

CONSENT
GRANTED
29/06/2021

HUTT CITY COUNCIL

STYX RD
(50)

Communal Rubbish Collection

HUTT CITY
TE ANO KAIHAKA

KC

2 Johnston Grove

2A Johnston Grove



DISCLAIMER:
THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSES AGREED BY ENVIVO LTD AND ITS CLIENTS.
ENVIVO LTD ACCEPTS NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR, OR IN RESPECT OF, ANY USE OF, OR RELIANCE UPON THIS DRAWING BY ANY THIRD PARTY.
SCALE WITH CAUTION. THIS DRAWING MAY HAVE DEFORMED DURING REPRODUCTION. IF CLARITY IS REQUIRED, REFER TO ENGINEER.
THE CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE THE COPYRIGHT OF ENVIVO LTD. USE OR COPYING OF THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF ENVIVO LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

NOTES:

- BOUNDARY DIMENSIONS SHOWN ARE SUBJECT TO SURVEY APPROVAL BY LAND INFORMATION NEW ZEALAND.
- PUBLIC AND PRIVATE DRAINAGE INFORMATION IS NOT SHOWN ON THIS PLAN.
- UTILITIES INFORMATION IS NOT SHOWN ON THIS PLAN.
- ADDITIONAL EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN.
- AREAS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

CONCEPT DESIGN

PROPOSED MEMORANDUM OF 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
	E	LOT 5	LOT 6
	F	LOT 6	LOT 5
	G	LOT 6	LOT 7
	H	LOT 7	LOT 6
	I	LOT 7	LOT 8
	J	LOT 8	LOT 7
	K	LOT 8	LOT 9
	L	LOT 9	LOT 8
	M	LOT 9	LOT 10
	N	LOT 10	LOT 9
	O	LOT 10	LOT 11
	P	LOT 11	LOT 10
	Q	LOT 11	LOT 12
	R	LOT 12	LOT 11
	S	LOT 13	LOT 14
	T	LOT 14	LOT 13
	U	LOT 14	LOT 15
	V	LOT 15	LOT 14
	W	LOT 16	LOT 17
	X	LOT 17	LOT 16
	Y	LOT 17	LOT 18
	Z	LOT 18	LOT 17
ZA	LOT 18	LOT 19	
ZB	LOT 19	LOT 18	
RIGHT OF WAY ON FOOT	PA	LOT 2	LOTS 1 & 3-19
	PB	LOT 4	LOTS 1-3 & 5-19

SCHEDULE OF EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOCUMENT
RIGHT OF WAY	XA	LOT 13	10415814.2
	XB	LOT 14	
	XC	LOT 20	

AMALGAMATION CONDITIONS
(Pursuant to s220 Resource Management Act 1991)

THAT LOT 20 HEREOF (LEGAL ACCESS & COMMON AREA) BE HELD AS TO NINETEEN UNDIVIDED ONE NINETEENTH SHARE BY THE OWNERS OF LOTS 1-19 HEREOF AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

Existing right of way,
Area A DP 493226, in
favour of Lots 1 & 2
DP 493226

Existing right of way,
Area B DP 493226, in
favour of Lot 1 DP 85872

1
DP 493226
58 Johnston Grove

2
DP 493226
5A Johnston Grove

Scale m

0 1.25 2.5 3.75 5 6.25 12.5

LEGEND

PROPOSED LOT BOUNDARIES

ROAD BOUNDARIES

ARBITRARY BOUNDARIES

PROPOSED EASEMENT BOUNDARIES

MEASUREMENTS (METRES)

25.67

EXISTING BUILDINGS (EXTERIOR CLADDING)

EXISTING WASTE WATER LINE

EXISTING STORM WATER LINE

EXISTING WATER SUPPLY LINE

EXISTING POWER LINE/UG CABLE

EXISTING COMMS LINE/UG CABLE

PROPOSED BUILDINGS (EXTERIOR CLADDING)

PROPOSED WASTE WATER LINE

PROPOSED STORM WATER LINE

PROPOSED WATER SUPPLY LINE

PROPOSED SUB SOIL DRAIN

PROPOSED POWER LINE/UG CABLE

PROPOSED COMMS LINE/UG CABLE

IMPERVIOUS AREA

LANDSCAPED AREA

envivo

REV	BY	DATE	APP'D	REVISION/ COMMENTS
B	BT	11/03/21	BT	SWAP LOTS/UNITS A & B
C	BT	18/03/21	BT	MOVE UNIT A TOWARDS REAR OF LOT

TITLE	SUBDIVISION CONCEPT PLAN
-------	--------------------------

PROJECT/LOCATION
<p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p>  </p> <p> </p> <p> </p> <p> </p> <p>  </p> <p> </p> <p> </p> <p> </p> <p>  </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p>  </p> <p> </p> <p> </p>

3 & 4 JOHNSTON GROVE
LOWER HUTT

LOTS 1 - 20 BEING SUBDIVISION OF
LOT 836 DP 15394 &
LOT 1 DP 85872

RECORD OF TITLE
WN5B/228, 604 m² | WN33A/796, 234m² | WN53C/658, 948 m²

WV353/228, 004 III		WV353/230, 234 III		WV353/038, 348 III	
SURVEYED	DRAWN	DESIGNED	APPROVED		
PT	MM	BT	BT		
DATE	DATE	DATE	DATE		
24/02/21	09/03/21	10/03/21	11/03/21		
SCALE @A1; @A3	ZONING				
1:125; 1:250	GENERAL RESIDENTIAL				

PROJECT	ORIG	ZONE	LOC	TYPE	RL	DRG No	SUIT	R
32135-SUR	-00	-XX	DR	G		100	- IF	- C

DATE: 18/03/2021 9:58:03 a.m. LOGIN NAME: BOYD THOMSON
LOCATION: X132000132135 - 3 & 4 Johnson Grove, Lower Hill CHC(Surveyed)120 CAD032135 SUR-00: XX-DG-100 IF-C dwg