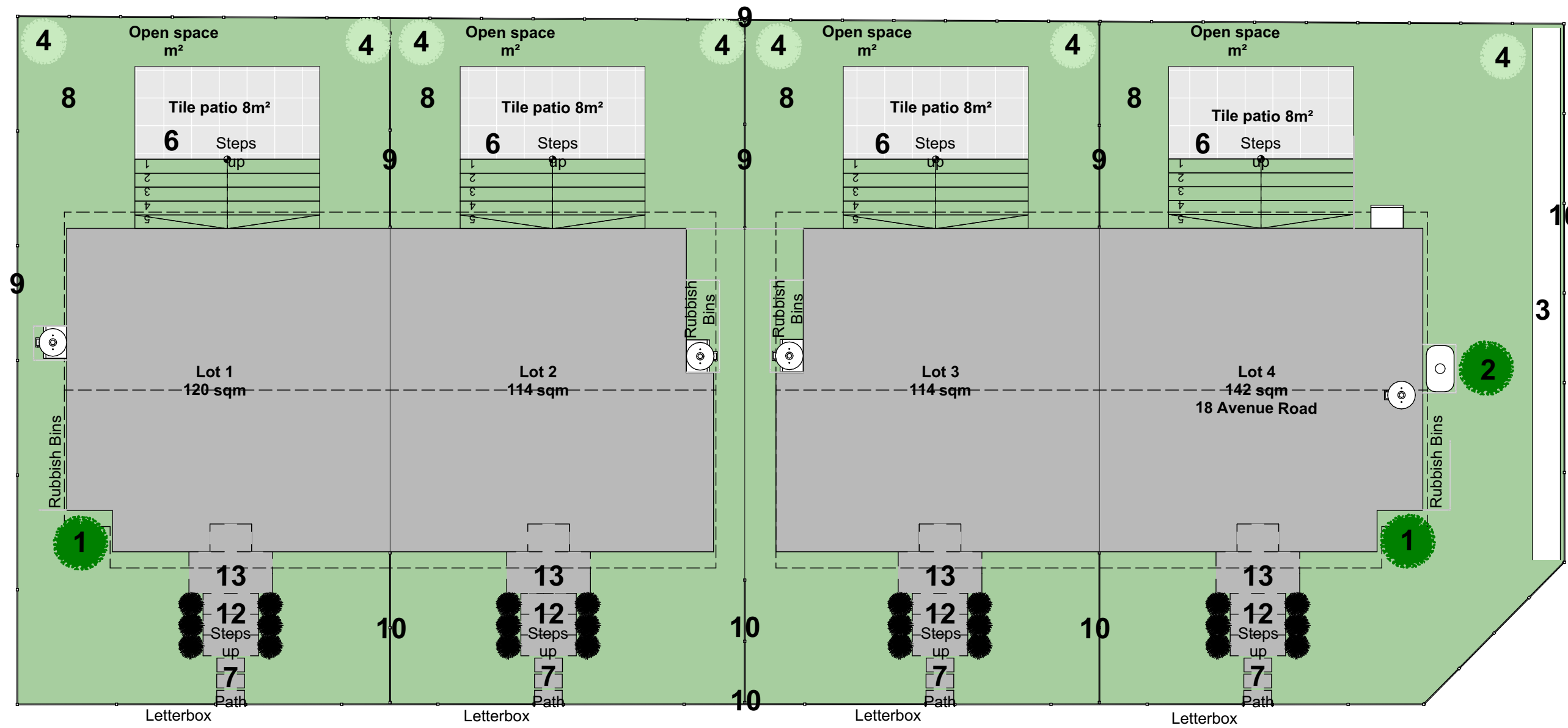


	DRAWN BY: ALICIA JENSEN COMPANY: Southern Hills Homes	PROJECT NAME: 18 AVENUE ROAD, GREENMEADOWS, NAPIER DRAWING TITLE: Townhouses	Layout Number: L04	SCALE @ 1:100	DATE: 27/09/24
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Planner: *N. McLeod*
 Date Approved: 4/10/2024

KEY

1		Kwan Citrus Satsuma Mandarin	7		Grey Paver 600x300
2		Landscape Stars Citrus Lemon Meyer - pruned to 1.2H x 1.2W m	8		Domestic Grass
3		Prunus lusitanica 'Portuguese Laure' - pruned to 1.8 H x .6W m	9		Side, back boundary fences, to keep existing - 1.8m.
4		Magnolia grandiflora 'Little Gem' - pruned to 1 H x 1 W m	10		Street front fences, existing 1m. Proposed 1.2m.
5		Thuja Smaragd - pruned to 1 H x .5W m	11		Trellis in front of rubbish bin - custom built by buider
6		600x600 concrete tile patio to timber steps	12		precast concrete steps and porch
			13		Entrance feature

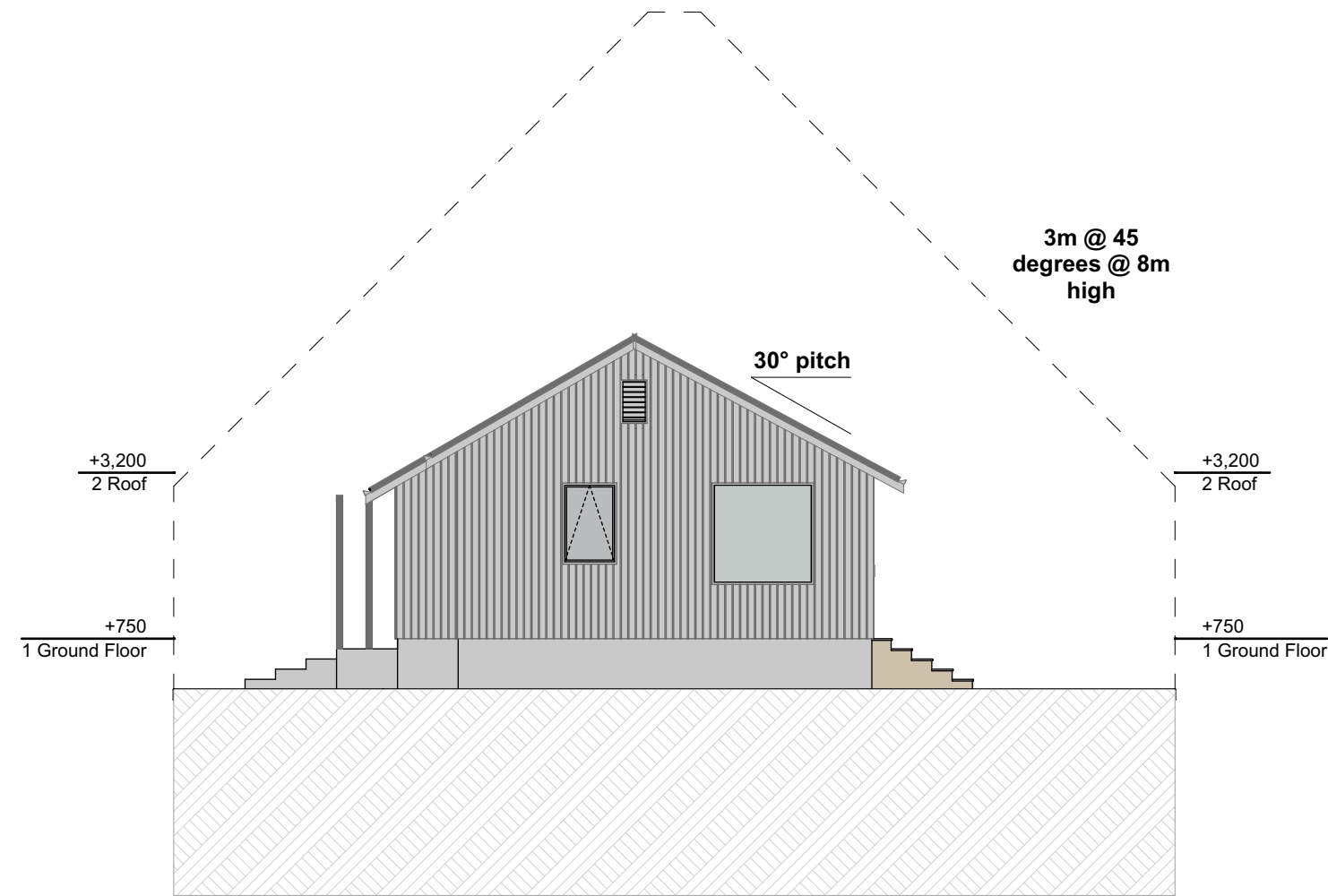




E01

North Elevation

1:100



E02

East Elevation

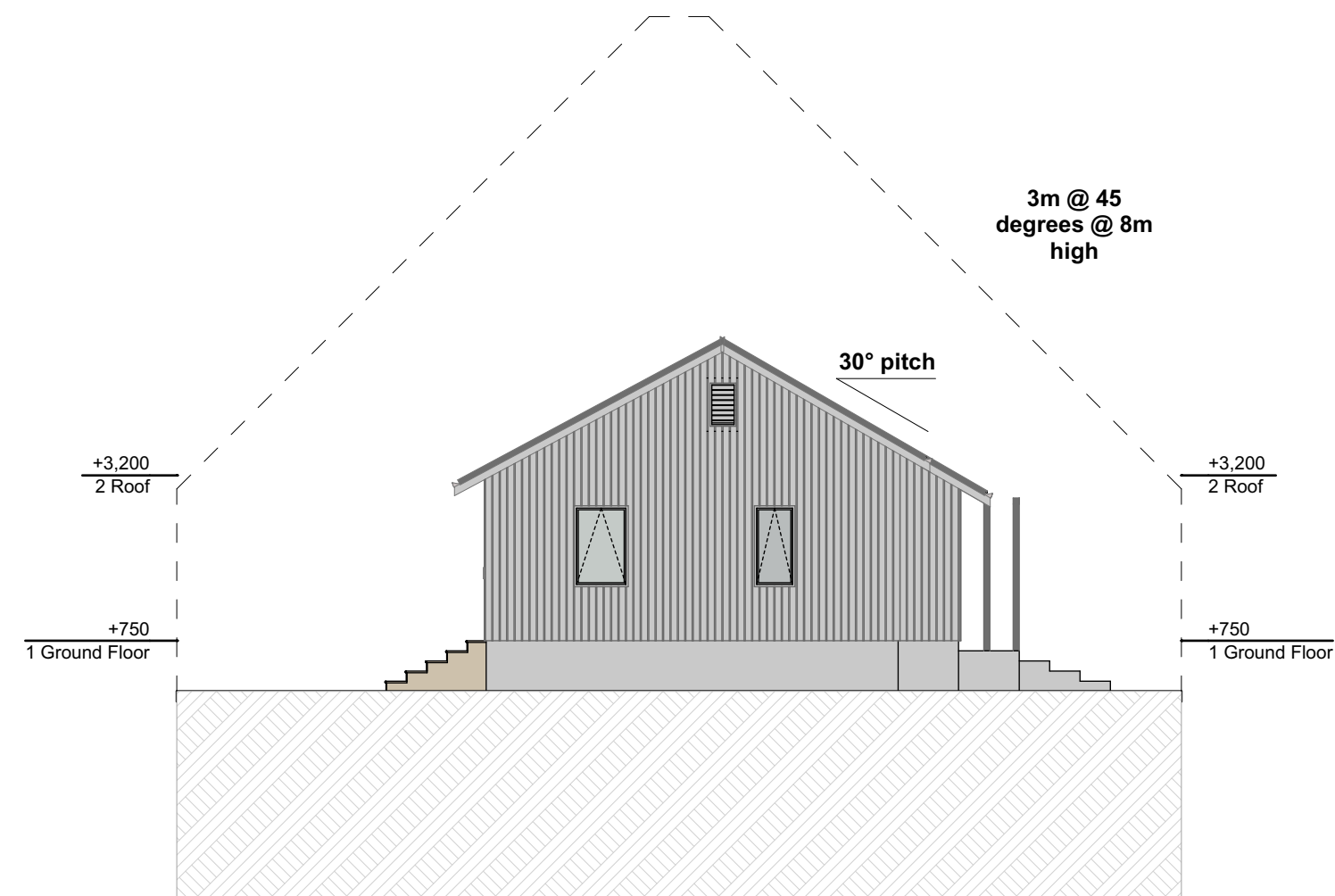
1:100



E03

South Elevation

1:100



E04

West Elevation

1:100

PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	DOMINANT TENEMENT (Benefited Land)
PARTY WALL	A	LOT 1	LOT 2
	B	LOT 2	LOT 1
	C	LOT 3	LOT 4
	D	LOT 4	LOT 3
RIGHT TO DRAIN WATER	E, G, H	LOT 3	LOT 4
	E	LOT 3	LOT 2
RIGHT TO DRAIN SEWAGE	F	LOT 2	LOT 1
	E	LOT 3	LOTS 1 & 2
	H	LOT 3	LOT 4



LOCAL AUTHORITY : NAPIER CITY
 ZONING : MAIN RESIDENTIAL
 TOTAL AREA : 490m²
 COMPRISED IN : RT HBE3/1365
 REGISTERED OWNERS : SOUTHERN HILLS HOMES LTD

NOTE:
 1. AERIAL PHOTO OBTAINED FROM LINZ LDS AND MAY CONTAIN DISTORTION (FLOWN 2022).
 2. SEE DESIGNERS PLAN V12 FOR STEPS AND PATIO TO REPLACE DECKS FOR EACH UNIT.

NAPIER CITY COUNCIL APPROVED

Subdivision Planner: *N. McKay*
 Date Approved: 4/10/2024
 Authorised Officer: *N. McKay*
 Date Authorised: 4/10/2024

SCHEME PLAN No. RMS240050

This plan has been prepared for the purpose of obtaining a Resource Consent pursuant to the provisions of the Resource Management Act 1991. Unauthorised copying or use of this plan for any other purpose is not permitted without the prior consent of Surveying The Bay Ltd. Areas and dimensions shown on this plan are approximate only and are subject to confirmation by survey.

CLIENT: SOUTHERN HILLS HOMES LTD
PROJECT: PROPOSED SUBDIVISION OF LOT 3 DP 13184 18 AVENUE ROAD GREENMEADOWS, NAPIER

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PROPOSED EASEMENT IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	GRANTEE
RIGHT TO DRAIN SEWAGE	G	LOT 3	NAPIER CITY COUNCIL

TITLE: SUBDIVISION CONSENT PLAN
SCALE: 1: 150 @ A3
DATE: SEPTEMBER 2024 **DRAWN BY:** MT, PT & AM
DRAWING NO: 6495-1 **REVISION:** B **SHEET:** 1/1