



NAPIER CITY COUNCIL
APPROVED
Subdivision Planner: N. McLeod
Date Approved: 11/11/2024
Authorised Officer: N. McLeod
Date Authorised: 11/11/2024

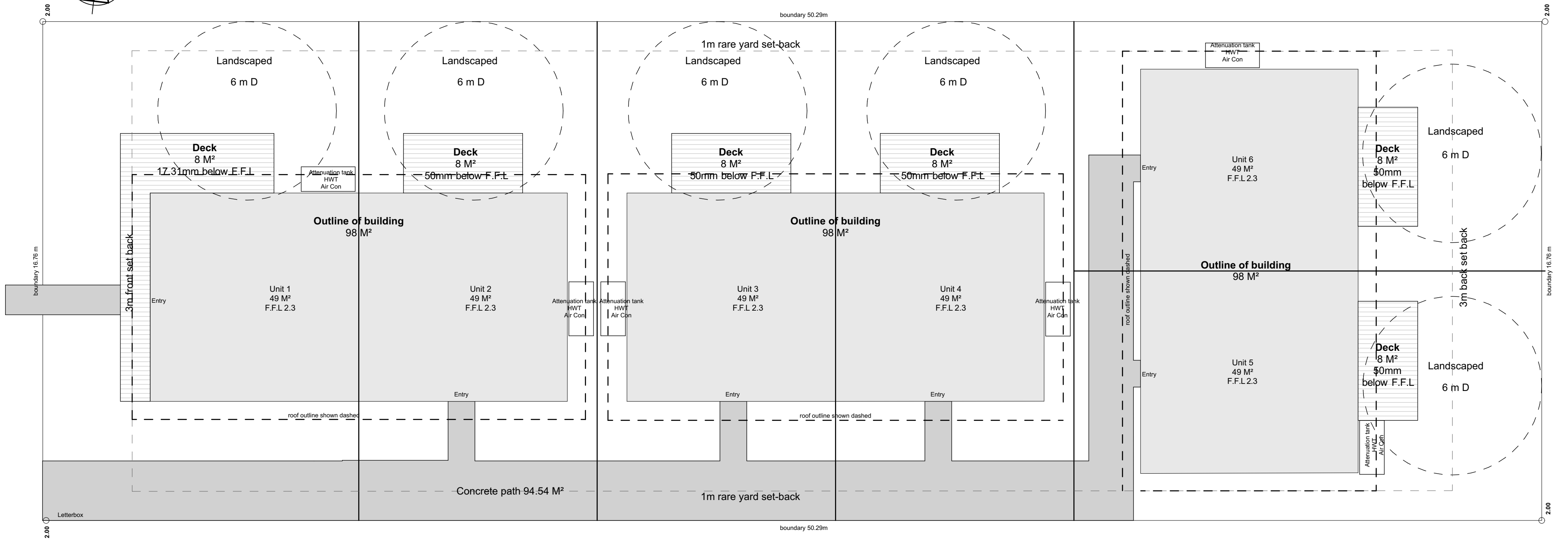
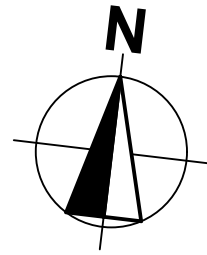
Southern Hills 

DRAWN BY: ALICIA JENSEN
COMPANY: Southern Hills Homes

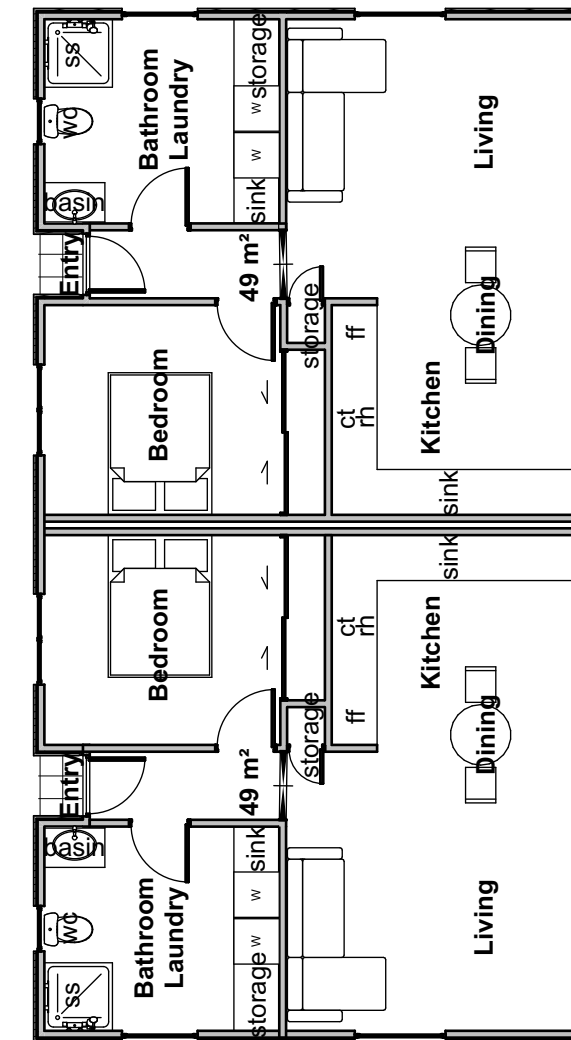
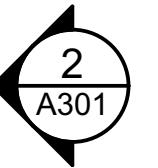
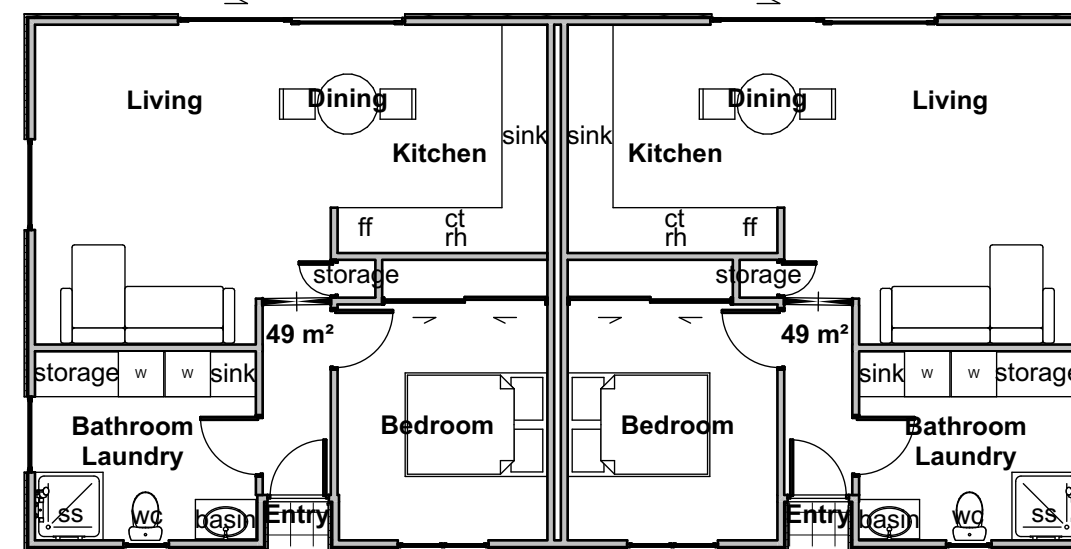
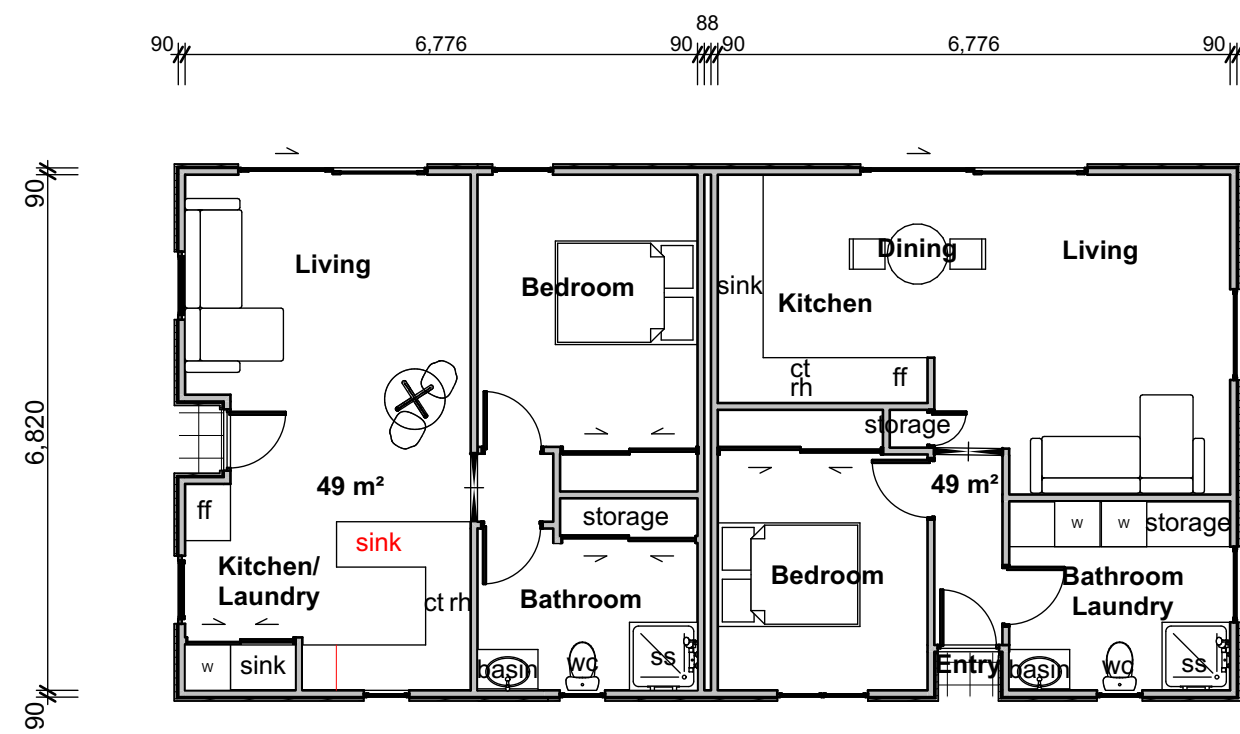
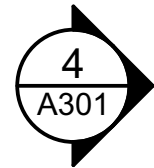
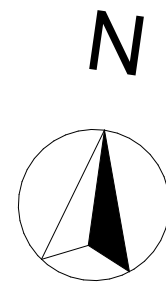
PROJECT NAME: 18 BEDFORD ROAD, MAREWA, NAPIER
DRAWING TITLE: Townhouses

SCALE @
1:1

DATE:
07/09/24



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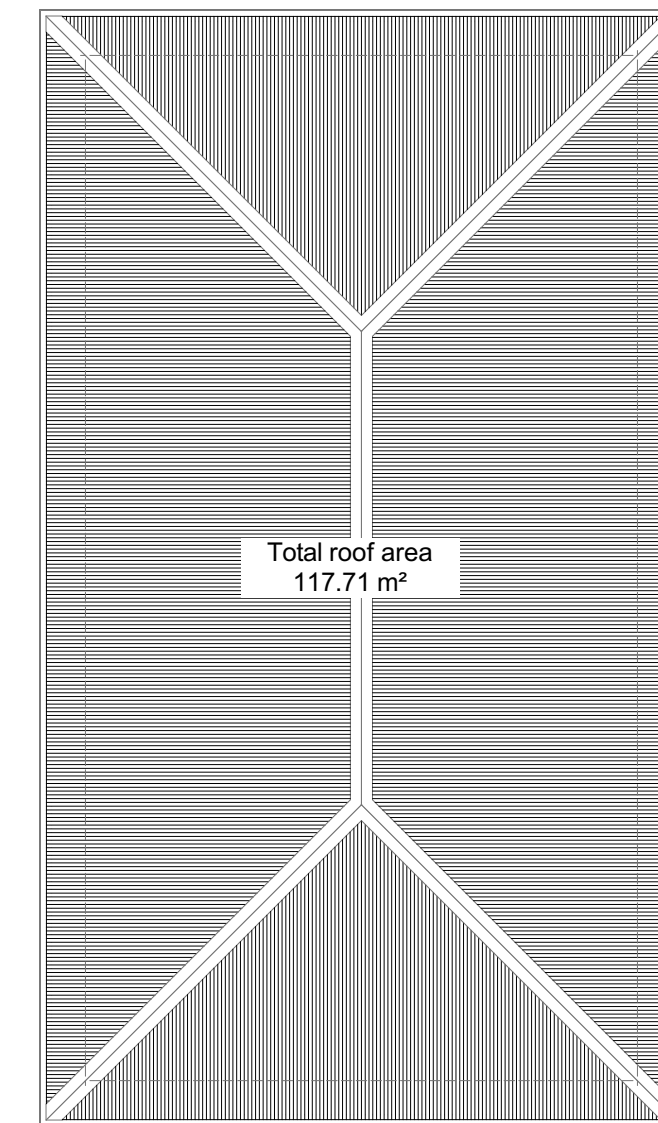
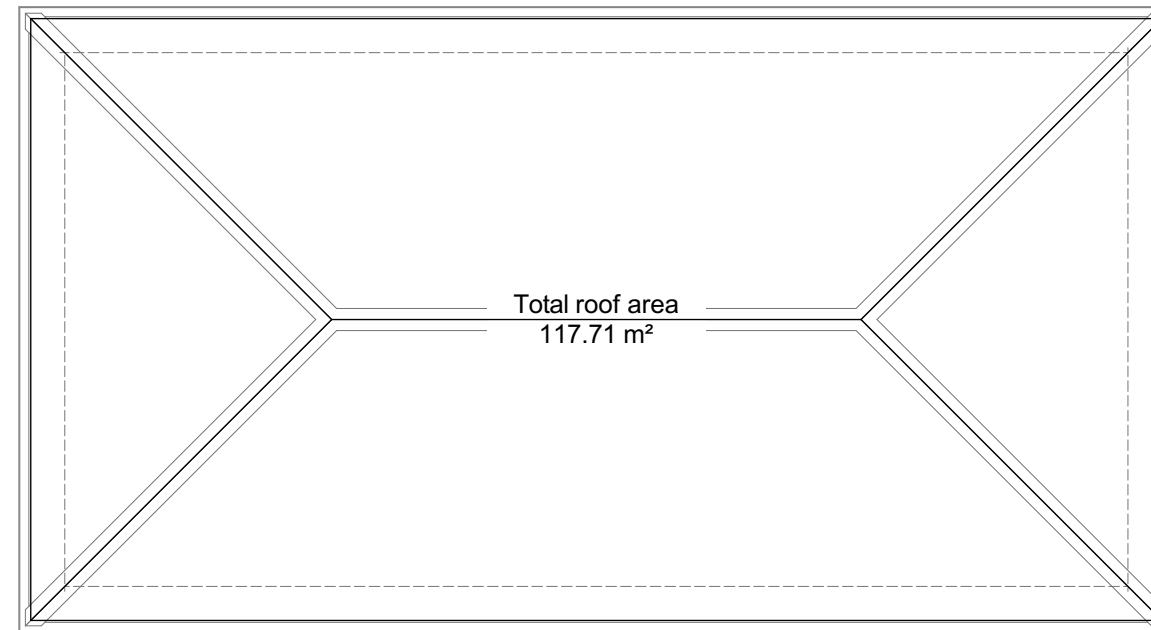
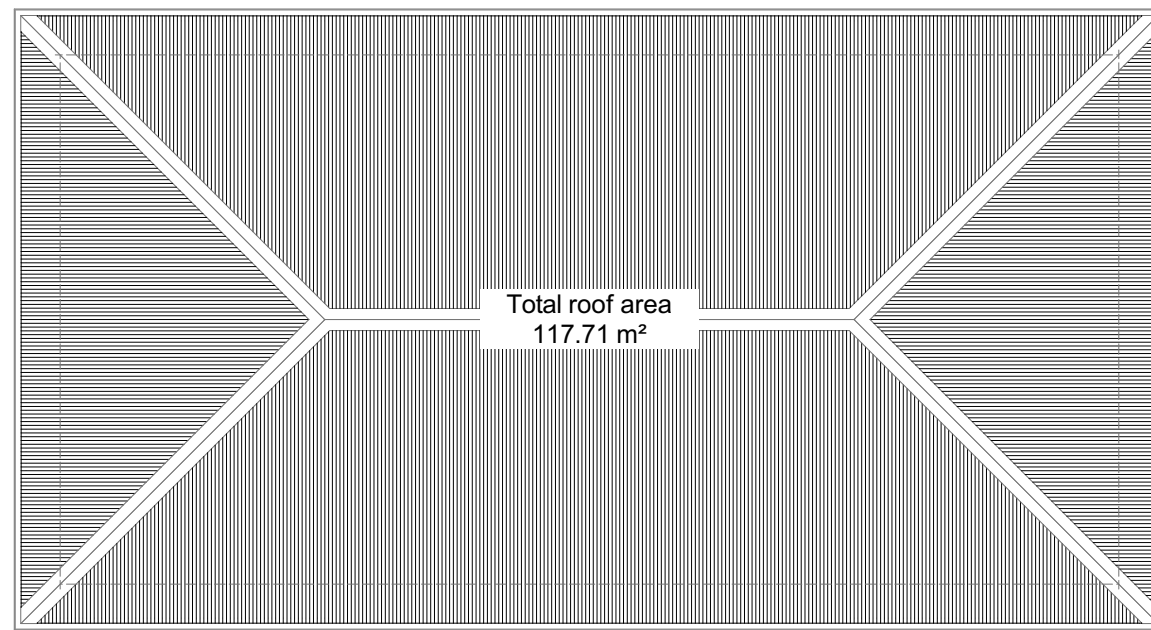
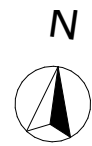
Ground Floor

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1:100



1

Roof

1:100

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Southern Hills 

DRAWN BY: ALICIA JENSEN
COMPANY: Southern Hills Homes

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DRAWING TITLE: Townhouses

SCALE @
1:100

DATE:
07/09/24

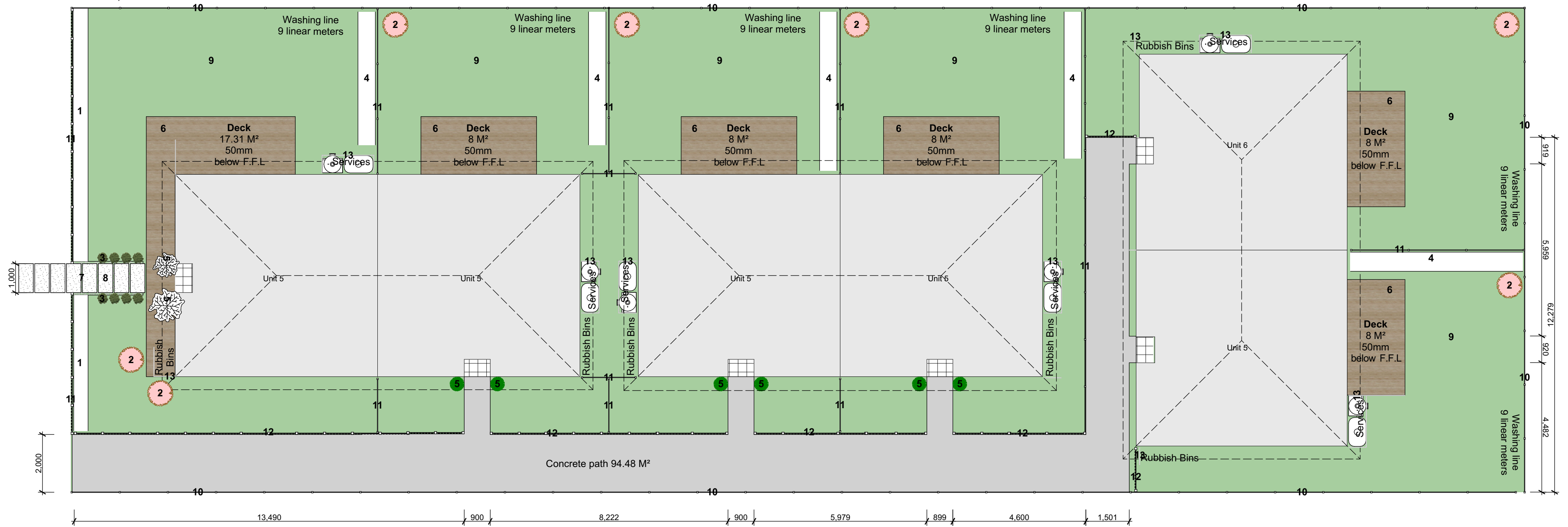
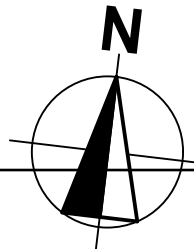
KEY


1	Pittosporum 'Hedgehog'	6	 140mm timber decking to draftsmens specification	11	 Section fence - 1.2m
2	Hydrangea Blue Deckle	7	 White Lime Aggregate	12	 Picket fence - 1m
3	Lavandula angustifolia 'Blue Mountain'	8	 Grey Paver 600x300	13	 Trellis in front of rubbish bin and services - custom built by buider
4	Prunus lusitanica Portuguese Laurel	9	 Tiger Turf or Domestic Grass tbc		
5	Thuja Smaragd 3.3L Pot	10	 Side and back boundary fence - 1.8m		

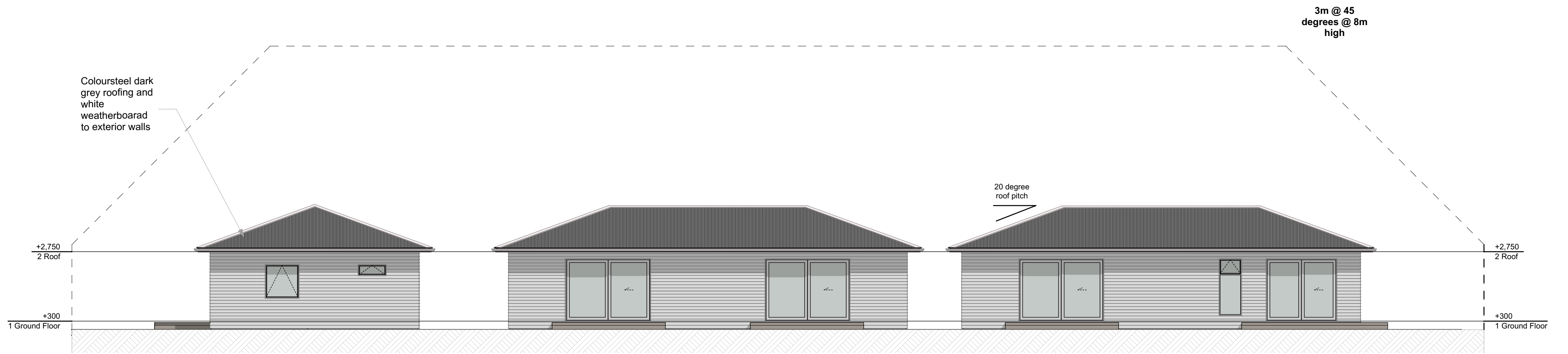
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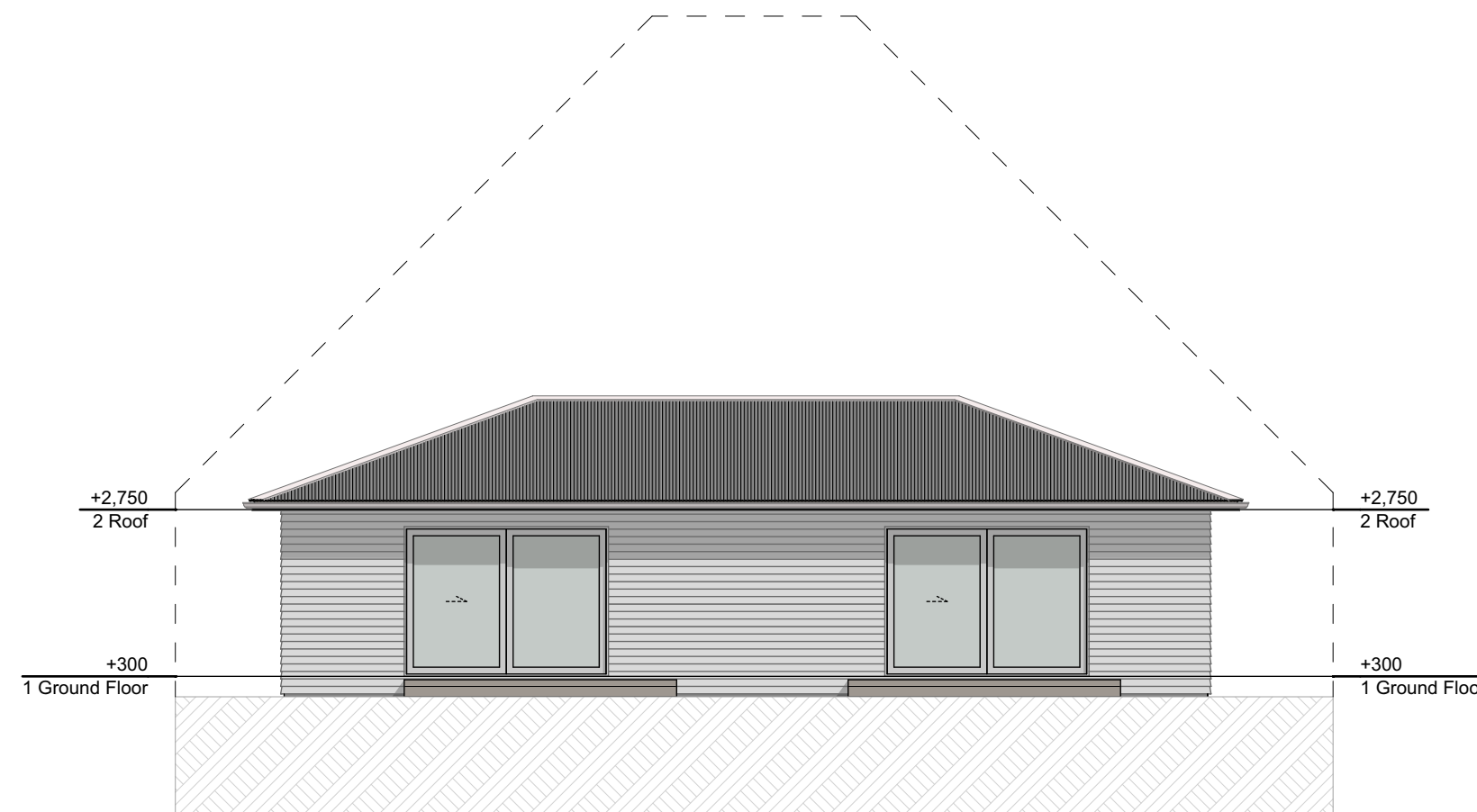
	DRAWN BY: ALICIA JENSEN COMPANY: Southern Hills Homes	PROJECT NAME: 18 BEDFORD ROAD, MAREWA, NAPIER DRAWING TITLE: Townhouses	SCALE @ 1:100	DATE: 07/09/24



North Elevation

1

1:100



East Elevation

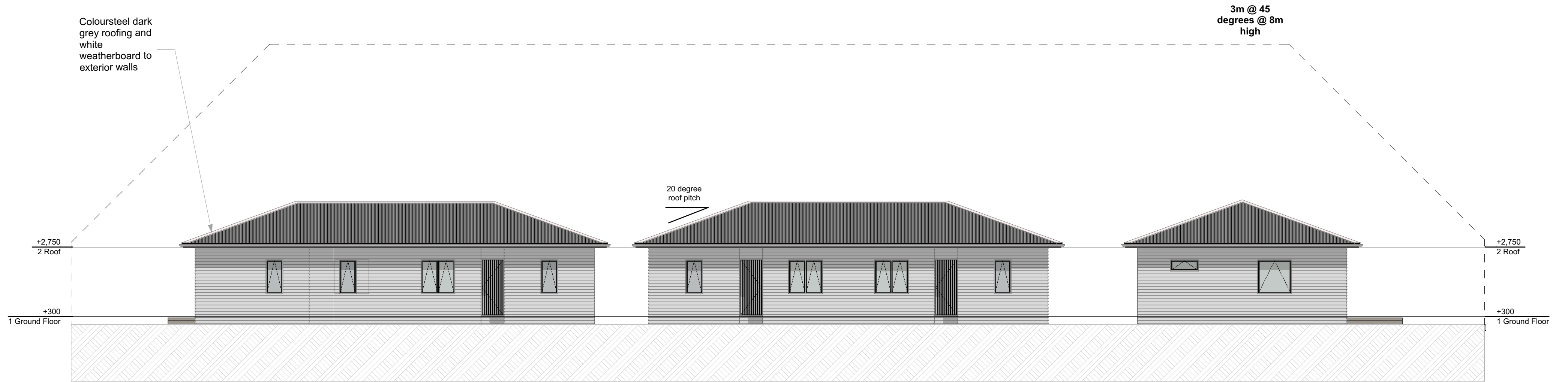
2

1:100

**NAPIER CITY COUNCIL
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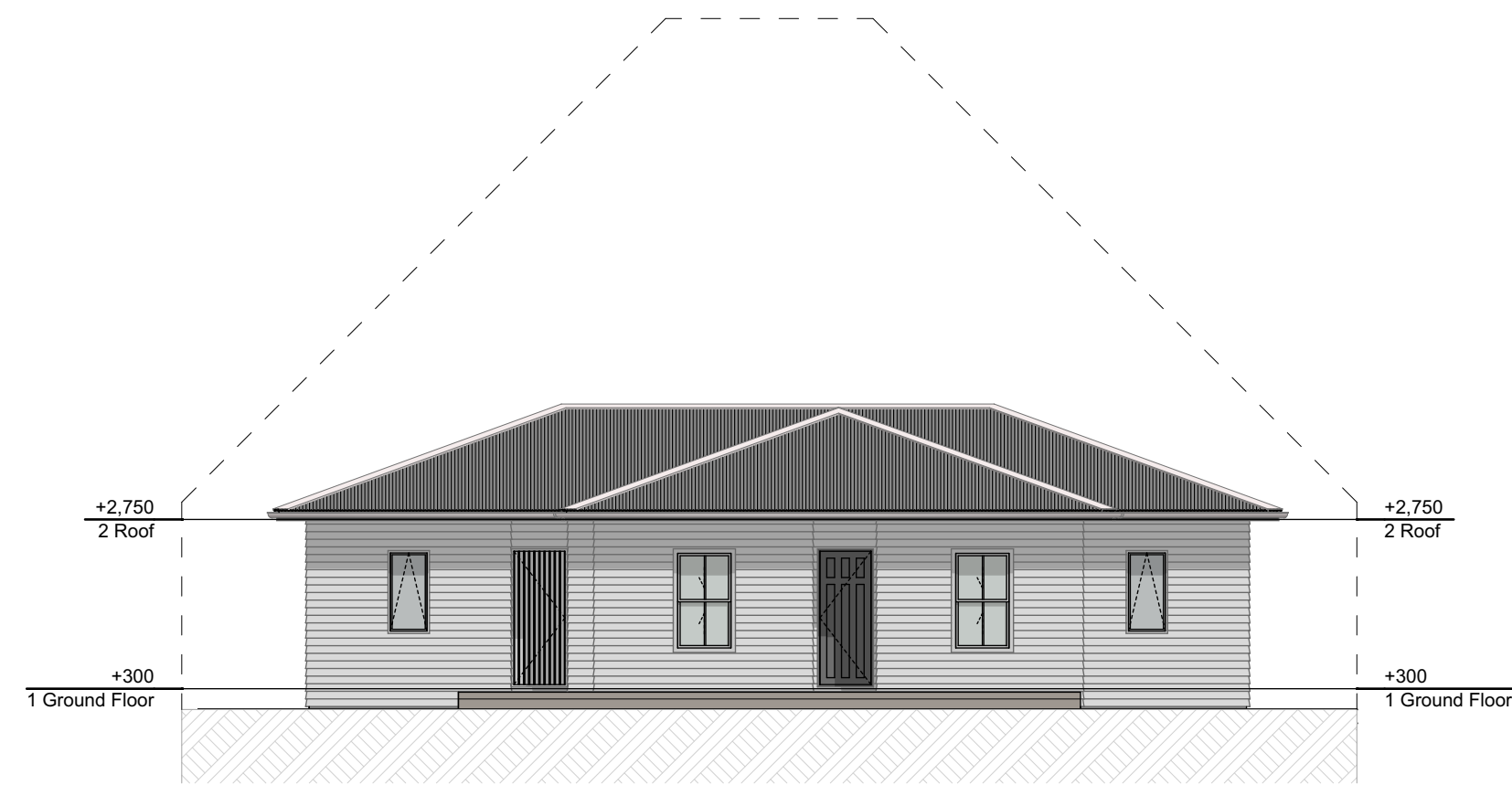
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1

South Elevation

1:100



2

West Elevation

1:100

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Southern Hills 

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COMPANY: Southern Hills Homes

PROJECT NAME: 18 BEDFORD ROAD, MAREWA, NAPIER
DRAWING TITLE: Townhouses

SCALE @
1:100

DATE:
07/09/24

LOCAL AUTHORITY : NAPIER CITY
 ZONING : MAIN RESIDENTIAL
 TOTAL AREA : 843m²
 COMPRISED IN : RT HB204/68
 REGISTERED OWNERS : ER THORP

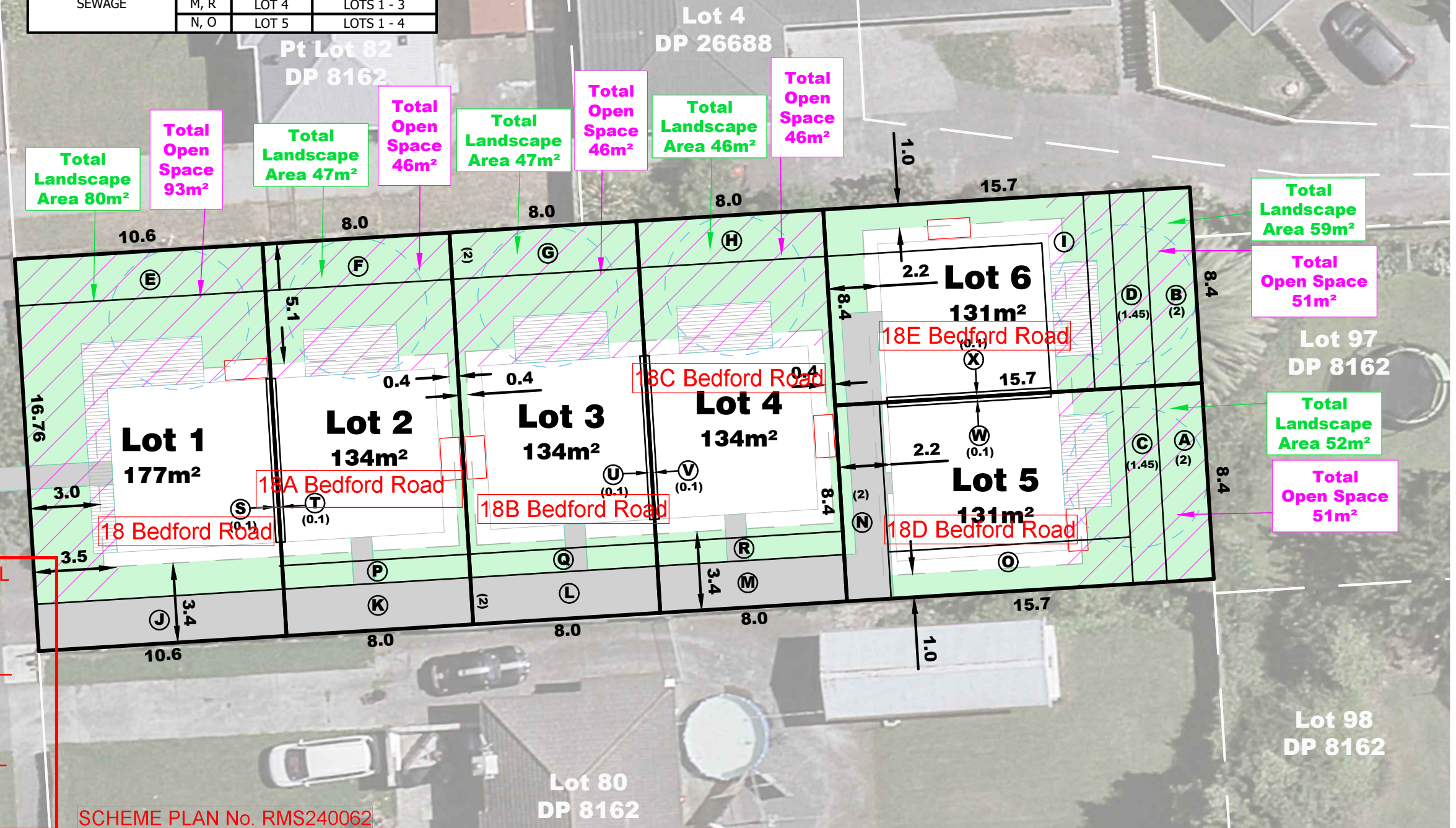
PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	DOMINANT TENEMENT (Benefited Land)
RIGHT TO DRAIN WATER	E	LOT 1	LOTS 2 - 6
	F	LOT 2	LOTS 3 - 6
	G	LOT 3	LOTS 4 - 6
	H	LOT 4	LOTS 5 & 6
	I	LOT 6	LOT 5
	J	LOT 1	LOTS 2 - 6
RIGHTS TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	K	LOT 2	LOTS 3 - 6
	L	LOT 3	LOTS 4 - 6
	M	LOT 4	LOTS 5 & 6
	N	LOT 5	LOT 6
RIGHT TO DRAIN SEWAGE	K, P	LOT 2	LOT 1
	L, Q	LOT 3	LOTS 1 & 2
	M, R	LOT 4	LOTS 1 - 3
	N, O	LOT 5	LOTS 1 - 4

PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	DOMINANT TENEMENT (Benefited Land)
PARTY WALL	S	LOT 1	LOT 2
	T	LOT 2	LOT 1
	U	LOT 3	LOT 4
	V	LOT 4	LOT 3
	W	LOT 5	LOT 6
	X	LOT 6	LOT 5

PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	GRANTEE
RIGHT TO DRAIN SEWAGE	A, C	LOT 5	NAPIER CITY COUNCIL
	B, D	LOT 6	

EXISTING EASEMENTS IN GROSS				
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	GRANTEE	CREATING DOCUMENT
RIGHT TO DRAIN SEWAGE	A	LOT 5	NAPIER CITY COUNCIL	141894
	B	LOT 6		

NOTE:
 LOTS 1 - 6 SUBJECT TO PARTY WALL EASEMENTS ON COMMON WALLS AND RIGHT TO DRAIN WATER EASEMENTS FOR ROOF WATER AS APPROPRIATE.



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Subdivision
 Planner: *N. McKay*
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 Officer: *N. McKay*
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SCHEME PLAN No. RMS240062

SURVEYING THE BAY
 HAWKES BAY | NEW ZEALAND

PO Box 611, Hastings, NZ
 Phone: +64 6 870 4048 or 0800 787 842
 Fax: +64 6 870 4042
 info@surveyingthebay.co.nz
 www.surveyingthebay.co.nz

NOTE:
 AERIAL PHOTO OBTAINED FROM LINZ LDS AND MAY CONTAIN DISTORTION (FLOWN 2022).

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: SPEEDY

PROJECT: PROPOSED SUBDIVISION OF LOT 81 DP 8162
 18 BEDFORD ROAD, MAREWA

TITLE: SUBDIVISION CONSENT PLAN

SCALE: 1: 200 @ A3
DATE: OCTOBER 2024
DRAWING NO: 6560-1
REVISION: B
SHEET: 1/2

LOCAL AUTHORITY : NAPIER CITY
 ZONING : MAIN RESIDENTIAL
 TOTAL AREA : 843m²
 COMPRISED IN : RT HB204/68
 REGISTERED OWNERS : ER THORP

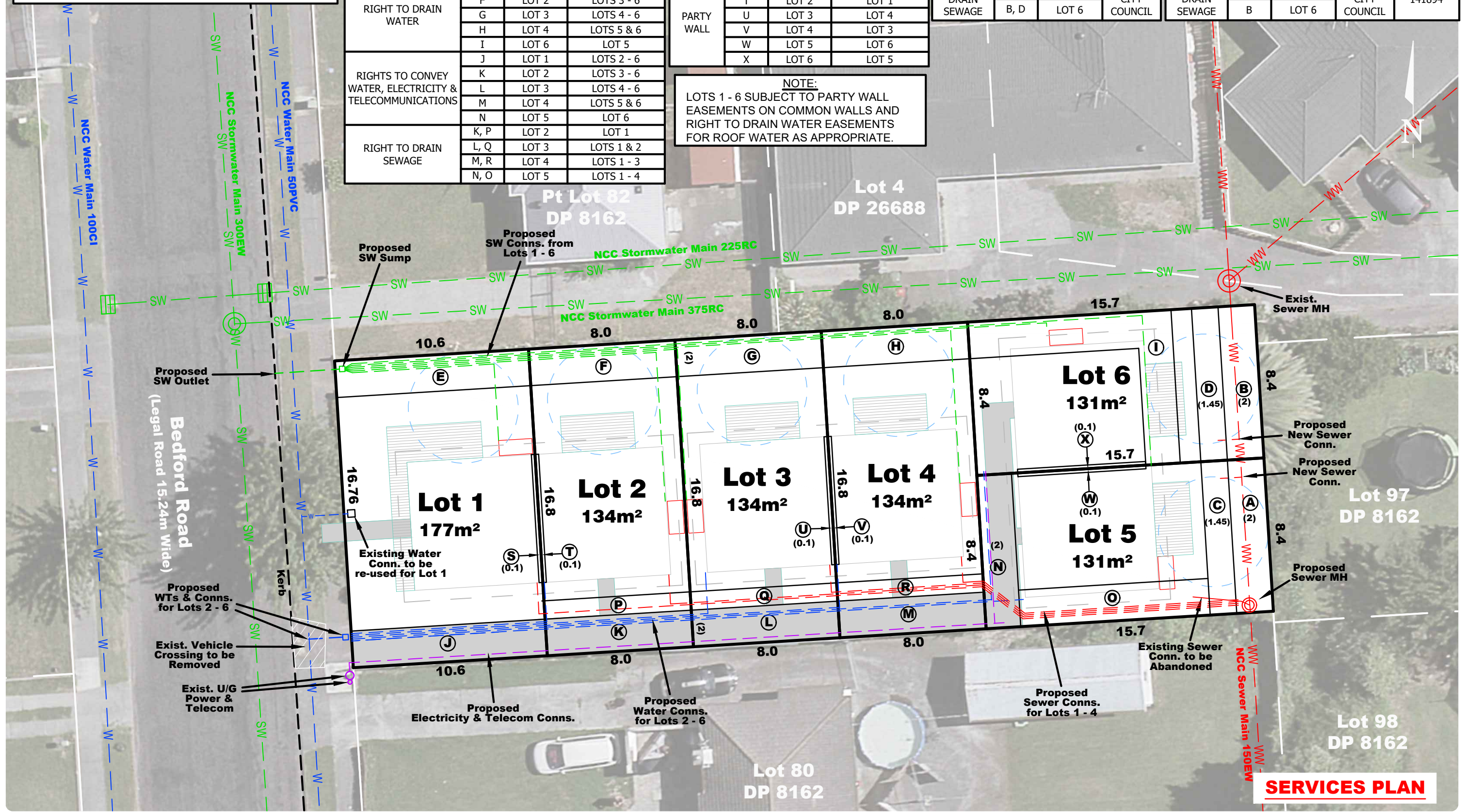
PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	DOMINANT TENEMENT (Benefited Land)
RIGHT TO DRAIN WATER	E	LOT 1	LOTS 2 - 6
	F	LOT 2	LOTS 3 - 6
	G	LOT 3	LOTS 4 - 6
	H	LOT 4	LOTS 5 & 6
	I	LOT 6	LOT 5
RIGHTS TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	J	LOT 1	LOTS 2 - 6
	K	LOT 2	LOTS 3 - 6
	L	LOT 3	LOTS 4 - 6
	M	LOT 4	LOTS 5 & 6
	N	LOT 5	LOT 6
RIGHT TO DRAIN SEWAGE	K, P	LOT 2	LOT 1
	L, Q	LOT 3	LOTS 1 & 2
	M, R	LOT 4	LOTS 1 - 3
	N, O	LOT 5	LOTS 1 - 4

PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	DOMINANT TENEMENT (Benefited Land)
PARTY WALL	S	LOT 1	LOT 2
	T	LOT 2	LOT 1
	U	LOT 3	LOT 4
	V	LOT 4	LOT 3
	W	LOT 5	LOT 6
	X	LOT 6	LOT 5

PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	GRANTEE
RIGHT TO DRAIN SEWAGE	A, C	LOT 5	NAPIER CITY COUNCIL
	B, D	LOT 6	

EXISTING EASEMENTS IN GROSS				
PURPOSE	SHOWN	SERVIENT TENEMENT (Burdened Land)	GRANTEE	CREATING DOCUMENT
RIGHT TO DRAIN SEWAGE	A	LOT 5	NAPIER CITY COUNCIL	141894
	B	LOT 6		

NOTE:
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SERVICES PLAN

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TITLE: SUBDIVISION CONSENT PLAN
SCALE: 1: 200 @ A3
DATE: OCTOBER 2024
DRAWING NO: 6560-1
REVISION: B
SHEET: 2/2