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 2	LOT 3
	D	LOT 3	LOT 2
	E	LOT 3	LOT 4
	F	LOT 4	LOT 3
	G	LOT 4	LOT 5
	H	LOT 5	LOT 4
	I	LOT 6	LOT 7
	J	LOT 7	LOT 6
	K	LOT 7	LOT 8
	L	LOT 8	LOT 7
	M	LOT 8	LOT 9
	N	LOT 9	LOT 8
	O	LOT 9	LOT 10
	P	LOT 10	LOT 9
	Q	LOT 11	LOT 12
	R	LOT 12	LOT 11
	S	LOT 12	LOT 13
	T	LOT 13	LOT 12
	U	LOT 13	LOT 14
	V	LOT 14	LOT 13
	W	LOT 15	LOT 16
	X	LOT 16	LOT 15
	Y	LOT 16	LOT 17
	Z	LOT 17	LOT 16
	ZA	LOT 17	LOT 18
	ZB	LOT 18	LOT 17

PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT TO STAND BICYCLE	BA	LOT 14	LOTS 12 & 13
RIGHT TO PARKING	CA	LOT 52	LOT 11
	CB	LOT 52	LOT 12
	CC	LOT 52	LOT 13
	CD	LOT 52	LOT 14
RIGHT TO DISPOSE OF RUBBISH & RECYCLING IN BINS	GA	LOT 52	LOTS 1-5
PEDESTRIAN RIGHT OF WAY	PA	LOT 14	LOTS 11-13
	PB	LOT 13	LOTS 11 & 12
	PC	LOT 12	LOT 11
	RQ	LOT 52	LOTS 1-4
	RR	LOT 52	LOTS 1-5
RIGHT OF WAY	RA	LOT 1	LOTS 2-5 & 11-14
	RB	LOT 2	LOTS 1, 3-5 & 11-14
	RC	LOT 3	LOTS 4-5 & 11-14
	RD	LOT 4	LOTS 3, 5 & 11-14
	RE	LOT 5	LOTS 11-14
	RF	LOT 6	LOTS 7-10
	RG	LOT 7	LOTS 8-10
	RH	LOT 8	LOTS 7 & 9-10
	RI	LOT 9	LOT 10
	RJ	LOT 10	LOT 9
	RK	LOT 15	LOTS 16-19
	RL	LOT 16	LOTS 15 & 17-19
	RM	LOT 17	LOTS 16 & 18-19
	RN	LOT 18	LOTS 17 & 19
	RO	LOT 50	LOTS 1-14
	RP	LOT 51	LOTS 6-10
	RQ	LOT 52	LOTS 5 & 11-14
	RR	LOT 52	LOTS 11-14

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOCUMENT
RIGHT OF WAY	XA	LOT 50	330022

PROPOSED AMALGAMATION CONDITIONS

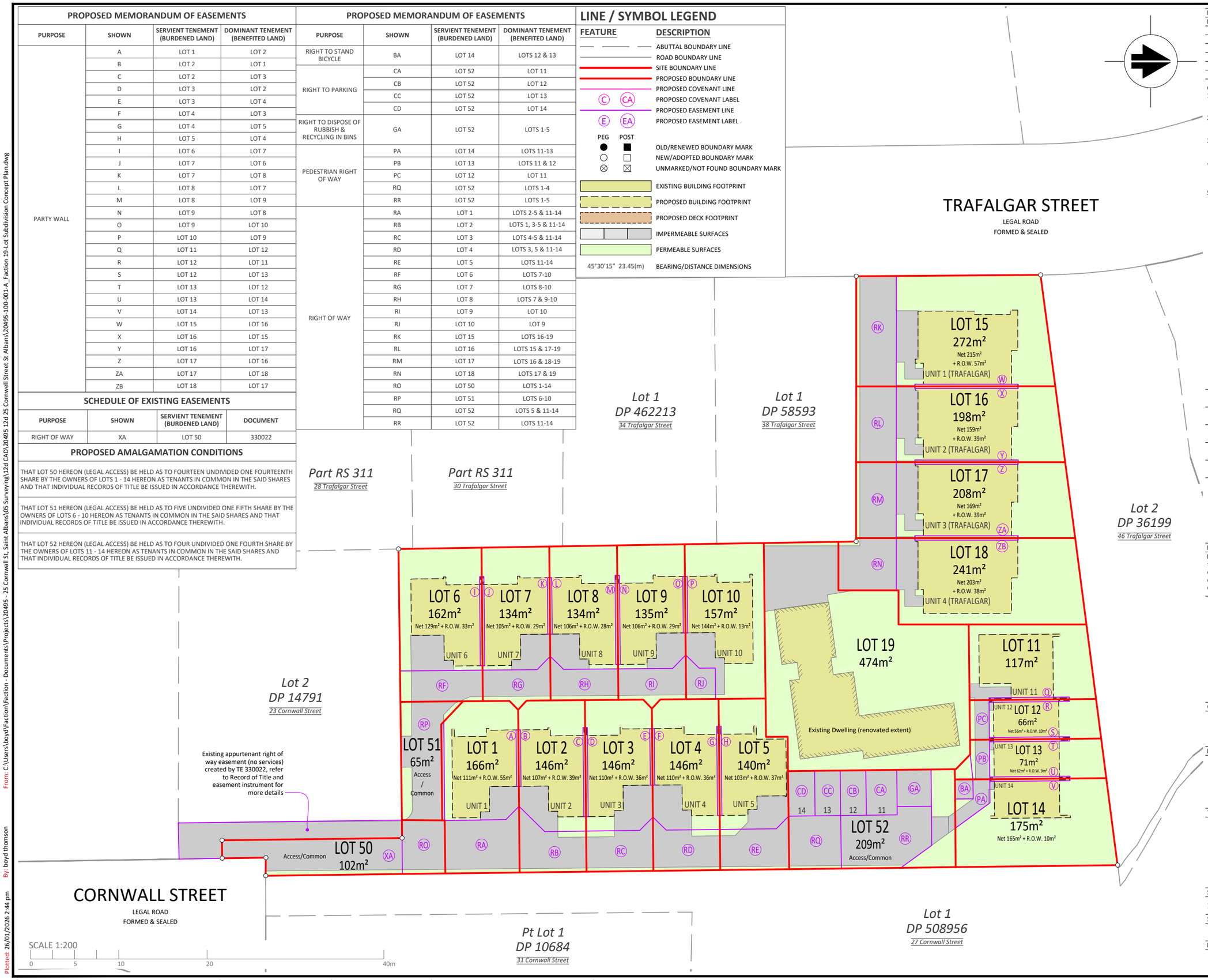
THAT LOT 50 HEREON (LEGAL ACCESS) BE HELD AS TO FOURTEEN UNDIVIDED ONE FOURTEENTH SHARE BY THE OWNERS OF LOTS 1 - 14 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 51 HEREON (LEGAL ACCESS) BE HELD AS TO FIVE UNDIVIDED ONE FIFTH SHARE BY THE OWNERS OF LOTS 6 - 10 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 52 HEREON (LEGAL ACCESS) BE HELD AS TO FOUR UNDIVIDED ONE FOURTH SHARE BY THE OWNERS OF LOTS 11 - 14 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

LINE / SYMBOL LEGEND

FEATURE	DESCRIPTION
	ABUTTAL BOUNDARY LINE
	ROAD BOUNDARY LINE
	SITE BOUNDARY LINE
	PROPOSED BOUNDARY LINE
	PROPOSED COVENANT LINE
C CA	PROPOSED COVENANT LABEL
	PROPOSED EASEMENT LINE
E EA	PROPOSED EASEMENT LABEL
PEG POST	
● ■	OLD/RENEWED BOUNDARY MARK
○ □	NEW/ADOPTED BOUNDARY MARK
⊗ ⊠	UNMARKED/NOT FOUND BOUNDARY MARK
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED DECK FOOTPRINT
	IMPERMEABLE SURFACES
	PERMEABLE SURFACES
45°30'15" 23.45(m)	BEARING/DISTANCE DIMENSIONS



REVISIONS

REV	NOTES	BY	APP	DATE
A	INITIAL ISSUE	BT	BT	26/01/26

CONCEPT PLAN NOTES:

1. BOUNDARY DIMENSIONS AND LOT AREAS SHOWN ARE SUBJECT TO SURVEY APPROVAL BY LAND INFORMATION NEW ZEALAND (LINZ).
2. PROPOSED BUILDINGS AND ACCESS ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN AND RESOURCE/BUILDING CONSENTS.
3. EXISTING AND PROPOSED SERVICES INFORMATION IS NOT SHOWN ON THIS PLAN.
4. ADDITIONAL EASEMENTS, CONVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN AND MAY STILL BE REQUIRED.
5. AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY

LEGAL DESCRIPTION:	Lots 1 & 2 DP 17362 and Part RS 311
COMPRISED IN:	CB608/5, CB626/4 and CB25F/453
TOTAL AREA:	3659m² (3664m² calculated)
LOCAL AUTHORITY:	Christchurch City Council
ZONING:	Medium Density Residential Zone (MRZ)

FOR INFORMATION

DISCLAIMER

Information shown on this plan has been prepared under instruction from the Client and is intended solely for the client's use. Verify all dimensions on site before commencing work. Do not scale from this drawing. No liability shall be accepted for unauthorized use of this drawing.

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Unit 6, 31 Carlyle Street, Sydenham, Christchurch 8023

CLIENT

CORNWALL GARDENS

PROJECT

42 TRAFALGAR STREET AND 25 & 25A CORNWALL STREET SAINT ALBANS

TITLE

PROPOSED 19-LOT SUBDIVISION OF LOTS 1 & 2 DP 17362 AND PART RS 311

SCALE @A1; @A3				ORIGINAL SIZE
1:200; 1:400				A1
SURVEYED	DRAWN	REVIEWED	APPROVED	DATE
--	BT	BT	BT	26/01/26
PROJECT No.	DRG No.	SHEET No.		REVISION
20495	100	001		A

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Plotted: 26/01/2026 2:44 pm By: boyd thomson From: C:\Users\boyd\Faction\Faction - Documents\Projects\20495 - 25 Cornwall St, Saint Albans\05 Surveying\12d CAD\20495 12d 25 Cornwell Street St Albans\20495-100-001-A_Faction 19-Lot Subdivision Concept Plan.dwg