Burnette O'Connor

From: James Robertson <james.robertson@strategicproperty.co.nz>
Sent: Tuesday, 3 March 2026 11:39 am
To: Burnette O'Connor
Cc: Duncan Unsworth; Lennon Wiltshire; Jackson Worsfold
Subject: RE: Mangawhai Central - Yield of Household Unit Equivalents
Attachments: Stage 1 RM240180.pdf; Stages 2 & 3 RM240260.pdf

Hi Burnette

Sorry for slow reply – was on leave since Thursday until today.

Just add one to Stage 1D in your letter (41 lots rather than 40) and you will get to 785 HUEs which is spot on assuming 113 vacant lots in Stage 4.

Summary below excluding Stage 4:

Stage	Lot numbers	Status
Stage 1D	41	Titles issued
Stage 1	100	Consent RM240180 almost at 224c
Stage 2	105	Consent RM240260 civils completed in April 2026
Stage 3	153	Consent RM240260 civils completed in October 2026
Stage 5	95	Consent RM250266 lodged – working through s. 92s
Stage 6	178	Consent RM250266 lodged – working through s. 92s
Total	**672**	

I note the latest DC policy gives 0.44 HUEs per unit for WW for retirement villages:

Table 1: Retirement Villages and Aged Care HUEs

Activity	HUEs per Retirement Unit (maximum 3br)	HUEs per Aged Care Bed
Transport	0.3	0.1
Community	No charge	No charge
Stormwater drainage	No charge	No charge
Water	0.44	0.4
Wastewater	0.44	0.4

So even if Bupa had 200 units (conservatively), that would be 88 HUEs for WW, below the 113 vacant lots in our previous masterplan. The sale to them has settled so the 113 vacant lots is no longer an option.

Scheme plans for Stage 1 to 3 attached in case helpful.

Any more queries let me know.

Cheers

James Robertson | Senior Development Manager
021 422 916 | www.strategicproperty.co.nz

L37 PWC Tower, 15 Customs Street West, Auckland, 1010

Strategic Property

From: Burnette O'Connor <burnette@thepc.co.nz>
Sent: Thursday, 26 February 2026 8:56 am
To: Jo McDonald <jo.mcdonald@strategicproperty.co.nz>; James Robertson <james.robertson@strategicproperty.co.nz>
Cc: Duncan Unsworth <duncan@foundrygroup.co.nz>; Lennon Wiltshire <lennon@foundrygroup.co.nz>; Jackson Worsfold <jackson@proland.co.nz>
Subject: Mangawhai Central - Yield of Household Unit Equivalents
Importance: High

Dear Jo and James,

Jo, I understand you have spoken to Duncan Unsworth regarding proposed Plan Change 85 to the Operative Kaipara District Plan. I have attached a letter setting out the calculated Household Unit Equivalents ("HUE's") we understand will arise from the Mangawhai Central development.

We would be grateful if you could please review the letter and attached analysis and confirm in writing that the analysis reflects the physical level of development that will be delivered.

If you have any questions or require further explanation, please do not hesitate to contact me.

We need to report back to the Panel next week so your swift response would be appreciated.

Ngā mihi / Kind regards

Burnette O'Connor
Director | Planner BRep (Hons), MNZPI and RMLA
PLANNING
M: [redacted] W: [redacted] E: [redacted]
A hub of planning excellence

26 February 2026

THE PLANNING COLLECTIVE

Strategic Property NZ
Via email: jo.mcdonald@strategicproperty.co.nz and
james.robertson@strategicproperty.co.nz

Attention: Jo McDonald and James Robertson

Dear Jo and James,

RE: Development to be Delivered at Mangawhai Central

As you are aware, my clients are progressing a private plan change – Plan Change 85 to the Operative Kaipara District Plan proposed for land at Mangawhai East – Black Swamp and Raymond Bull roads ("PC85").

The key issue resulting in Kaipara District Council recommending the plan change be refused is recent advice from council that there is insufficient capacity in their existing and planned wastewater network. The council calculations have been based on a demand of 1500 Household Unit Equivalents ("HUE's") for Mangawhai Central.

We understand from the resource consents that have been granted, and are currently being processed, for Mangawhai Central, that there will not be demand for 1500 HUE's wastewater connections. The project engineers for PC85 have prepared a document that calculates a maximum built out demand from Mangahwai Central of 784 HUE's. I have attached a copy of this document and request if you could please review and then confirm back to me in writing if this reflects the development for all of Mangawhai Central.

If you require further information or explanation, please do not hesitate to let me know.

Yours sincerely

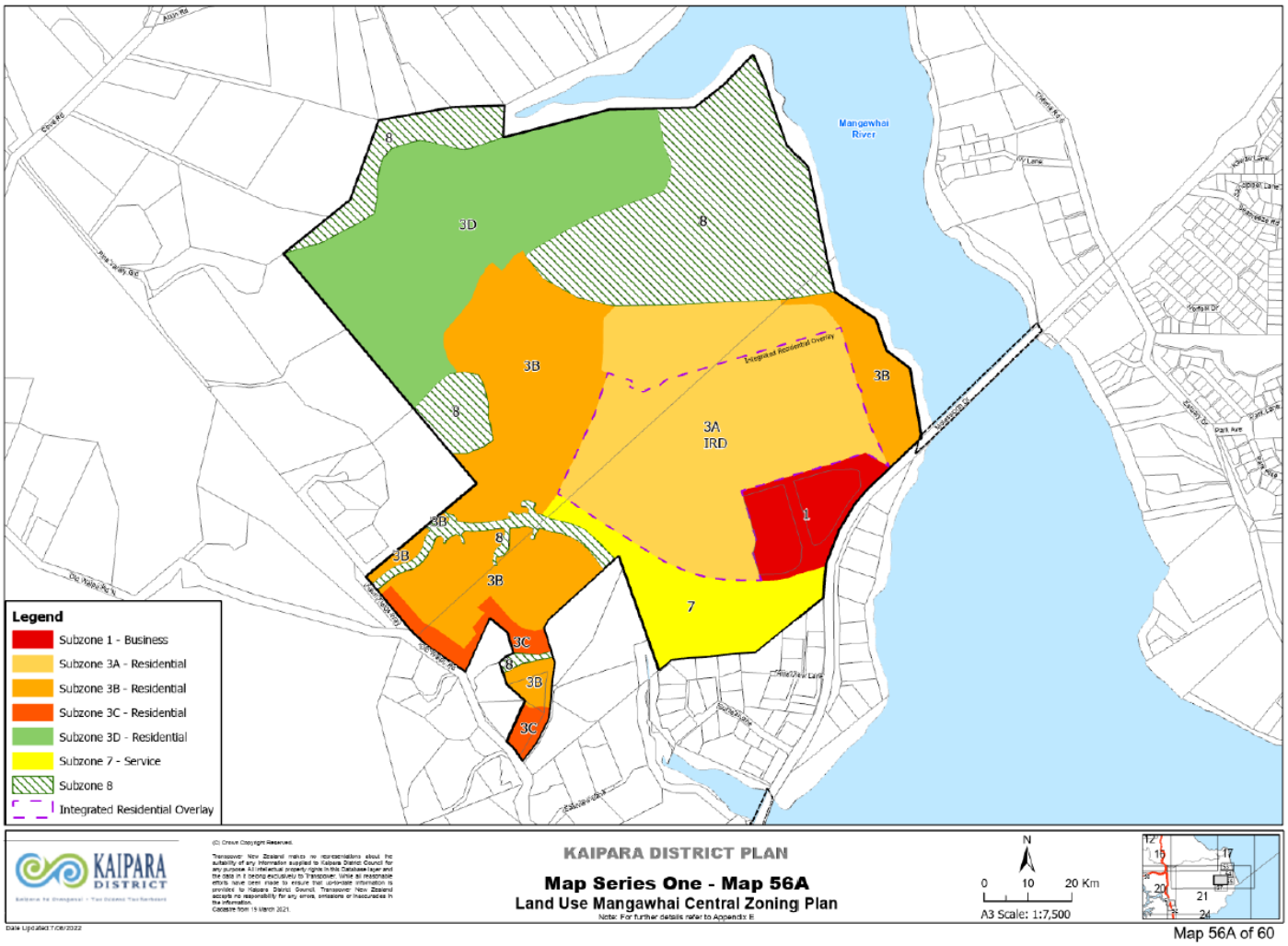
Burnette O'Connor
The Planning Collective Limited
Ph: 021422346
Email: burnette@thepc.co.nz

Attachments:
A – Mangawhai Central Yield – prepared by Aspire Consulting Engineers

Mangawhai Central Yield

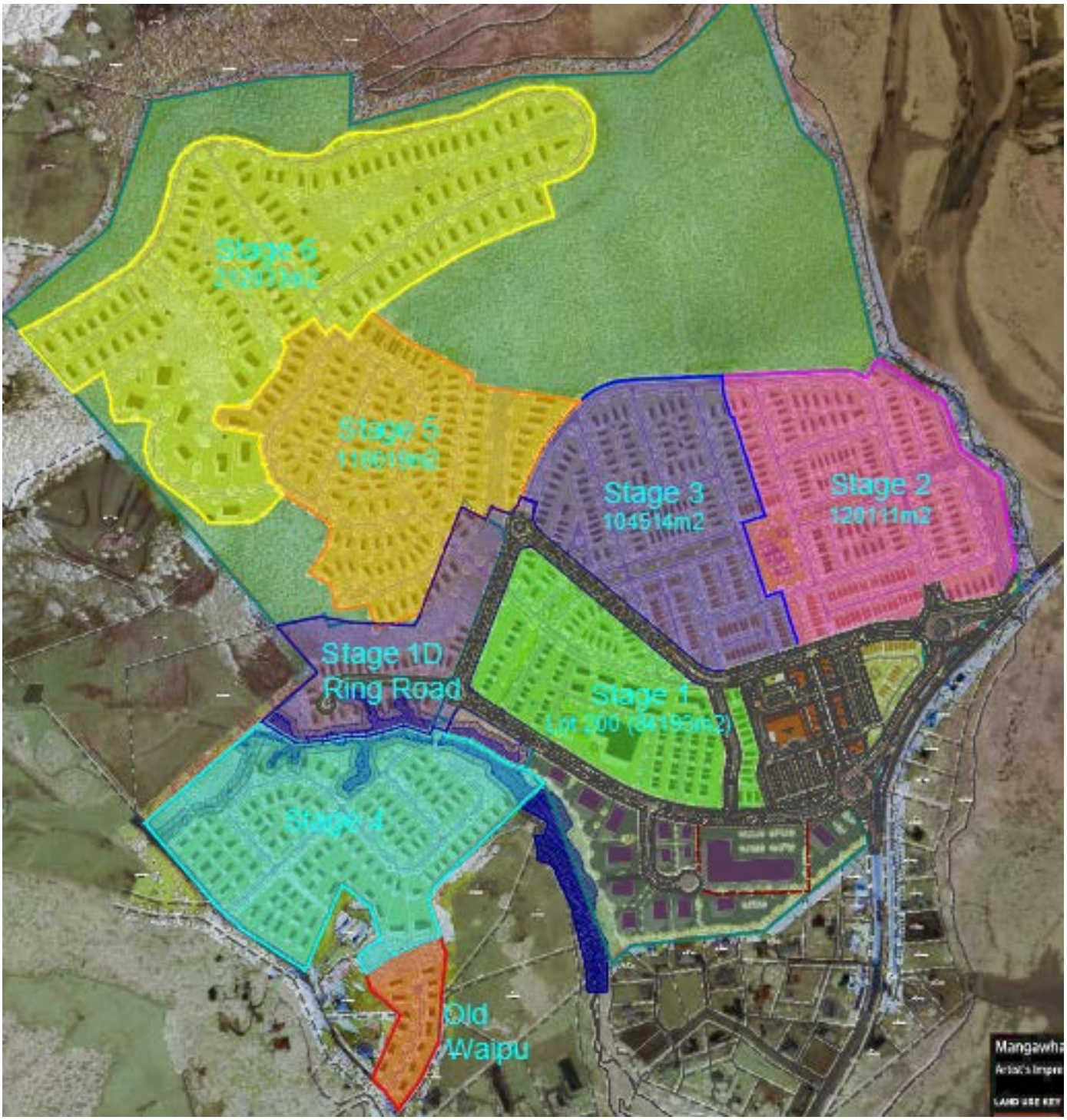
ATTACHMENT A

- Below is the current zoning for Mangawhai Central.



Note, the 3A – Integrated Residential Overlay is generally over stage 1-3.

- Below is a staging plan for Mangawhai Central (note stage 2 & 3 have since rotated)



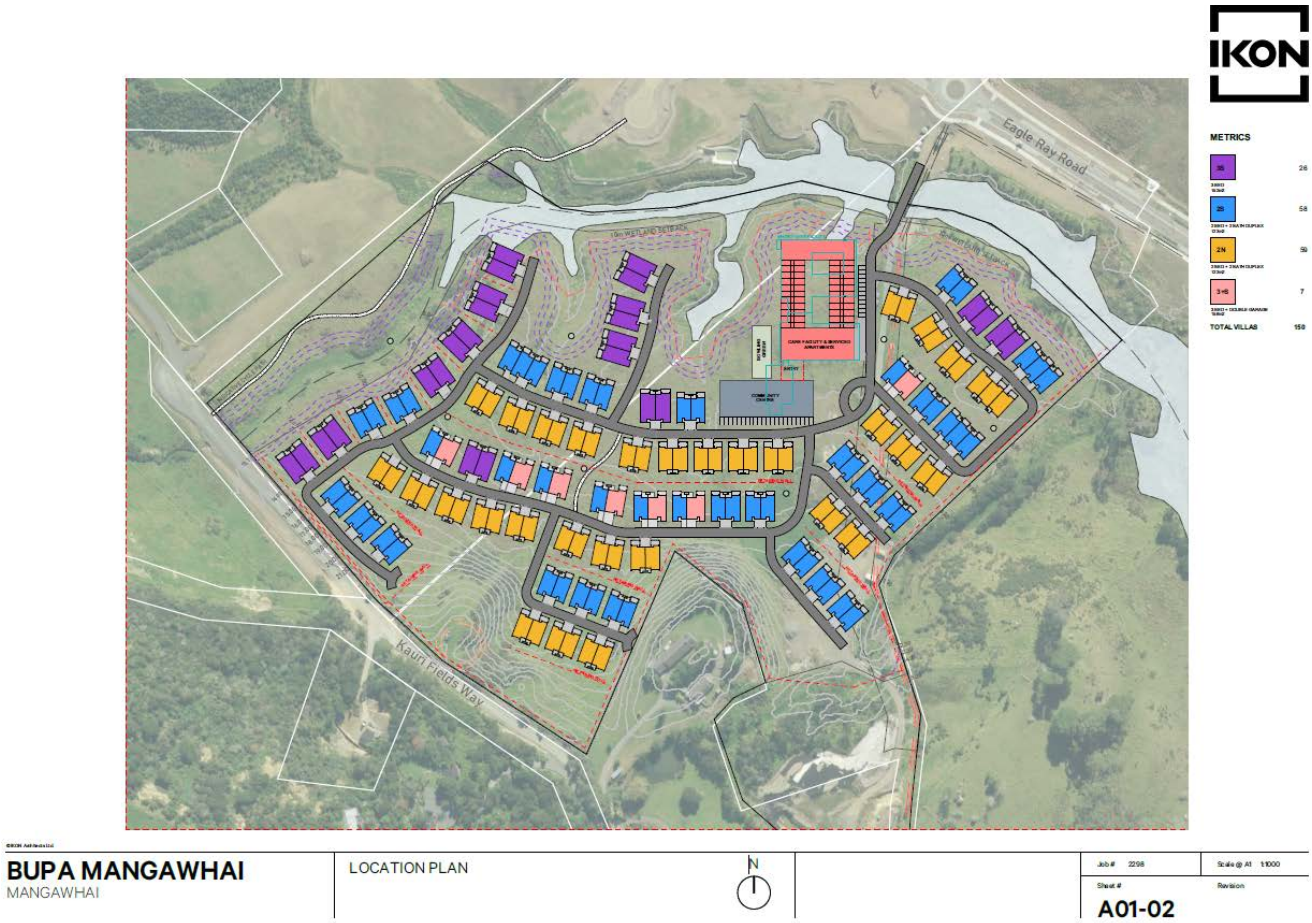
- Stage 1D 40 lots (titles issued, some sold and houses under construction) Useable lot size around 500m^2

- Stage 1 100 lots (100% constructed and 1/3 sections sold) Lot size around 500m^2

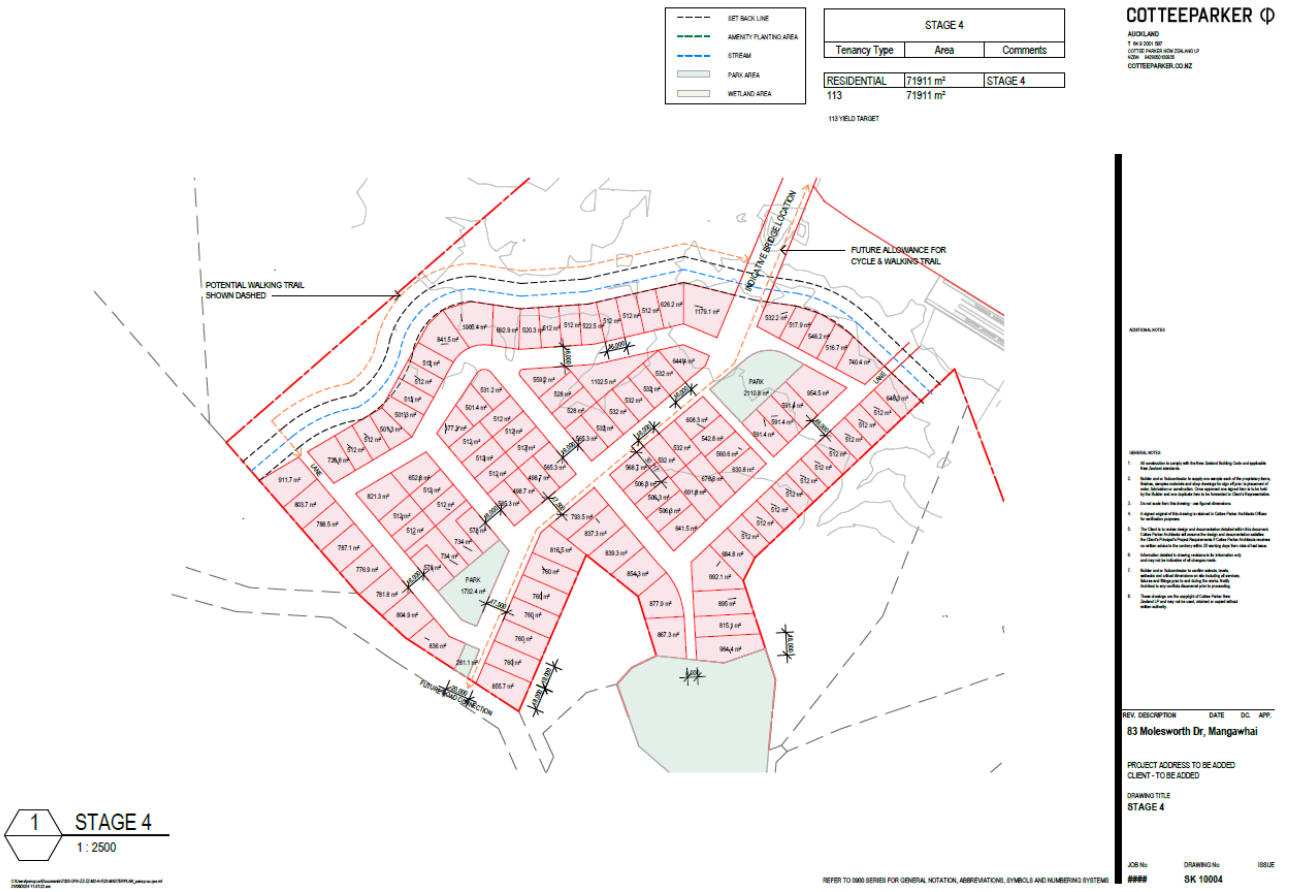
- Stage 2 105 lots (consented and approximately 90% constructed) Lot size around 550m^2

- Stage 3 153 lots (consented and approximately 50% constructed) Lot size around 550m^2

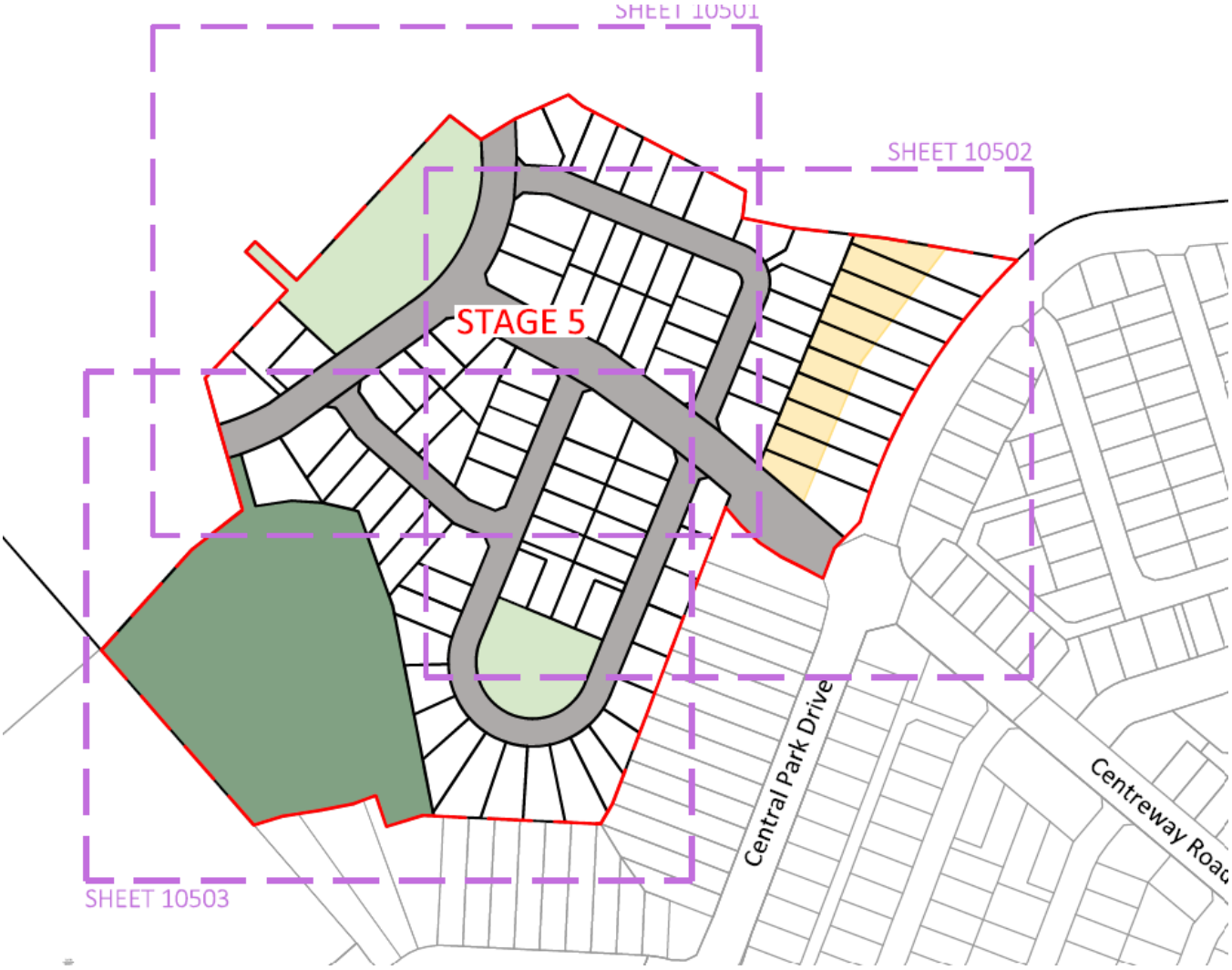
- Stage 4 Below is a concept for 150 villa retirement village



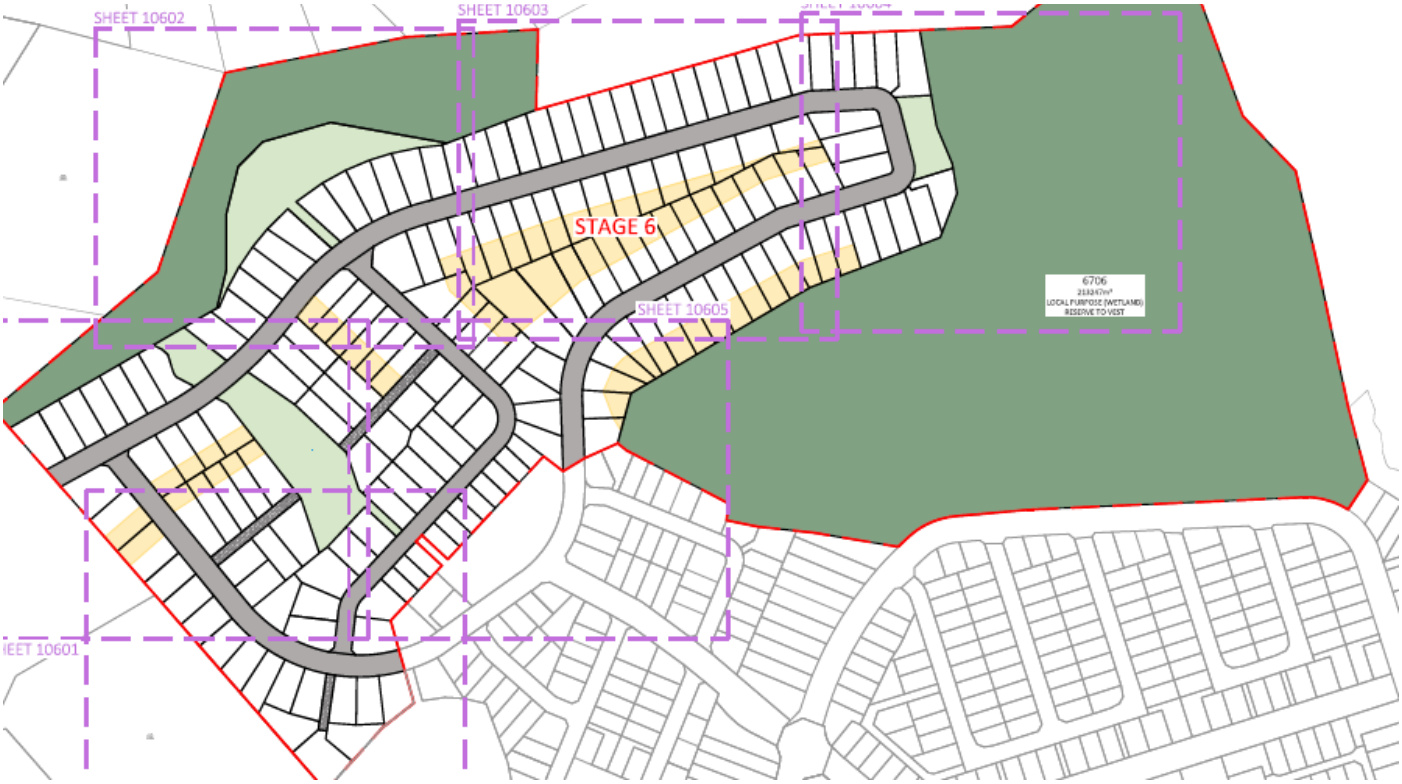
Below is the master plan if the retirement village did not proceed. Around 113 lots.



- Stage 5 95 lots (consent lodged with KDC) Lot size around 550m^2.



- Stage 6 178 lots (consent lodged with KDC)



TOTAL NUMBER OF RESIDENTIAL HUE = 784

Business and Service Zone

The majority of the business and service zone areas have been developed.

The areas are:

Business 34,600 m^2

Service 52,300 m^2

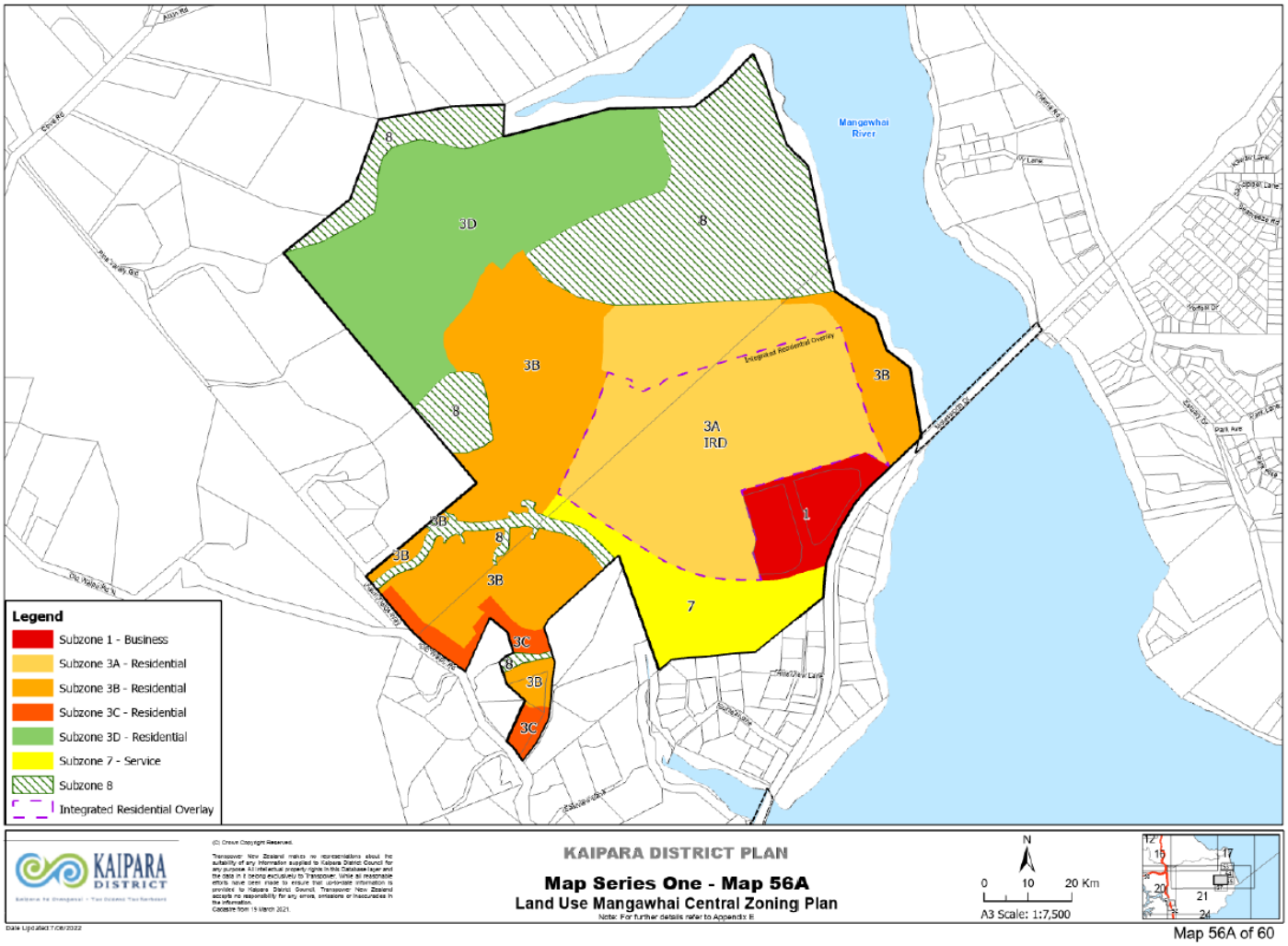
Photo taken in April 2025 (from Google Earth)

Total HUE from the business and service zone is 105

Mangawhai Central Total HUE is 889.

Mangawhai Central Yield

- Below is the current zoning for Mangawhai Central.



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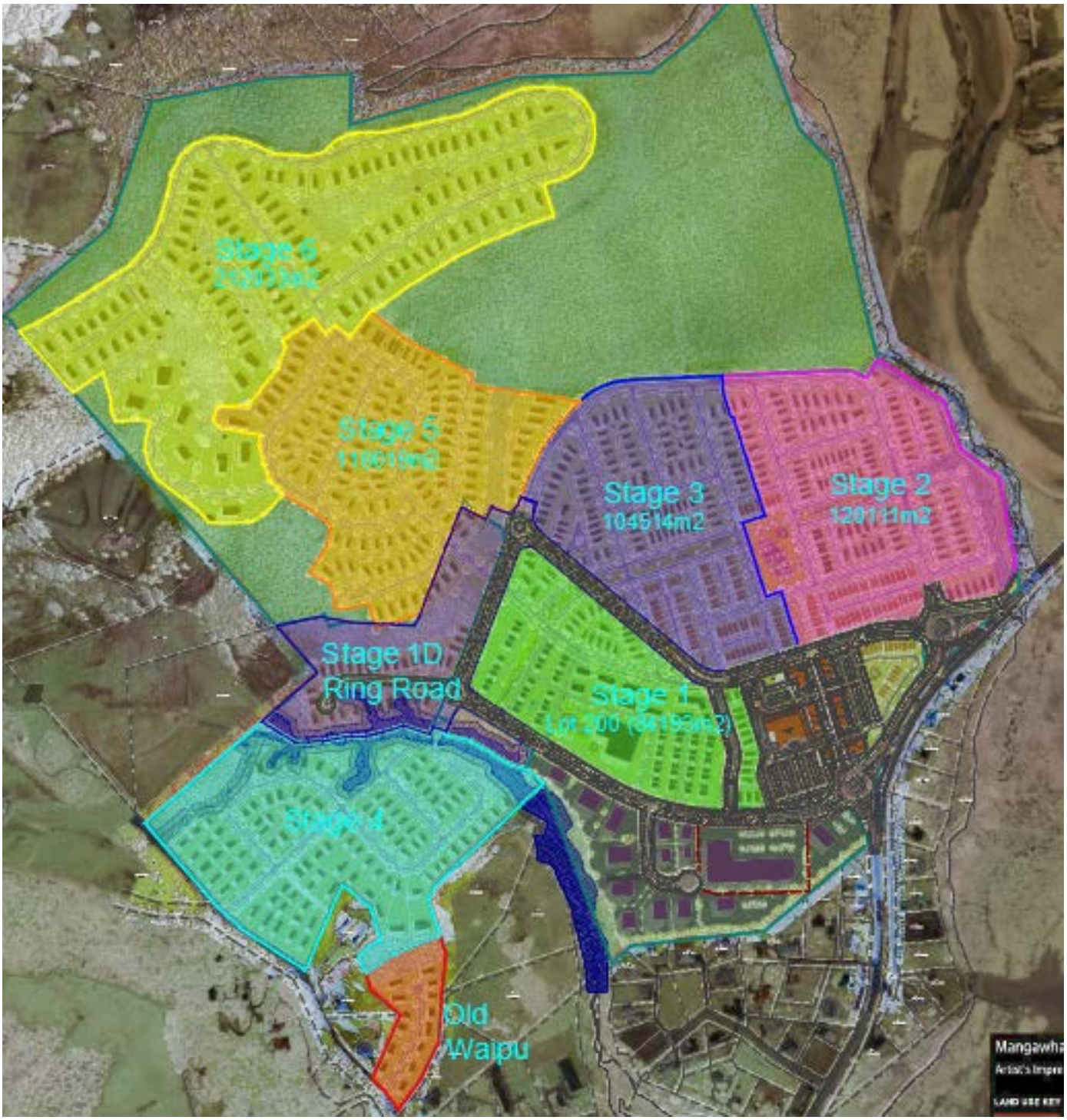

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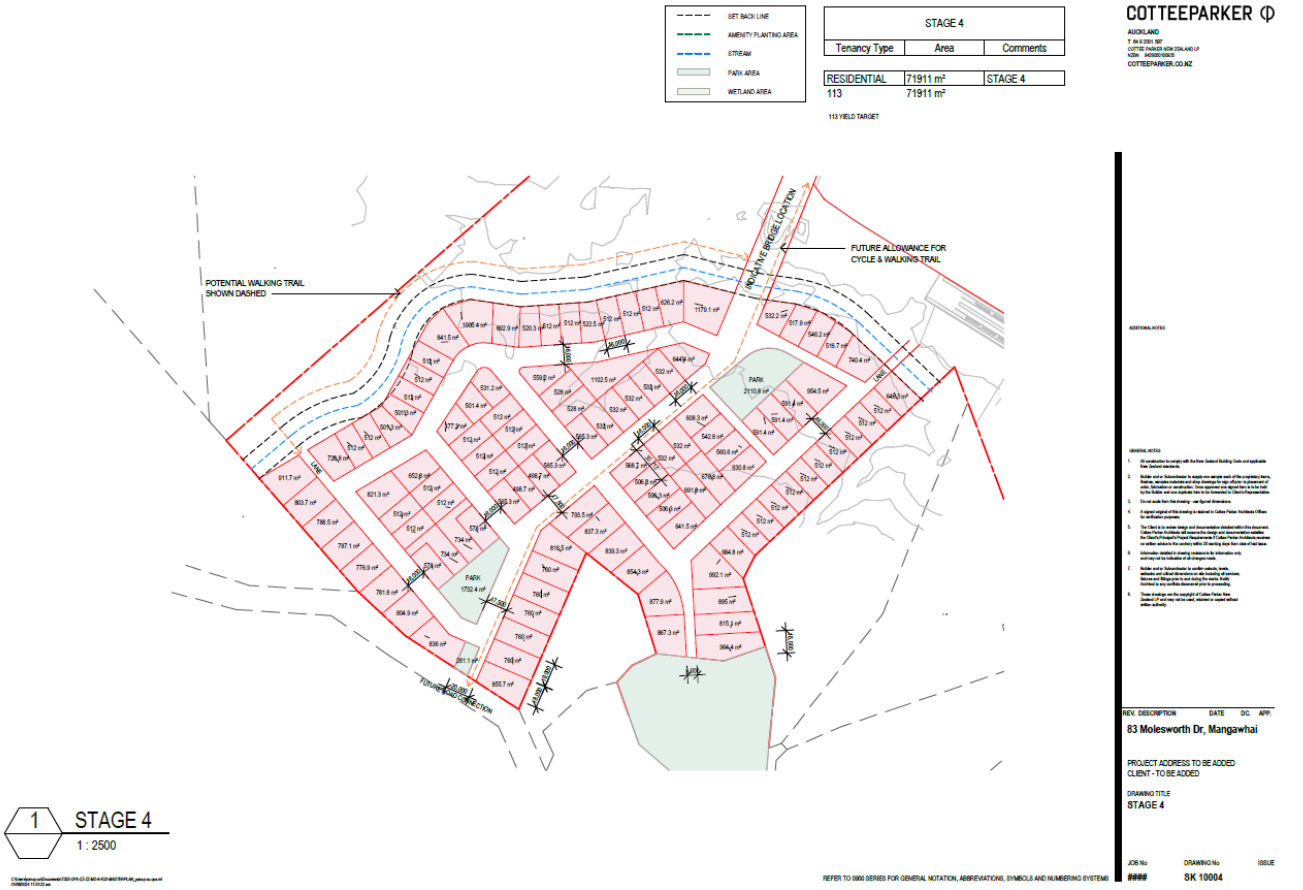

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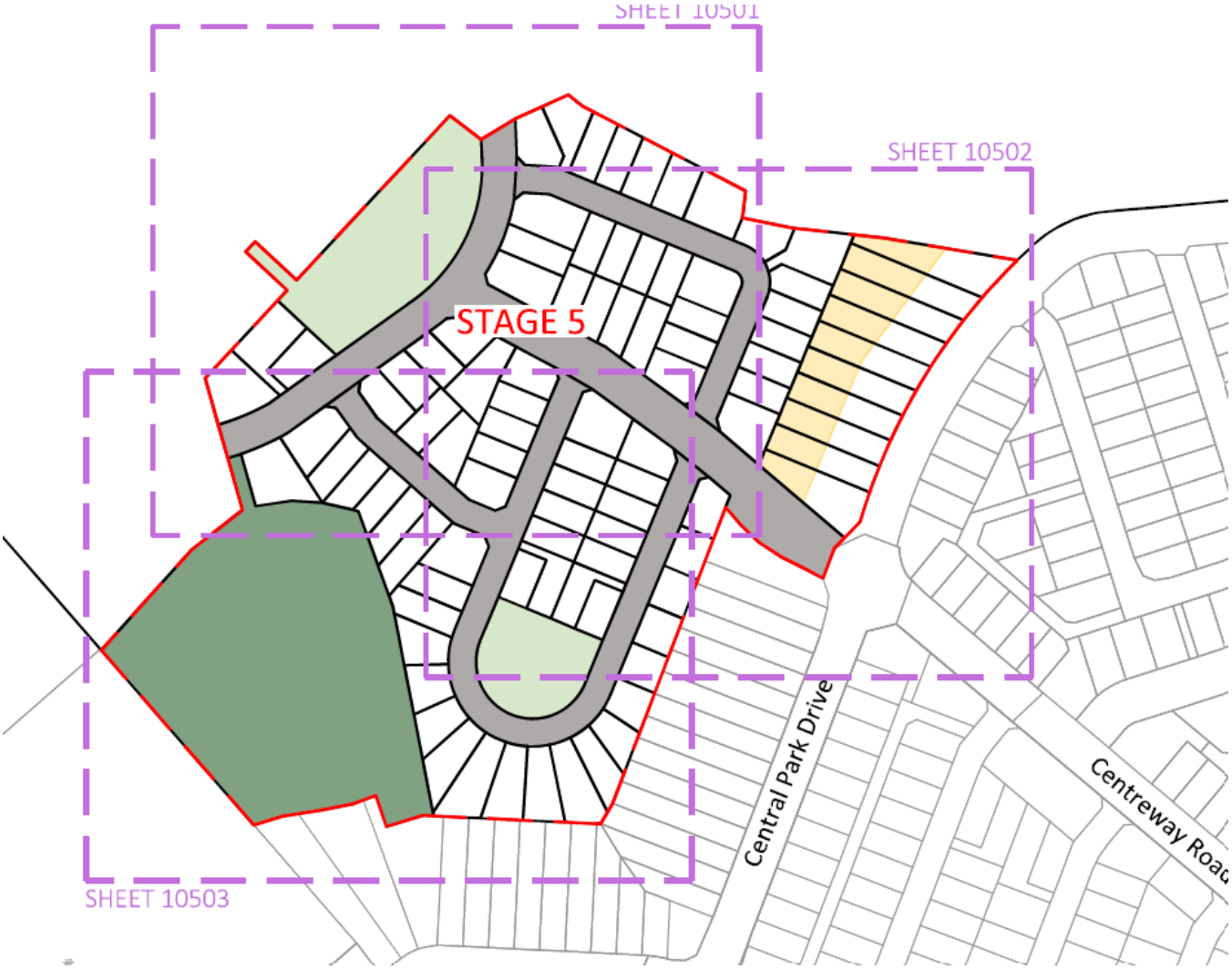

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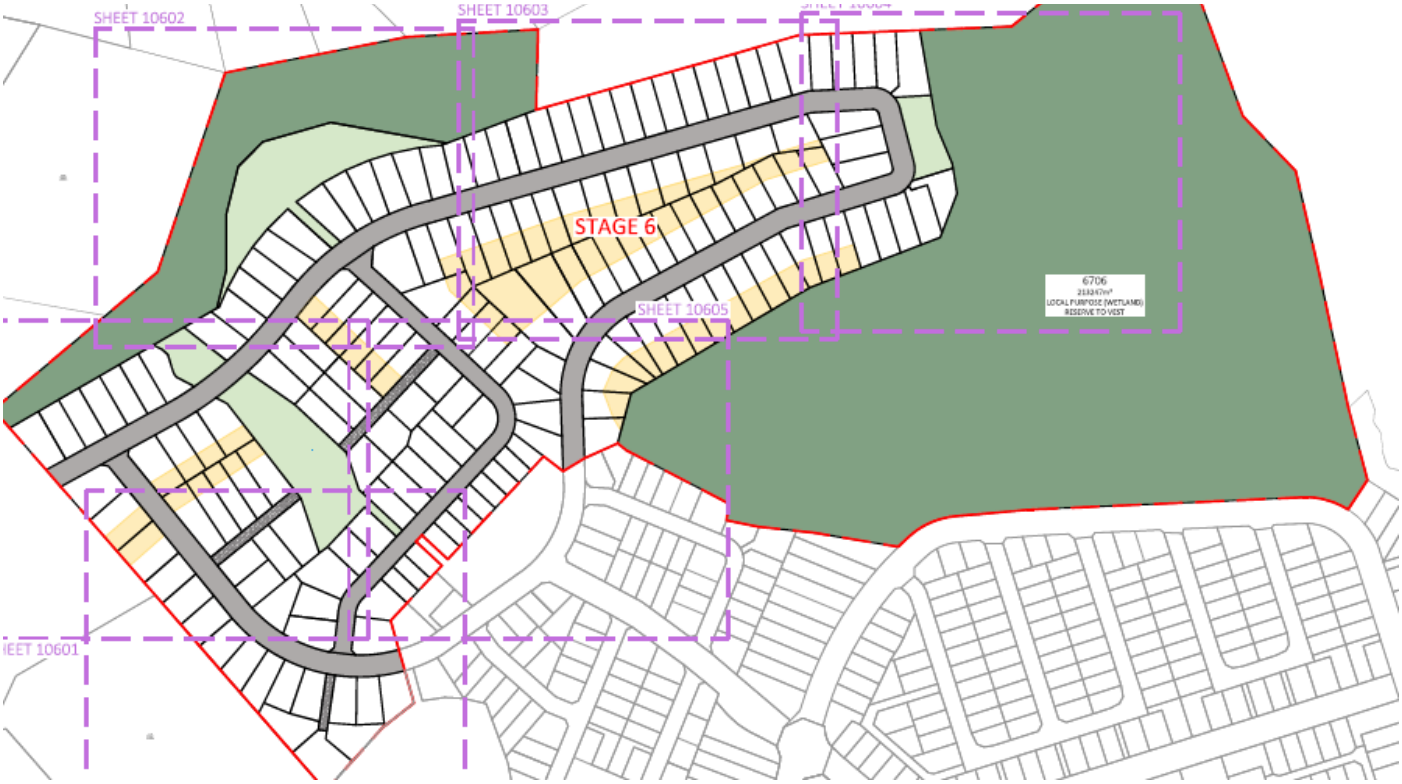

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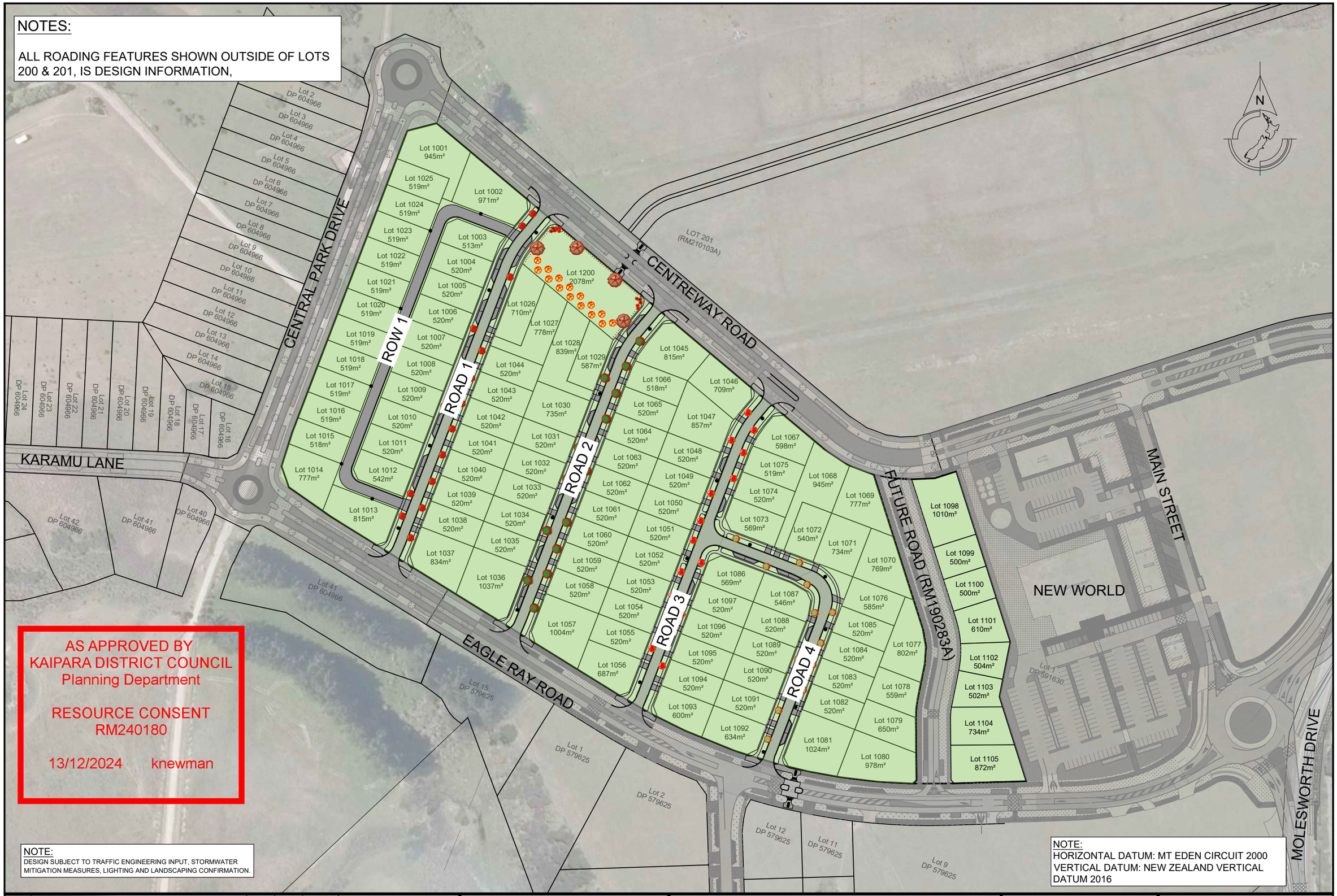
Photo taken in April 2025 (from Google Earth)

Total HUE from the business and service zone is 105

Mangawhai Central Total HUE is 889.

NOTES:

ALL ROADING FEATURES SHOWN OUTSIDE OF LOTS 200 & 201, IS DESIGN INFORMATION,



AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM240180

13/12/2024 knewman

NOTE:
DESIGN SUBJECT TO TRAFFIC ENGINEERING INPUT, STORMWATER MITIGATION MEASURES, LIGHTING AND LANDSCAPING CONFIRMATION.

NOTE:
HORIZONTAL DATUM: MT EDEN CIRCUIT 2000
VERTICAL DATUM: NEW ZEALAND VERTICAL DATUM 2016

REV.	DESCRIPTION	CHECK	APP'D	DATE	SCALE 1:2000 AT A3		
						NAME	DATE
					DESIGN	NM	16.07.24
					DRAWN	KC	16.07.24
					DRAWING CHECK	NM	16.07.24
					DESIGN CHECK	NM	16.07.24
					APPROVED	EP	16.07.24

CLIENT
AINZ FUND 12

Conditions of Use;
These drawings shall only be used for the purpose for which they were supplied. Do not measure off this drawing. If doubt please contact Engineer.

SITE ADDRESS
PROPOSED 105 LOT RESIDENTIAL SUBDIVISION
LOT 200 DP579625 & FUTURE LOT 201
EAGLE RAY ROAD, MANGAWHAI (STAGE 1)

DRAWING TITLE
PROPOSED DEVELOPMENT PLAN

DRAWING NUMBER
1882 - ENG - PG104

DATE
JULY 2024

REVISION
-

ASPIRE CONSULTING ENGINEERS
Ph: 09 426 6552
Web: www.aspeng.co.nz

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN AS	BURDENED LAND	BENEFITED LAND
RIGHT TO DRAIN SEWAGE, WATER RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS, WATER	LOT 2601	LOT 2601	LOTS 2001-2022
	LOT 2602	LOT 2602	LOT 2023-2039
	LOT 2603	LOT 2603	LOT 2040-2057
	LOT 2604	LOT 2604	LOT 2058-2077
	LOT 2605	LOT 2605	LOT 2078-2102

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN AS	BURDENED LAND	GRANTEE
RIGHT TO DRAIN WATER	A & GA	LOT 2001	KAIPARA COUNCIL
	B	LOT 2009	
	C	LOT 2029	
	D	LOT 2030	
	E & DA	LOT 2031	
	F	LOT 2032	
	G	LOT 2033	
	H	LOT 2034	
	I	LOT 2035	
	J	LOT 2036	
	K	LOT 2039	
	L	LOT 2040	
	M	LOT 2046	
	N	LOT 2058	
	O	LOT 2059	
	P	LOT 2064	
	Q	LOT 2068	
	R	LOT 2075	
	S	LOT 2076	
	T	LOT 2077	
	U	LOT 2082	
	V	LOT 2084	
	W	LOT 2085	
	X	LOT 2086	
	Y	LOT 2087	
	Z	LOT 2088	
	AA	LOT 2089	
	AB	LOT 2090	
	AC	LOT 2097	
	AD	LOT 2098	
	AE	LOT 2099	
	AF	LOT 2100	
	AG	LOT 2101	
	GB	LOT 2019	
	GC	LOT 2020	
	GD	LOT 2021	
	GE	LOT 2022	
	GF	LOT 2037	
	GG	LOT 2038	
	GH	LOT 2091	
	GI	LOT 2092	
	GJ	LOT 2093	
	GK	LOT 2094	
	GL	LOT 2095	
RIGHT TO DRAIN WATER (OVERLAND FLOW)	DA	LOT 2031	
RIGHT TO DRAIN WATER, SEWAGE	LOT 2601	LOT 2601	
	LOT 2602	LOT 2602	
	LOT 2603	LOT 2603	
	LOT 2604	LOT 2604	
	LOT 2605	LOT 2605	

SCHEDULE OF EXISTING EASEMENTS IN GROSS TO BE RETAINED IN PART

PURPOSE	PREVIOSULY SHOWN AS	SHOWN AS	BURDENED LAND	CREATING DOCUMENT
RIGHT TO DRAIN WATER	AREA F (RING RD STG 2)	FA	LOT 402	EI 13262542.3

NOTE: BALANCE OF EASEMENT AREA TO BE SURRENDERED

AMALGAMATION CONDITIONS

THAT LOT 2601 HEREON (LEGAL ACCESS) BE HELD AS TO 16 UNDIVIDED 1/16 SHARES BY THE OWNERS OF LOTS 2001 TO 2012 & 2019 TO 2022 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 2602 HEREON (LEGAL ACCESS) BE HELD AS TO 17 UNDIVIDED 1/17 SHARES BY THE OWNERS OF LOTS 2023 TO 2039 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 2603 HEREON (LEGAL ACCESS) BE HELD AS TO 13 UNDIVIDED 1/13 SHARES BY THE OWNERS OF LOTS 2040 TO 2049 & 2055 TO 2057 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 2604 HEREON (LEGAL ACCESS) BE HELD AS TO 20 UNDIVIDED 1/20 SHARES BY THE OWNERS OF LOTS 2058 TO 2077 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 2605 HEREON (LEGAL ACCESS) BE HELD AS TO 24 UNDIVIDED 1/24 SHARES BY THE OWNERS OF LOTS 2078 TO 2095 & 2097 TO 2102 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

LAND COVENANTS

AREAS XA, XB, XC, XD, XE, XF, XG, XH, XI & XJ HEREON ARE SUBJECT TO LAND COVENANT - NO BUILD ZONE

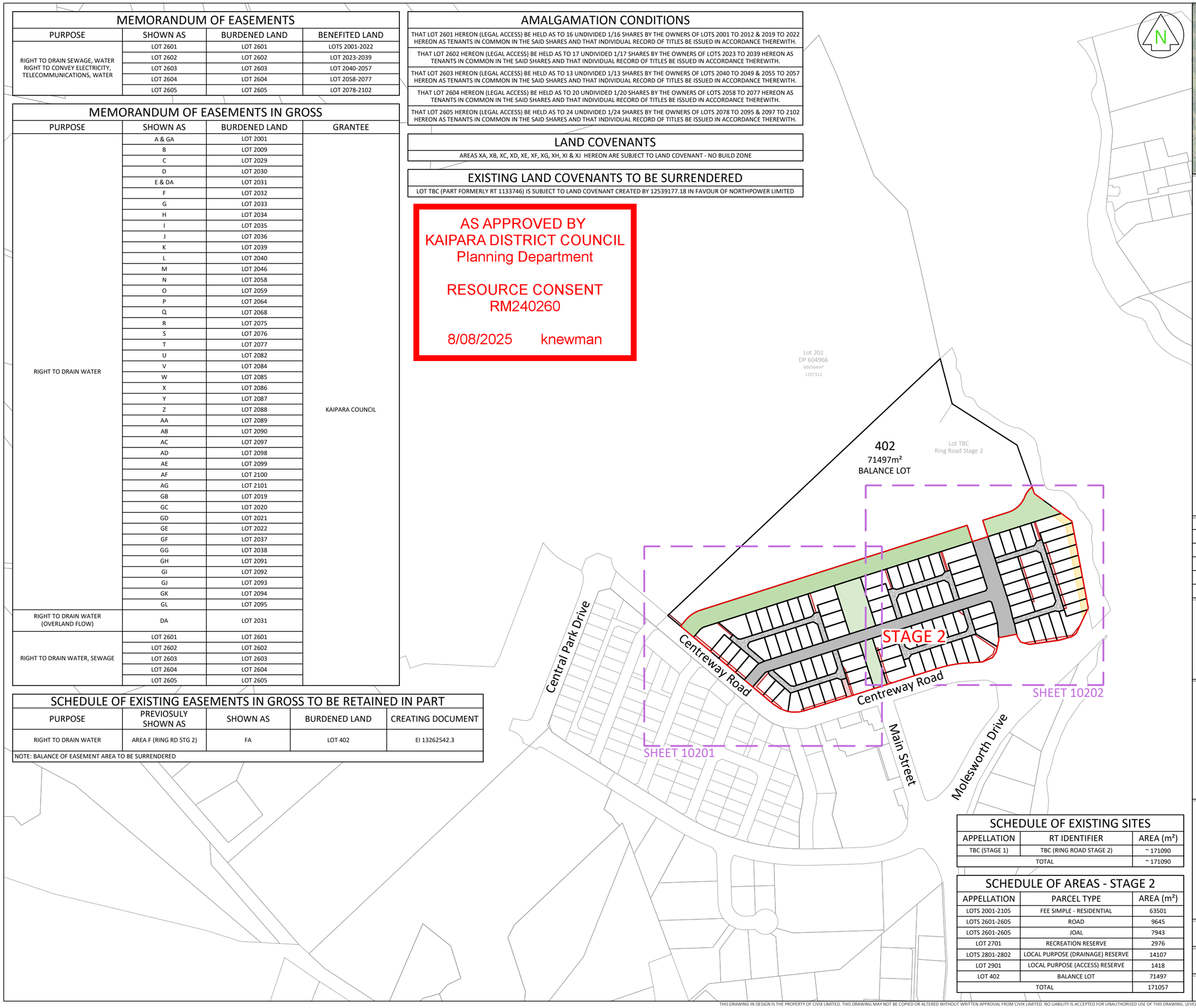
EXISTING LAND COVENANTS TO BE SURRENDERED

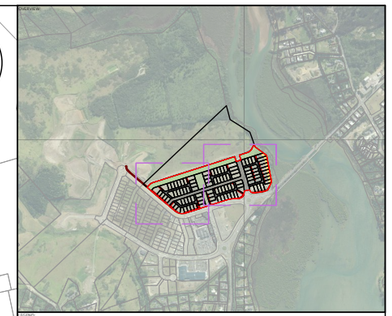
LOT TBC (PART FORMERLY RT 1133746) IS SUBJECT TO LAND COVENANT CREATED BY 12539177.18 IN FAVOUR OF NORTHPOWER LIMITED

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM240260

8/08/2025 knewman



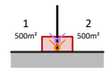


STAGE EXTENT
PROPOSED BOUNDARIES
UNDERLYING BOUNDARIES
PROPOSED LAND COVENANTS
PROPOSED EASEMENTS

NOTES

1. LOT AREAS & BOUNDARY DIMENSIONS ARE SUBJECT TO CONFIRMATION UPON FINAL LAND TRANSFER SURVEY.
2. EASEMENT &/OR COVENANT LOCATIONS ARE INDICATIVE BASED ON PRELIMINARY DESIGN & MAY BE UPDATED BASED ON DETAILED DESIGN.
3. RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS EASEMENT'S IN GROSS ARE TO BE PLACED IN THE 1m FRONTAGE OF THE PROPOSED LOTS IN ACCORDANCE WITH THE ELECTRICITY & TELECOMMUNICATIONS SUPPLY PLANS PREPARED BY THE APPROPRIATE SUPPLIERS, AS PER 'DIAGRAM A' BELOW. THE PLACEMENT OF THESE EASEMENTS WILL BE BASED ON THE AS-BUILT POSITION OF THE PIT/PILLAR, IN ACCORDANCE WITH THE SUPPLIERS STANDARDS.

DIAGRAM A - TYPICAL ELECTRICITY & TELECOMMUNICATIONS EASEMENT



REVISION	DATE	DESCRIPTION	DRAWN	REVIEW	RELEASE
7	20/05/25	AMALGAMATIONS UPDATED	JS	JS	JS
2	24/03/25	LOT 3147 & LOT 2607 BDY	JS	JS	JS
3	26/03/25	ACCESS RESERVES MOVED	JS	JS	JS
4	17/04/25	OLFP EASEMENTS ADDED	JS	JS	JS
5	02/05/25	LOTS NORTH OF 2801 AMENDED	JS	JS	JS
6	12/05/25	STGS SEPARATED, SW EASEMENTS	JS	JS	JS

CIVIX

PROJECT:

83 MOLESWORTH DR,
MANGAWHAI CENTRAL

STAGE 2

TITLE:

SCHEME PLAN

PROPOSED LOTS OVER LOT TBC
(RING RD STG 2) [RT TBC]

STATUS:

FOR RESOURCE CONSENT

DRAWING NO:

10200

SCALE	SIZE	REVISION	DATE
1:5000	A3	7	20/05/25

SCHEDULE OF EXISTING SITES

APPELLATION	RT IDENTIFIER	AREA (m²)
TBC (STAGE 1)	TBC (RING ROAD STAGE 2)	~ 171090
TOTAL		~ 171090

SCHEDULE OF AREAS - STAGE 2

APPELLATION	PARCEL TYPE	AREA (m²)
LOTS 2001-2105	FEE SIMPLE - RESIDENTIAL	63501
LOTS 2601-2605	ROAD	9645
LOTS 2601-2605	JOAL	7943
LOT 2701	RECREATION RESERVE	2976
LOTS 2801-2802	LOCAL PURPOSE (DRAINAGE) RESERVE	14107
LOT 2901	LOCAL PURPOSE (ACCESS) RESERVE	1418
LOT 402	BALANCE LOT	71497
TOTAL		171057

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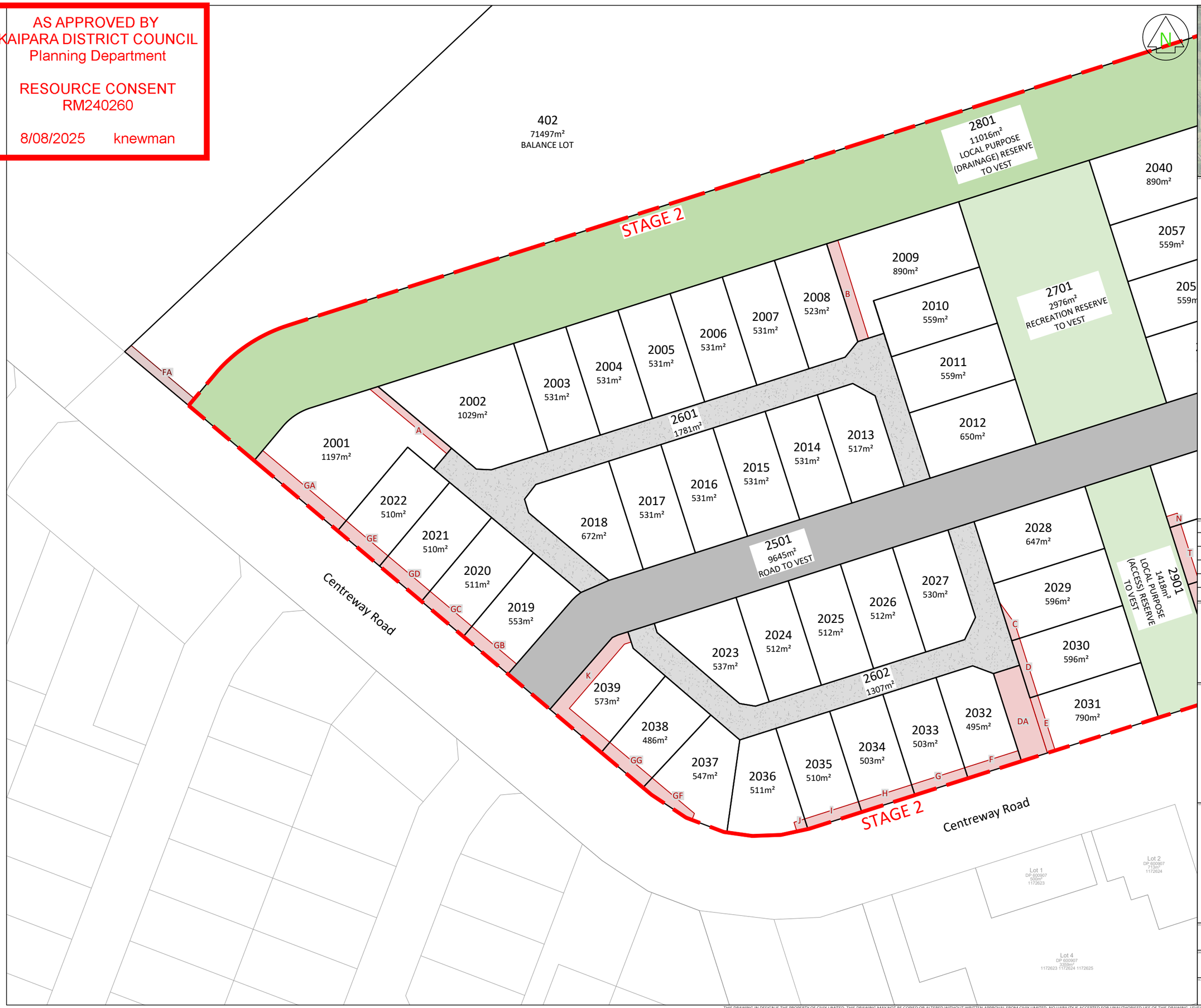
AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM240260

8/08/2025 knewman



STAGE EXTENT
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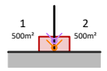

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CIVIX

PROJECT

83 MOLESWORTH DR,
MANGAWHAI CENTRAL

STAGE 2

TITLE

SCHEME PLAN

PROPOSED LOTS OVER LOT TBC
(RING RD STG 2) [RT TBC]

STATUS

FOR RESOURCE CONSENT

DRAWING NO.

10201

SCALE	SIZE	REVISION	DATE
1:1000	A3	7	20/05/25

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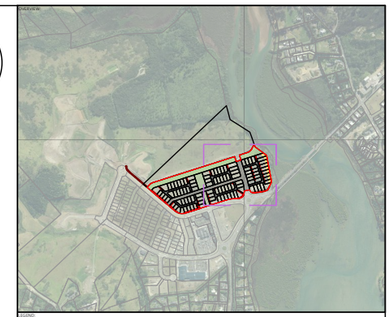
AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM240260

08/08/2025 knewman



STAGE EXTENT
PROPOSED BOUNDARIES
UNDERLYING BOUNDARIES
PROPOSED LAND COVENANTS
PROPOSED EASEMENTS

NOTES

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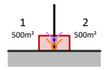
DIAGRAM A - TYPICAL ELECTRICITY & TELECOMMUNICATIONS EASEMENT



REVISION	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
7	20/05/25	AMALGAMATIONS UPDATED	JS	JS	JS
2	24/03/25	LOT 3147 & LOT 2607 BDY	JS	JS	JS
3	26/03/25	ACCESS RESERVES MOVED	JS	JS	JS
4	17/04/25	OLFP EASEMENTS ADDED	JS	JS	JS
5	02/05/25	LOTS NORTH OF 2801 AMENDED	JS	JS	JS
6	12/05/25	STGS SEPARATED, SW EASEMENTS	JS	JS	JS

CIVIX

PROJECT

83 MOLESWORTH DR,
MANGAWHAI CENTRAL

STAGE 2

TITLE

SCHEME PLAN

PROPOSED LOTS OVER LOT TBC
(RING RD STG 2) [RT TBC]

STATUS

FOR RESOURCE CONSENT

DRAWING NO.

10202

SCALE	SIZE	REVISION	DATE
1:1000	A3	7	20/05/25

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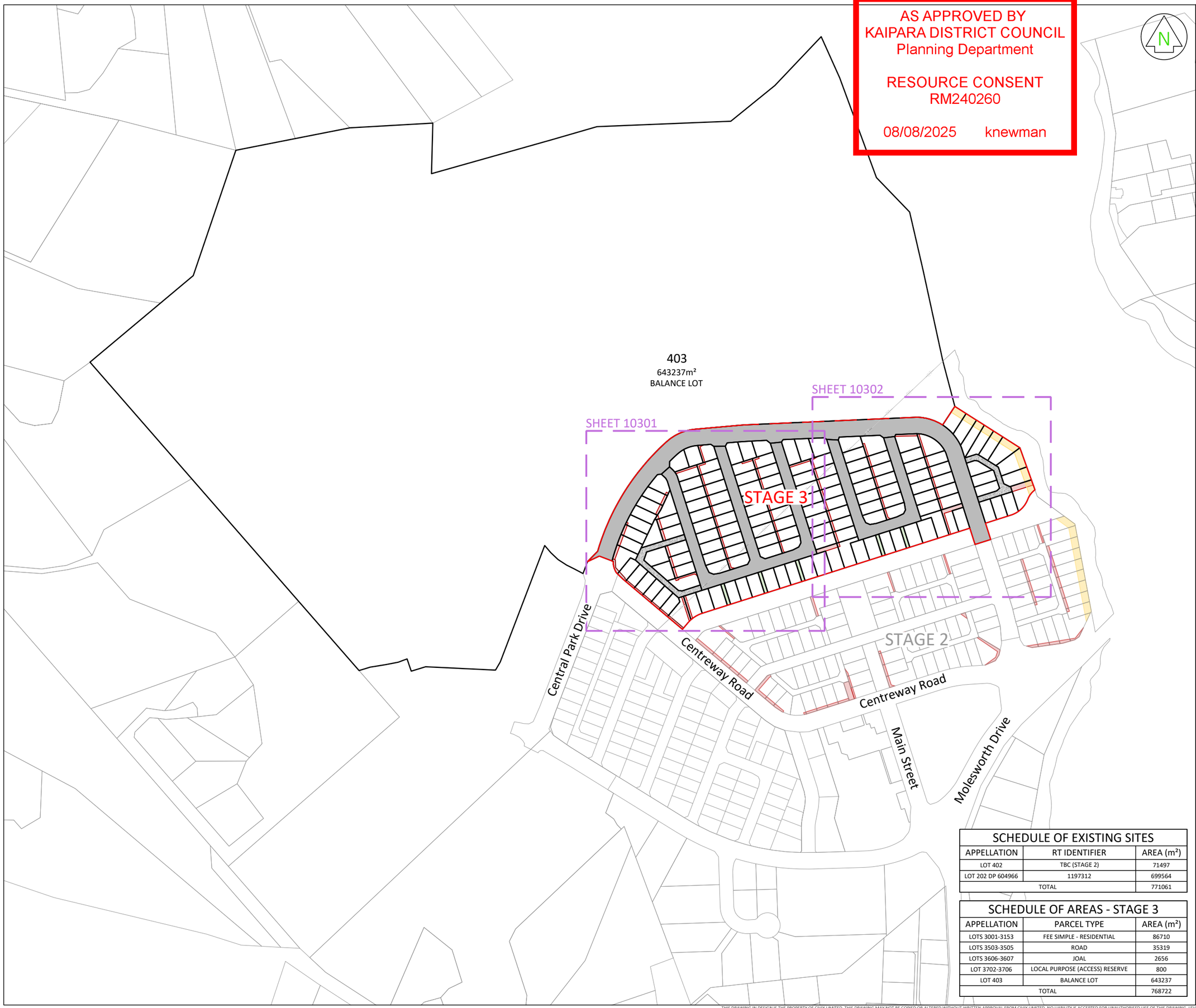
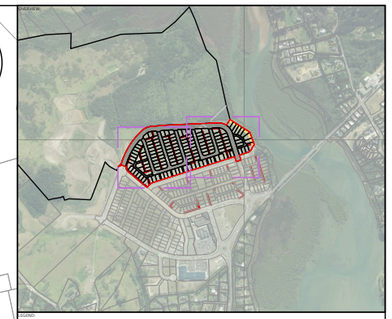
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM240260

08/08/2025 knewman





STAGE EXTENT
PROPOSED BOUNDARIES
UNDERLYING BOUNDARIES
PROPOSED LAND COVENANTS
PROPOSED EASEMENTS

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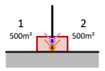

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CIVIX

PROJECT:

83 MOLESWORTH DR,
MANGAWHAI CENTRAL

STAGE 3

TITLE:

SCHEME PLAN

PROPOSED LOTS OVER
LOT 202 DP 604966 [RT 1197312]
& LOT 402 (STAGE 2) [RT TBC]

STATUS:

FOR RESOURCE CONSENT

DRAWING NO:

10300

SCALE:	SIZE:	REVISION:	DATE:
1:5000	A3	7	20/05/25

SCHEDULE OF EXISTING SITES

APPELLATION	RT IDENTIFIER	AREA (m²)
LOT 402	TBC (STAGE 2)	71497
LOT 202 DP 604966	1197312	699564
TOTAL		771061

SCHEDULE OF AREAS - STAGE 3

APPELLATION	PARCEL TYPE	AREA (m²)
LOTS 3001-3153	FEE SIMPLE - RESIDENTIAL	86710
LOTS 3503-3505	ROAD	35319
LOTS 3606-3607	JOAL	2656
LOT 3702-3706	LOCAL PURPOSE (ACCESS) RESERVE	800
LOT 403	BALANCE LOT	643237
TOTAL		768722

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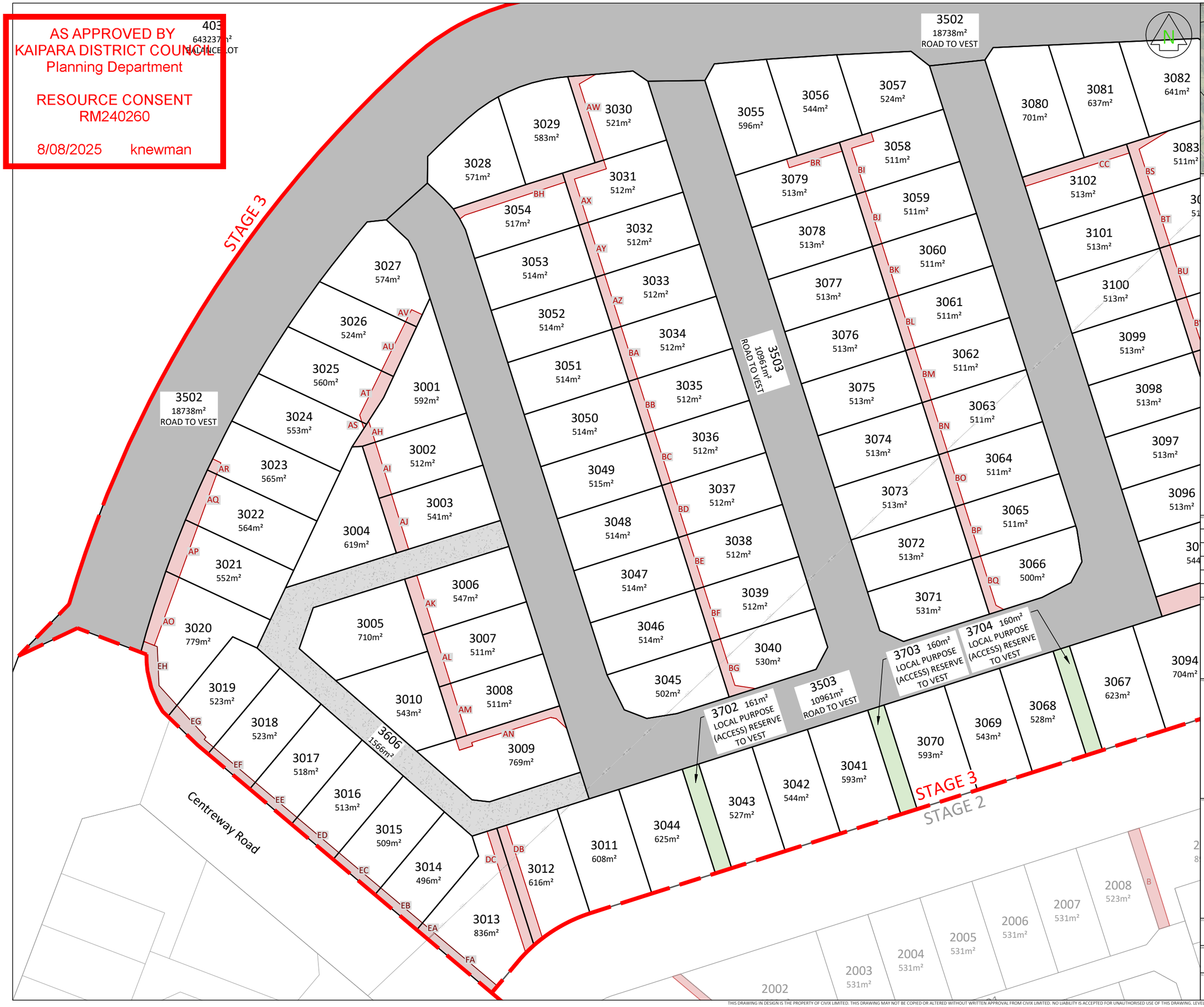
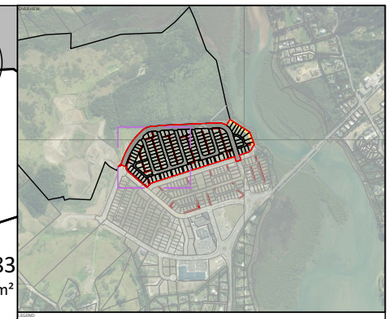
AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM240260

8/08/2025 knewman





STAGE EXTENT
PROPOSED BOUNDARIES
UNDERLYING BOUNDARIES
PROPOSED LAND COVENANTS
PROPOSED EASEMENTS

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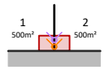

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CIVIX

PROJECT
83 MOLESWORTH DR,
MANGAWHAI CENTRAL

STAGE 3

TITLE
SCHEME PLAN

PROPOSED LOTS OVER
LOT 202 DP 604966 [RT 1197312]
& LOT 402 (STAGE 2) [RT TBC]

STATUS
FOR RESOURCE CONSENT

DRAWING NO
10301

SCALE	SIZE	REVISION	DATE
1:1000	A3	7	20/05/25

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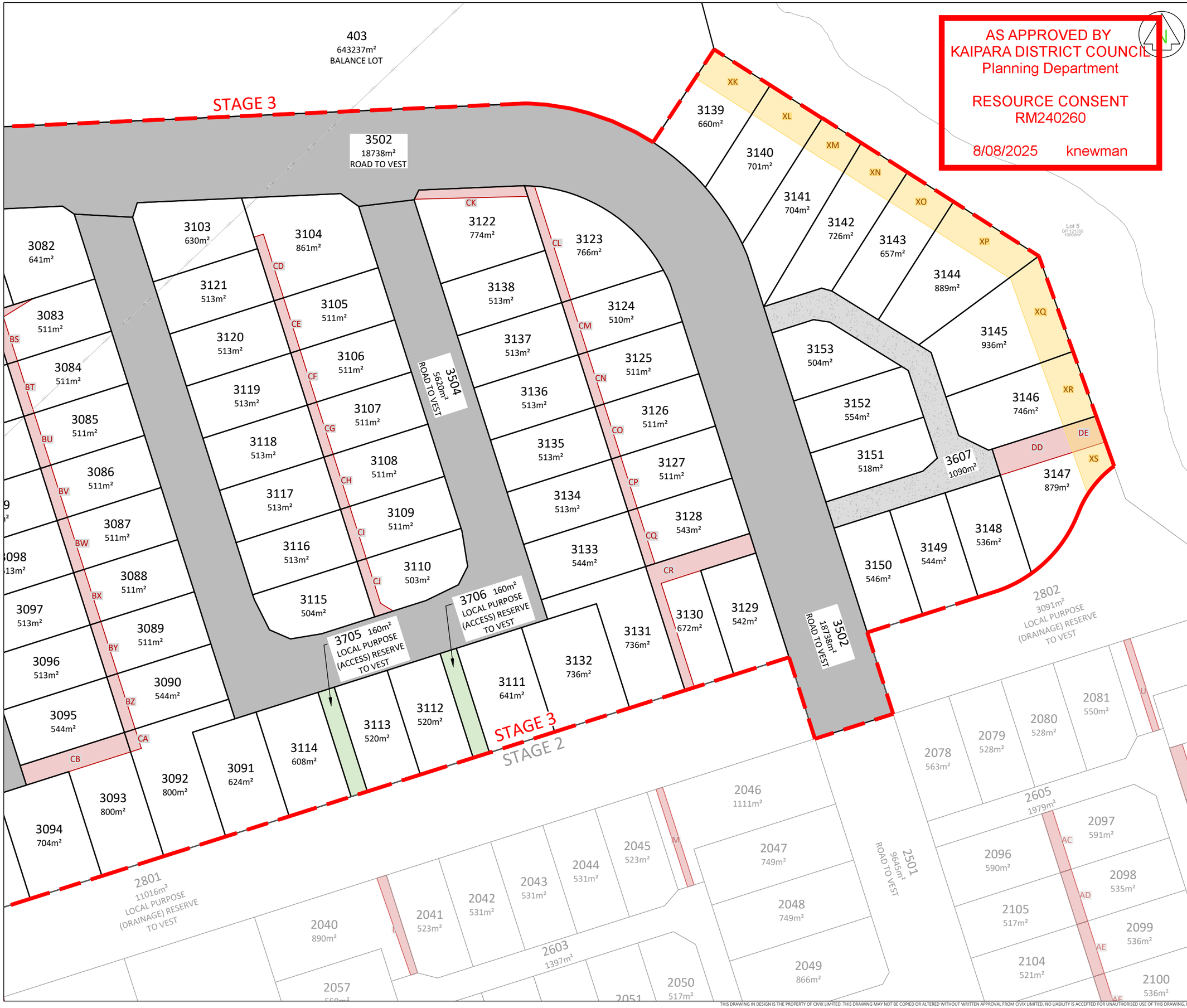
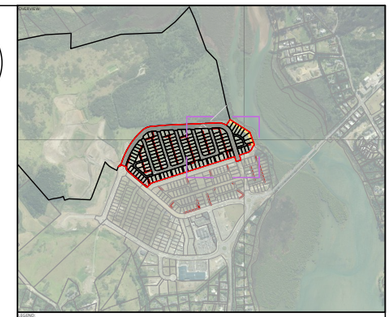
RESOURCE CONSENT
RM240260

8/08/2025 knewman





STAGE EXTENT
PROPOSED BOUNDARIES
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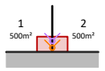

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CIVIX

PROJECT

83 MOLESWORTH DR,
MANGAWHAI CENTRAL

STAGE 3

TITLE

SCHEME PLAN

PROPOSED LOTS OVER
LOT 202 DP 604966 [RT 1197312]
& LOT 402 (STAGE 2) [RT TBC]

STATUS

FOR RESOURCE CONSENT

DRAWING NO.

10302

SCALE	SIZE	REVISION	DATE
1:1000	A3	7	20/05/25

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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN AS	BURDENED LAND	BENEFITED LAND
RIGHT TO DRAIN SEWAGE, WATER RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS, WATER	LOT 3606	LOT 3606	LOTS 3003-3020
	LOT 3607	LOT 3607	LOT 3142-3153

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN AS	BURDENED LAND	GRANTEE
RIGHT TO DRAIN WATER	AH	LOT 3001	KAIPARA COUNCIL
	AI	LOT 3002	
	AJ	LOT 3003	
	AK	LOT 3006	
	AL	LOT 3007	
	AM	LOT 3008	
	AN	LOT 3009	
	AO	LOT 3020	
	AP	LOT 3021	
	AQ	LOT 3022	
	AR	LOT 3023	
	AS	LOT 3024	
	AT	LOT 3025	
	AU	LOT 3026	
	AV	LOT 3027	
	AW	LOT 3030	
	AX	LOT 3031	
	AY	LOT 3032	
	AZ	LOT 3033	
	BA	LOT 3034	
	BB	LOT 3035	
	BC	LOT 3036	
	BD	LOT 3037	
	BE	LOT 3038	
	BF	LOT 3039	
	BG	LOT 3040	
	BH	LOT 3054	
	BI	LOT 3058	
	BJ	LOT 3059	
	BK	LOT 3060	
	BL	LOT 3061	
	BM	LOT 3062	
	BN	LOT 3063	
	BO	LOT 3064	
	BP	LOT 3065	
	BQ	LOT 3066	
	BR	LOT 3079	
	BS	LOT 3083	
	BT	LOT 3084	
	BU	LOT 3085	
	BV	LOT 3086	
	BW	LOT 3087	
	BX	LOT 3088	
	BY	LOT 3089	
	BZ	LOT 3090	
	CA	LOT 3092	
	CB	LOT 3093	
	CC	LOT 3102	
	CD	LOT 3104	
	CE	LOT 3105	
	CF	LOT 3106	
	CG	LOT 3107	
	CH	LOT 3108	
	CI	LOT 3109	
	CJ	LOT 3110	
	CK	LOT 3122	
	CL	LOT 3123	
	CM	LOT 3124	
	CN	LOT 3125	
	CO	LOT 3126	
	CP	LOT 3127	
	CQ	LOT 3128	
	CR	LOT 3130	
	XK	LOT 3139	
	XL	LOT 3140	
	XM	LOT 3141	
	XN	LOT 3142	
	XO	LOT 3143	
	XP	LOT 3144	
	XQ	LOT 3145	
	XR	LOT 3146	
	DD, DE, XS	LOT 3147	
RIGHT TO DRAIN WATER (OVERLAND FLOW)	DB	LOT 3012	
	DC	LOT 3013	
	DD	LOT 3147	
RIGHT TO DRAIN WATER, SEWAGE	LOT 3606	LOT 3606	
	LOT 3607	LOT 3607	

SCHEDULE OF EXISTING EASEMENTS IN GROSS TO BE RETAINED IN PART

PURPOSE	PREVIOSULY SHOWN AS	SHOWN AS	BURDENED LAND	CREATING DOCUMENT
RIGHT TO DRAIN WATER	AREA ZE DP 604966	EA	LOT 3013	EI 13262542.3
		EB	LOT 3014	
		EC	LOT 3015	
		ED	LOT 3016	
		EE	LOT 3017	
		EF	LOT 3018	
		EG	LOT 3019	
		EH	LOT 3020	

NOTE: BALANCE OF EASEMENT AREA TO BE SURRENDERED

SCHEDULE OF EXISTING EASEMENTS IN GROSS TO BE RETAINED

PURPOSE	PREVIOSULY SHOWN AS	SHOWN AS	BURDENED LAND	CREATING DOCUMENT
RIGHT TO DRAIN WATER	FA (STAGE 2)	FA	LOT 3013	EI 13262542.3

AMALGAMATION CONDITIONS

THAT LOT 3606 HEREON (LEGAL ACCESS) BE HELD AS TO 15 UNDIVIDED 1/15 SHARES BY THE OWNERS OF LOTS 3003 TO 3006 & 3010 TO 3020 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3607 HEREON (LEGAL ACCESS) BE HELD AS TO 12 UNDIVIDED 1/12 SHARES BY THE OWNERS OF LOTS 3142 TO 3153 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

LAND COVENANTS

AREAS XK, XL, XM, XN, XO, XP, XQ, XR & XS HEREON ARE SUBJECT TO LAND COVENANT - NO BUILD ZONE

N

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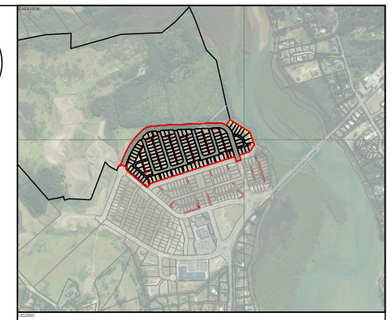
Planning Department

RESOURCE CONSENT
RM240260

08/08/2025 knewman



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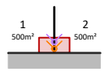

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CIVIX

PROJECT:

83 MOLESWORTH DR,
MANGAWHAI CENTRAL

STAGE 3

TITLE:

TABLE OF EASEMENTS

PROPOSED LOTS OVER
LOT 202 DP 604966 [RT 1197312]
& LOT 402 (STAGE 2) [RT TBC]

STATUS:

FOR RESOURCE CONSENT

DRAWING NO:

10303

SCALE:	SIZE:	REVISION:	DATE:
NTS	A3	7	20/05/25

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