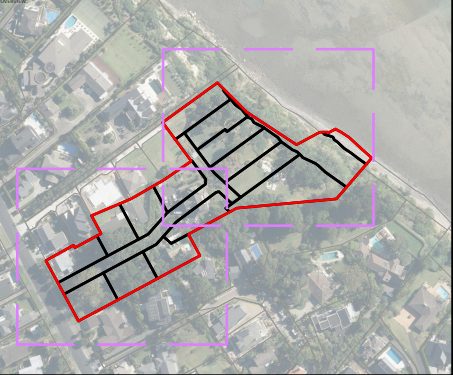
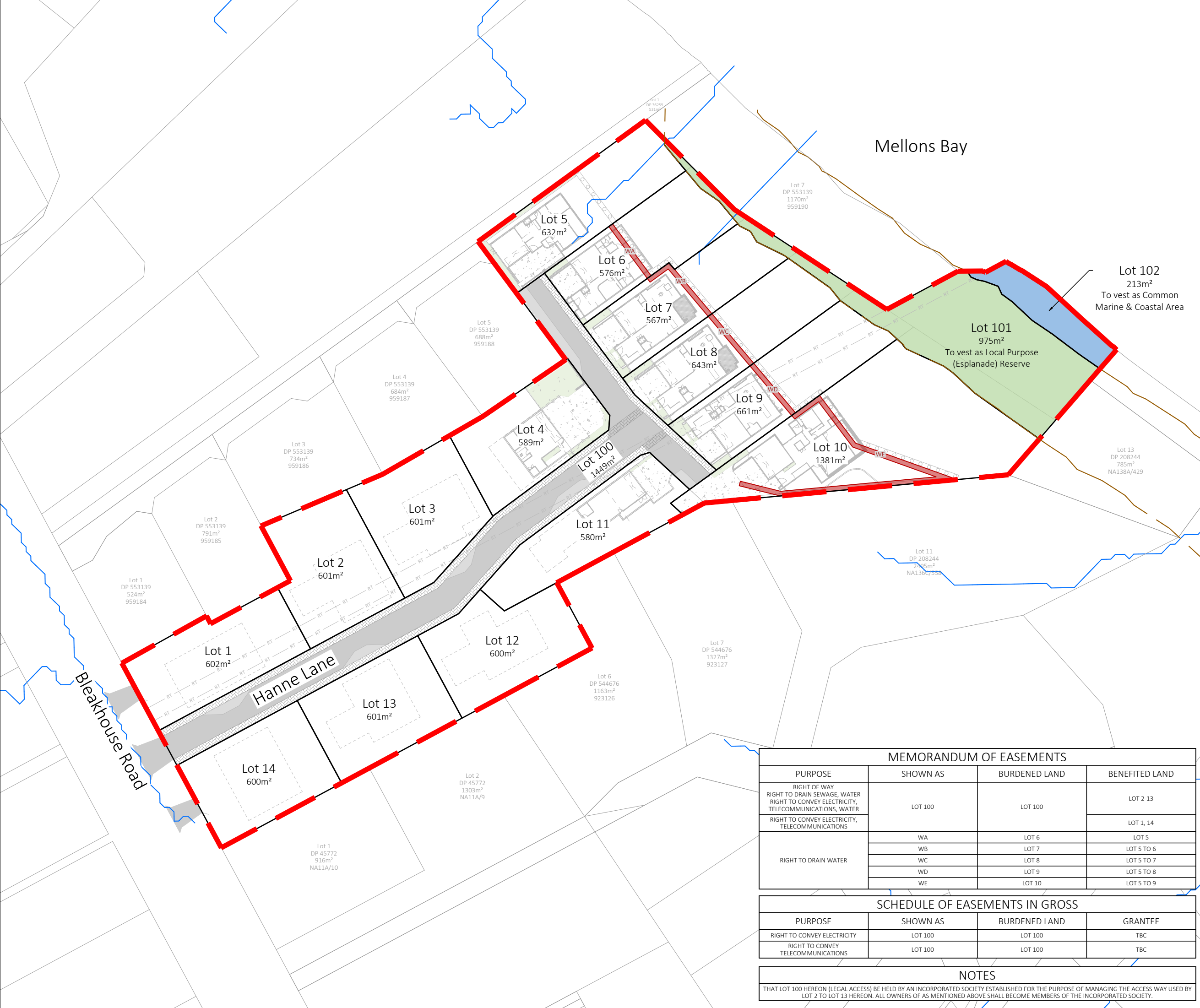




- DEVELOPMENT BOUNDARY
- PROPOSED BOUNDARIES
- PROPOSED EASEMENTS
- OVERLAND FLOWPATHS (AC-GIS)

- NOTES
- LOT AREAS & BOUNDARY DIMENSIONS ARE SUBJECT TO CONFIRMATION UPON FINAL LAND TRANSFER SURVEY.
 - DOWNPIPES & RETAINING WALL DRAINAGE ARE TO BE CONTAINED WITHIN EACH ALLOTMENT UNLESS OTHERWISE SHOWN. EASEMENTS WILL BE DETERMINED & PLACED APPROPRIATELY OVER THESE ASSETS BASED ON THE BUILDING CONSENTS.
 - ALL RESIDENTIAL LOTS CREATED BY THIS SUBDIVISION WILL BE SUBJECT TO A DESIGN GUIDELINE COVENANT.
 - PRIVATE ROAD NAME "HANNE LANE" SUBJECT TO LOCAL BOARD & LINZ APPROVAL.
 - MEAN HIGH WATER SPRINGS (MHWS) DEFINITION BASED ON PHYSICAL EVIDENCE OF THE COASTAL BANKS.
 - FINAL MHWS BOUNDARY & 20m OFFSET POSITION SUBJECT TO FINAL LAND TRANSFER SURVEY.

1	18/03/26	ISSUED FOR CLIENT SALES	CR	JS	JS
2	16/04/26	ISSUED FOR RESOURCE CONSENT	JS	JS	JS
3	24/04/26	AMENDMENTS	JG	JG	JG
4	19/06/26	ESPLANADE RESERVE AMENDED	JG	JG	JG
5	02/07/26	ADDITIONAL DIMENSIONS ADDED	JG	JG	JG
-	-	-	-	-	-



215 BLEAKHOUSE ROAD, MELLONS BAY

RT: 959189

SCHEME PLAN

PROPOSED LOTS OVER LOT 6 DP 553139 & PART ALLOTMENT 28 & ALLOTMENT 31 SECTION 10 SMALL LOTS NEAR HOWICK

FOR RESOURCE CONSENT

10000

1:750 A3 5 02/07/26

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN AS	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY RIGHT TO DRAIN SEWAGE, WATER RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS, WATER RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS	LOT 100	LOT 100	LOT 2-13
			LOT 1, 14
			LOT 5
RIGHT TO DRAIN WATER	WA	LOT 6	LOT 5
	WB	LOT 7	LOT 5 TO 6
	WC	LOT 8	LOT 5 TO 7
	WD	LOT 9	LOT 5 TO 8
	WE	LOT 10	LOT 5 TO 9

SCHEDULE OF EASEMENTS IN GROSS			
PURPOSE	SHOWN AS	BURDENED LAND	GRANTEE
RIGHT TO CONVEY ELECTRICITY	LOT 100	LOT 100	TBC
RIGHT TO CONVEY TELECOMMUNICATIONS	LOT 100	LOT 100	TBC

NOTES

THAT LOT 100 HEREON (LEGAL ACCESS) BE HELD BY AN INCORPORATED SOCIETY ESTABLISHED FOR THE PURPOSE OF MANAGING THE ACCESS WAY USED BY LOT 2 TO LOT 13 HEREON. ALL OWNERS OF AS MENTIONED ABOVE SHALL BECOME MEMBERS OF THE INCORPORATED SOCIETY.



- DEVELOPMENT BOUNDARY
- PROPOSED BOUNDARIES
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215 BLEAKHOUSE ROAD, MELLONS BAY

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SCHEME PLAN

PROPOSED LOTS OVER LOT 6 DP 553139 & PART ALLOTMENT 28 & ALLOTMENT 31 SECTION 10 SMALL LOTS NEAR HOWICK

FOR RESOURCE CONSENT

10001

SCALE	SHEET	DATE	BY
1:300	A3	5	02/07/26



- DEVELOPMENT BOUNDARY
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215 BLEAKHOUSE ROAD, MELLONS BAY

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SCHEME PLAN

PROPOSED LOTS OVER LOT 6 DP 553139 & PART ALLOTMENT 28 & ALLOTMENT 31 SECTION 10 SMALL LOTS NEAR HOWICK

FOR RESOURCE CONSENT

10002

1:300 A3 5 02/07/26