

PROPOSED

- ESPLANADE RESERVE/STRIP
- RESIDENTIAL LOTS
- RURAL LOTS

Printed by: MUBEN@10.01.23 // Filepath: S:\VORBS\1832 - KHIL CONIMARA FARM\CAD\03-SOUTHERN BLOCK\1832-03-099.DWG

REV	ISSUED FOR S92 RESPONSE	MRR	20.01.23
BY	REVISION DETAILS	DATE	

DRAWN:	MRR	DATE:	08.2021
CHECKED:	MRR	DATE:	20.01.23
APPROVED:	MSS	DATE:	20.01.23

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CIVILPLAN
CONSULTANTS

Level 9, Laidlaw House, 20 Amersham Way, Manukau, Auckland. Phone: 09 222 2445

PROJECT TITLE:
KARAKA HARBOURSIDE ESTATE LTD
71 PAPAURA-CLEVEDON ROAD
CLEVEDON

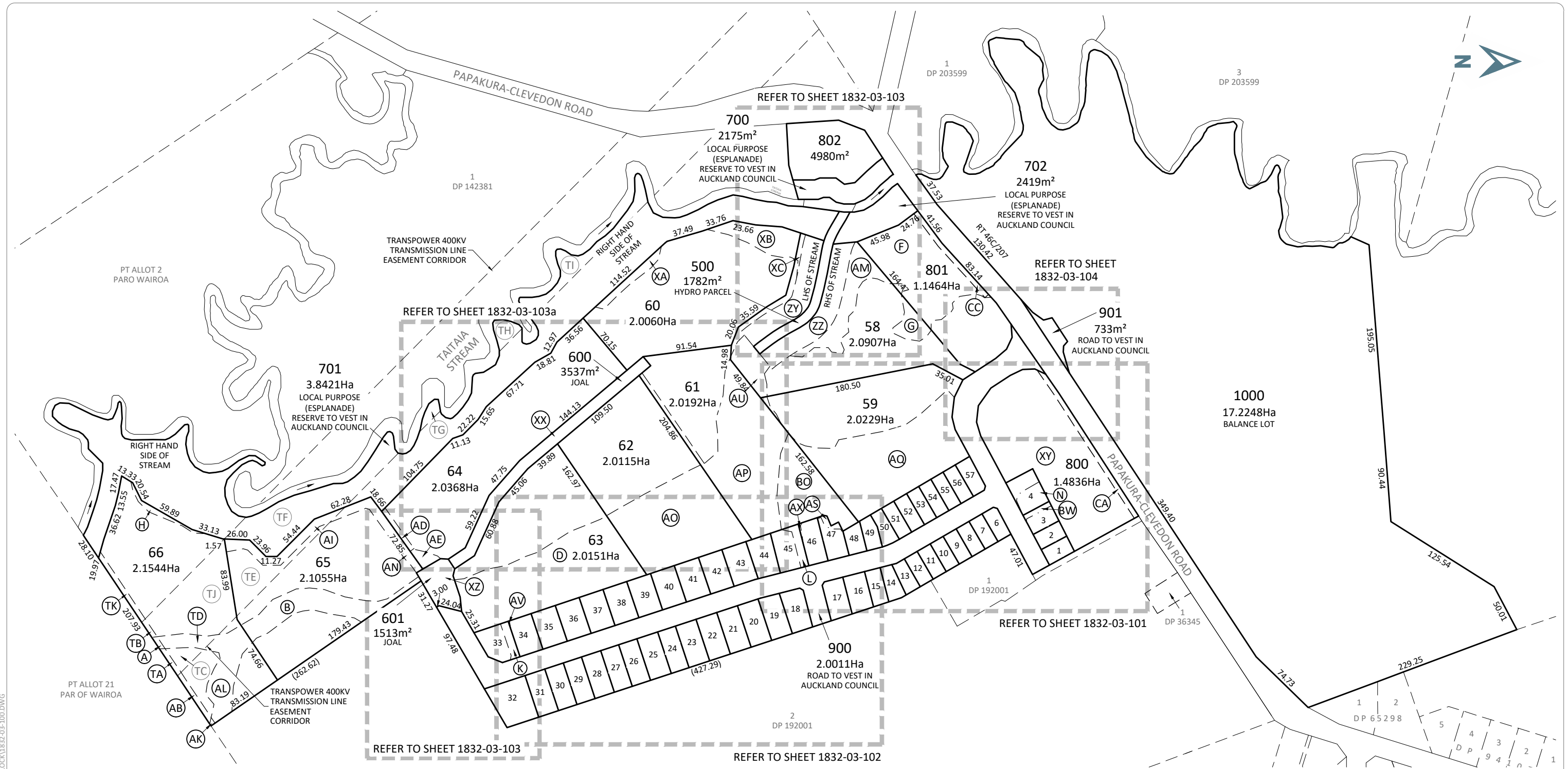
SHEET TITLE:
GENERAL LAYOUT PLAN

ISSUE STATUS: **CONSENT ISSUE**

SCALE: (A1/A3) **1:1500 / 1:3000**

SCALE BAR: 0 30 60 90 120 150m

DRAWING NUMBER: **1832-03-099** REV: **C17**



- NOTES:**
- AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY.
 - BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION NZ DCDB AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 - THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.
 - THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF CIVILPLAN CONSULTANTS LIMITED.
 - VIEWSHAFT COVENANT TO BE OVER LOT 45.
 - AREAS ZY & ZZ TO BE AN ESPLANADE STRIP.
 - SEE 1832-03-104 FOR EASEMENT SCHEDULES.
- AMALGAMATION CONDITION**
 THAT LOTS 800-802 HEREON BE HELD IN THE SAME RECORD OF TITLE.

SCHEDULE OF AREAS		
LEGAL DESCRIPTION	RT	AREA
LOT 2 DP 186158 AND LOTS 2-3 DP 142381	NA116C/615	33.4507ha
PART DP 3036	NA46C/207	17.2031ha
	TOTAL	50.6538ha

AMALGAMATION CONDITION

THAT LOT 600 HEREON (LEGAL ACCESS) BE HELD AS TO FIVE UNDIVIDED ONE FIFTH SHARES BY THE OWNERS OF LOTS 60-64 HEREON AS TENANTS IN COMMON IN THE SAID SHARES, AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 601 HEREON (LEGAL ACCESS) BE HELD AS TO SEVEN UNDIVIDED ONE SEVENTH SHARES BY THE OWNERS OF LOTS 60-66 HEREON AS TENANTS IN COMMON IN THE SAID SHARES, AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

SCHEDULE OF PROPOSED AREAS			
DESCRIPTION	LOTS	NO. OF LOTS	AREA
LOTS	1-4,6-66	65	23.0591ha
ACCESS LOT	600-601	1	0.5050ha
HYDRO PARCEL	500	1	0.1782ha
ESPLANADE RESERVE	700-702	3	4.3015ha
SUPER BLOCKS	800-802	3	3.1280ha
ROAD TO VEST	900-901	2	2.0744ha
BALANCE LOT	1000	1	17.2248ha
	TOTAL	76	50.4710ha

SCHEDULE OF EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	CREATED BY
RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	TE AI	LOT 65 HEREON	EI. 8603361.2
	A TA	LOT 66 HEREON	
	TB TC		
	TD TJ	LOT 701 HEREON	
TF TG			
	TH TI		

C18	ISSUED FOR S92 RESPONSE	MRR	23.02.23
C17	ISSUED FOR S92 RESPONSE	MRR	20.01.23
REV	REVISION DETAILS	BY	DATE

DRAWN: DATE: 08.2021
 DKP
 CHECKED: DATE: 23.02.23
 MRR
 APPROVED: DATE: 23.02.23
 MSS

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PROJECT TITLE:
KARAKA HARBOURSIDE ESTATE LTD
 71 PAPAURA-CLEVEDON ROAD
 CLEVEDON

PROJECT TITLE:
PROPOSED SUBDIVISION OF LOT 2 DP 186158, LOTS 2 & 3 DP 142381 AND PART ALLOTMENT 9, PARISH OF WAIROA
 OVERALL LAYOUT

ISSUE STATUS: **CONSENT ISSUE**

SCALE: (A1/A3) 1:2000 / 1:4000

SCALE BAR 0 40 80 120 160 200m

DRAWING NUMBER: **1832-03-100** REV: C18

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2
DP 192001

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C18	ISSUED FOR S92 RESPONSE	MRR	23.02.23
C17	ISSUED FOR S92 RESPONSE	MRR	20.01.23

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DKP	08.2021	
CHECKED:	DATE:	
MRR	23.02.23	
APPROVED:	DATE:	
MSS	23.02.23	

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71 PAKURA-CLEVEDON ROAD
CLEVEDON

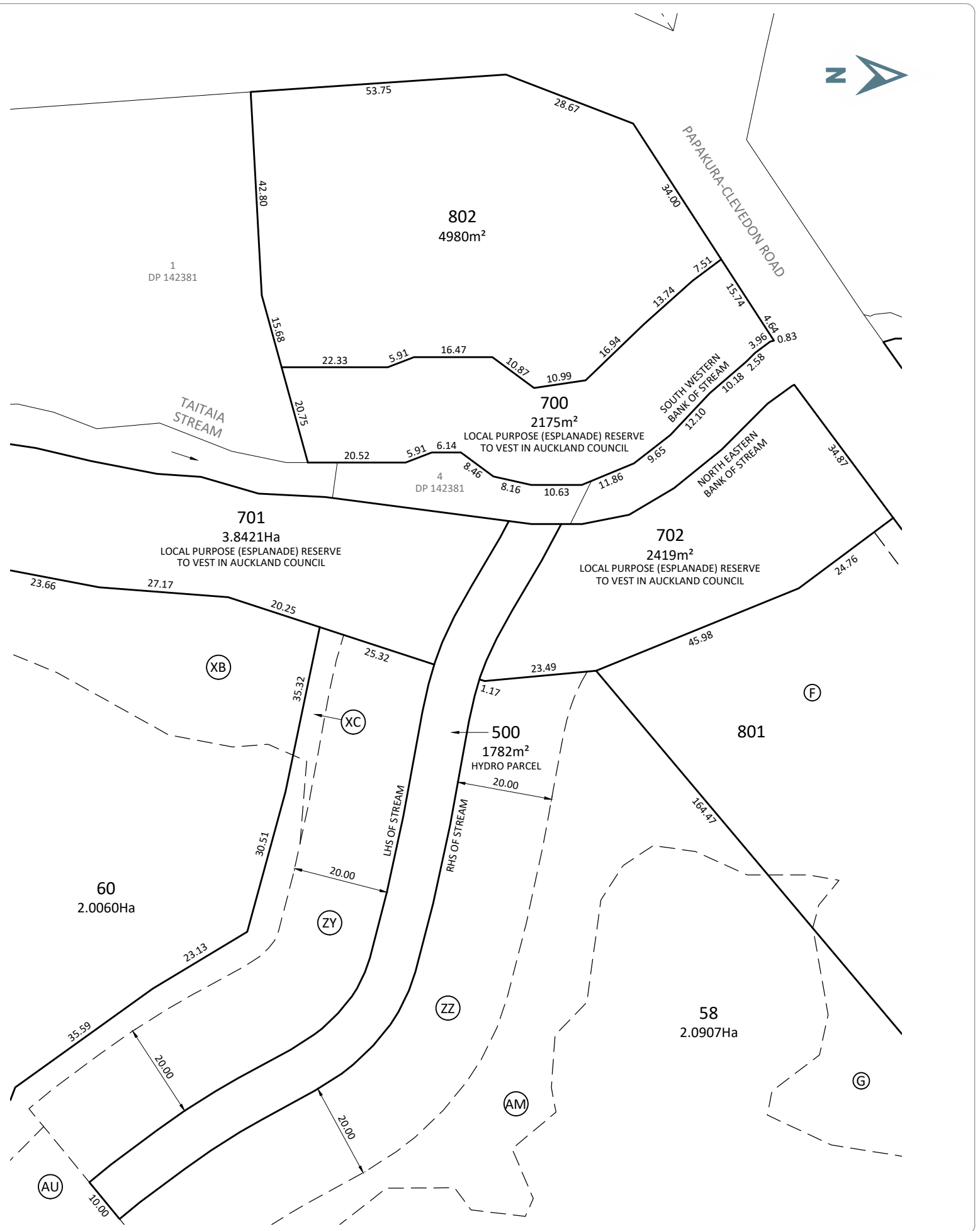
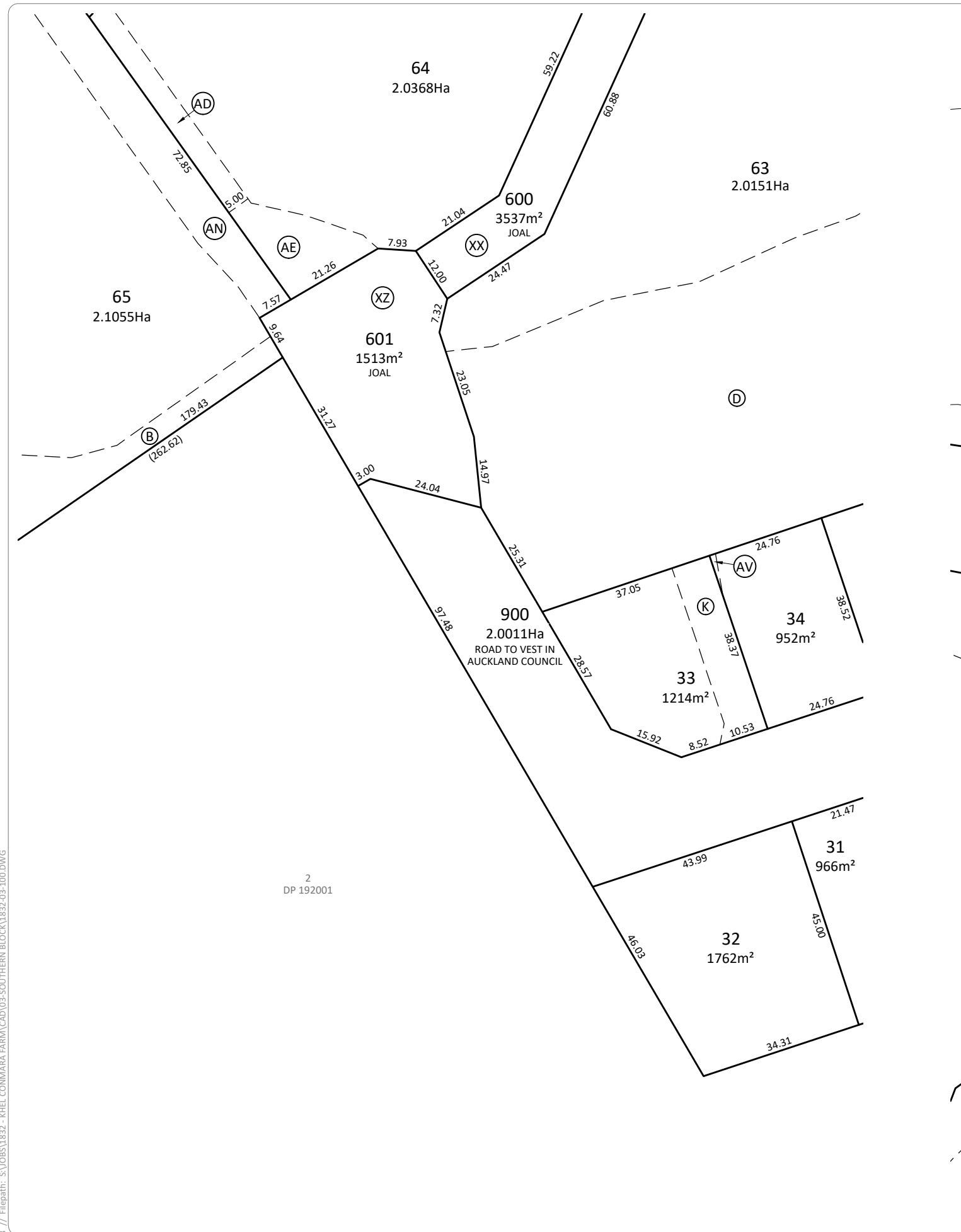
PROJECT TITLE:
PROPOSED SUBDIVISION OF LOT 2 DP
186158, LOTS 2 & 3 DP 142381 AND PART
ALLOTMENT 9, PARISH OF WAIROA
DETAIL SHEET 2

ISSUE STATUS: **CONSENT ISSUE**

SCALE: (A1/A3) 1:500 / 1:1000

SCALE BAR 0 10 20 30 40 50m

DRAWING NUMBER: **1832-03-102** REV: **C18**



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C17	ISSUED FOR S92 RESPONSE	MRR	20.01.23
REV	REVISION DETAILS	BY	DATE

DRAWN:	DATE:
DKP	08.2021
CHECKED:	DATE:
MRR	23.02.23
APPROVED:	DATE:
MSS	23.02.23

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CLEVEDON

PROJECT TITLE:
PROPOSED SUBDIVISION OF LOT 2 DP
186158, LOTS 2 & 3 DP 142381 AND PART
ALLOTMENT 9, PARISH OF WAIROA
DETAIL SHEET 3

ISSUE STATUS: **CONSENT ISSUE**

SCALE: (A1/A3) 1:500 / 1:1000

SCALE BAR 0 10 20 30 40 50m

DRAWING NUMBER: 1832-03-103 REV: C18



TAITAI'A STREAM



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C17	ISSUED FOR S92 RESPONSE	MRR	20.01.23

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CHECKED:	DATE:	MRR	23.02.23
APPROVED:	DATE:	MSS	23.02.23

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71 PAKURA-CLEVEDON ROAD
CLEVEDON

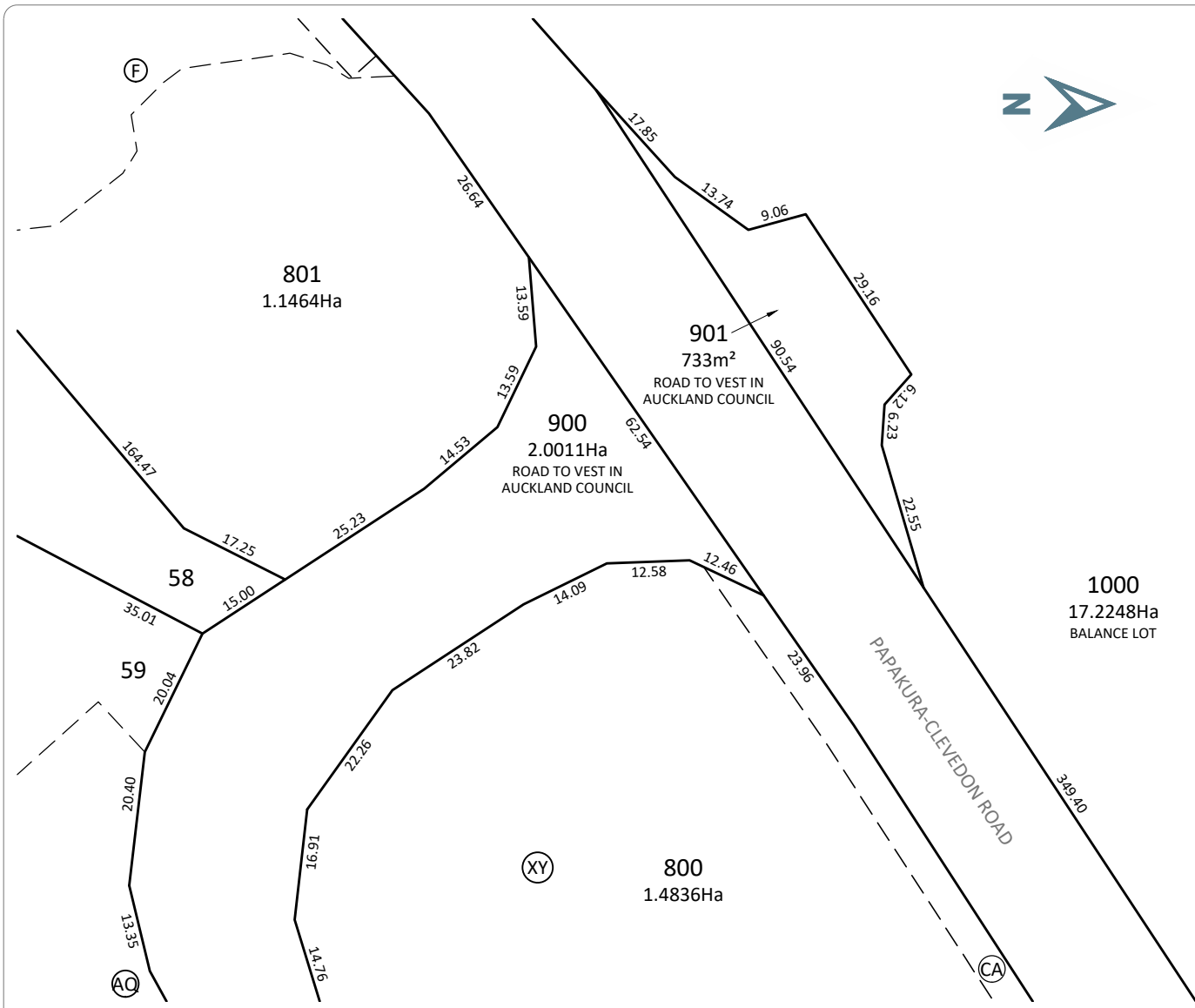
PROJECT TITLE:
PROPOSED SUBDIVISION OF LOT 2 DP
186158, LOTS 2 & 3 DP 142381 AND PART
ALLOTMENT 9, PARISH OF WAIROA
DETAIL SHEET 3a

ISSUE STATUS: **CONSENT ISSUE**

SCALE: (A1/A3) 1:500 / 1:1000

SCALE BAR 1:1000@A3 0 10 20 30 40 50m

DRAWING NUMBER: 1832-03-103a REV: C18



MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO DRAIN WATER	A AL H AK TD	LOT 66 HEREON	AUCKLAND COUNCIL
	B	LOT 65 HEREON	
	D	LOT 63 HEREON	
	AM G ZZ ZY AU XC	LOT 58 HEREON	
	AO	LOT 62 HEREON	
	AP BO	LOT 61 HEREON	
	AQ	LOT 59 HEREON	
	XA XB	LOT 60 HEREON	
	XZ	LOT 601 HEREON	
	XY CA	LOT 800 HEREON	
	F CC	LOT 801 HEREON	
	K	LOT 33 HEREON	
	AV	LOT 34 HEREON	
	L	LOT 45 HEREON	
	AS	LOT 47 HEREON	
AX	LOT 46 HEREON		
N	LOT 4 HEREON		
BW	LOT 3 HEREON		

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY RIGHT TO CONVEY GAS, ELECTRICITY & TELECOMMUNICATIONS	AI AN	LOT 65 HEREON	LOT 66 HEREON
	AE	LOT 64 HEREON	LOTS 65-66 HEREON

SCHEDULE OF PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO CONVEY TELECOMMUNICATIONS	XX	LOT 600 HEREON	CHORUS NEW ZEALAND LTD
	XZ	LOT 601 HEREON	
	AI AN	LOT 65 HEREON	
RIGHT TO CONVEY ELECTRICITY	AE	LOT 64 HEREON	VECTOR LTD
	XX	LOT 600 HEREON	
	XZ	LOT 601 HEREON	
	AI AN	LOT 65 HEREON	
PEDESTRIAN RIGHT OF WAY	AD AE	LOT 64 HEREON	AUCKLAND COUNCIL
	A AB TA TB TK AK	LOT 66 HEREON	
	XZ	LOT 601 HEREON	
	CA	LOT 800 HEREON	
	CC	LOT 801 HEREON	

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT OF WAY	XY CA	LOT 800 HEREON	AUCKLAND COUNCIL
	D	LOT 63 HEREON	
	AO	LOT 62 HEREON	
	AP BO	LOT 61 HEREON	
	AQ	LOT 59 HEREON	

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REV	BY	DATE	DESCRIPTION
C18	MRR	23.02.23	ISSUED FOR S92 RESPONSE
C17	MRR	20.01.23	ISSUED FOR S92 RESPONSE
			REVISION DETAILS

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186158, LOTS 2 & 3 DP 142381 AND PART
ALLOTMENT 9, PARISH OF WAIROA
DETAIL SHEET 4

ISSUE STATUS: **CONSENT ISSUE**

SCALE: (A1/A3) 1:500 / 1:1000

SCALE BAR 1:1000@A3 0 10 20 30 40 50m

DRAWING NUMBER: **1832-03-104** REV: **C18**



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BY	REVISION DETAILS	DATE	

DRAWN:	DATE:	09.2021
CHECKED:	DATE:	20.01.23
MRR	DATE:	20.01.23
APPROVED:	DATE:	20.01.23
MSS	DATE:	20.01.23

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PROJECT TITLE:
KARAKA HARBOURSIDE ESTATE LTD
71 PAPA KURA-CLEVEDON ROAD
CLEVEDON

SHEET TITLE:
CLEVEDON PRECINCT PLAN 3
RE-VEGETATION AREAS OVERLAY

ISSUE STATUS: **CONSENT ISSUE**

SCALE: (A1/A3) **1:1500 / 1:3000**

SCALE BAR: 0 30 60 90 120 150m

DRAWING NUMBER: **1832-03-112** REV: **C17**