

SCHEDULE OF COVENANTS			
PURPOSE	SHOWN	BURDENED LAND	AREA Ha
LANDSCAPE COVENANT	LA	LOT 5 HEREON	0.0187
	LB	LOT 1 HEREON	0.0059
	LC	LOT 2 HEREON	0.1217
	LD		0.0810
	LE	LOT 3 HEREON	0.0270
	LF		0.0293
	LG	LOT 6 HEREON	0.0547
	LH	LOT 7 HEREON	0.0041
	LI		0.0260
	LJ		0.0408
	LK		0.0067
	LL	LOT 8 HEREON	0.0085
LM	0.2690		
TOTAL			0.6934
ECOLOGICAL COVENANT	EA	LOT 51 HEREON	0.3219
	EB		0.0169
	EC		0.2309
	ED		0.6993
	EE		0.2360
	EF		0.9695
	EG		0.3660
	EH	LOT 1 HEREON	0.4595
TOTAL			2.8405
TOTAL			3.5339
AREA LN TO BE SUBJECT TO A CONSENT NOTICE			



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NOTES:

- HORIZONTAL DATUM IS NZGD 2000 (CIRCUIT AT MOUNT EMBURY 2000).
- HEIGHT DATUM IS NEW ZEALAND VERTICAL DATUM 2000 (NZVD2000).
- IT IS RECOMMENDED THAT THE PROJECT BE REFERENCED TO THE SOURCE LINE DATABASE (MAR 2025).
- BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM DP INFORMATION AND ARE NOT GUARANTEED TO BE CORRECT.
- IF A REDEFINITION SURVEY SHOULD BE UNDERTAKEN,
- EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THE LAND MUST BE REPRESENTED ON THIS PLAN. A FULL INVESTIGATION OF LEGAL RECORDS SHOULD BE UNDERTAKEN.
- NOT ALL PUBLIC & PRIVATE DRAINAGE INFORMATION IS SHOWN ON THIS PLAN AND MAY BE OBTAINED FROM THE COUNCIL'S RECORDS.
- THE PLAN IS GRAPHICALLY ONLY AND NOT TO SCALE.
- IF SHOWN, SPECIFIED UNDERGROUND UTILITIES AND DRAINAGE HAVE BEEN IDENTIFIED USING INDUSTRY STANDARD METHODS AND APPROXIMATELY FOLLOWING NZMG CODE OF PRACTICE. DIFFERENCES IN LOCATION BETWEEN THE VARIOUS METHODS IS NORMAL.
- DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE, ONLY SUBJECT TO FINAL SURVEY.
- THE POSITION AND OUTLINE OF PROPOSED BUILDINGS & AREAS SHOWN ON THIS PLAN ARE BASED ON THE ARCHITECT'S DESIGN CONCEPTS. THESE PLANS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA.

LEGEND	
LOT BOUNDARIES	—
ROAD BOUNDARIES	—
ABUTTAL BOUNDARIES	—
EASEMENT BOUNDARIES	—
MEASUREMENTS (METERS)	25.67
EXISTING BUILDINGS (EXTERIOR CLADDING)	
BUILDING DECK	
BUILDING EAVES (TOP OF GUTTER)	
BUILDING RIDGES/ROOFLINE	—
EDGE OF CONCRETE	—
IMPERMEABLE SURFACE	—
EXISTING STORM WATER LINE	—
EXISTING WASTE WATER LINE	—
EXISTING WATER MAIN LINE	—
PROPOSED BUILDING COVERAGE	
PROPOSED LANDSCAPED AREA	
PROPOSED STORM WATER LINE	—
PROPOSED WASTE WATER LINE	—
PROPOSED WATER MAIN LINE	—
PRIVATE LINE	—
UNDERLYING RECORD OF TITLE BOUNDARY	—
FRONT YARD	49.6 m ²

SCHEME PLAN

							
envivo ltd 60 box 109 207 newmarket auckland 1149 t +64 9 630 9512 admin@envivo.nz www.envivo.nz							
REV	BY	DATE	APP'D	REVISION/COMMENTS			
B	SC	24/02/28	JH	LOT 5 ACCESS			
C	SC	28/06/28	TC	COVENANTS			
D	FN	10/09/28	JH	COVENANTS EDITED TO MATCH STAGES			
TITLE							
SCHEME PLAN STAGES							
PROJECT/LOCATION							
LAKE VIEW ESTATE, DEVICHO ROAD, MANGAWHAI							
LEGAL DESCRIPTION							
LOTS 21 & 51 DP 378455							
RECORD OF TITLE							
314361, 32 7460 NA & 314334, 9315 m ²							
SURVEYED	DSIGN		TC	REVIEWED	DESIGNED		
HA	SC				ASV		
DATE	DATE	DATE	DATE	DATE	DATE		
04/03/25	25/11/25		02/04/26		17/03/26		
SCALE: 8:1	CONFR:		KAIPARA DC:URAL				
1:4000							
PREFECT	ENVG	CONC	LOD	TYPE	RL	DRG NO	SUIT REV
34878	ENVG	00	XX	DR	V	130	- S2- D

DP 378455

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM260008

7/10/2026 jpienaar

LOT 51
23.3138 ha
Stage 1 Balance

STAGE 1

LOT 5
4322 m²

Building Platform
Area 300m²

Area H

Area J
Area A

Lot 27 DP 378455

BLOMFIELD COURT

Lot 32 DP 378455

Lot 25 DP 378455

Lot 26 DP 378455

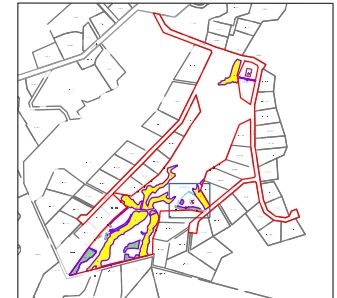


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NOTES:

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- HEIGHT DATUM IS NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016).
- ORIGIN OF SURVEY: IT 4 DP 418650 EPN RL-37.97 SOURCE LINZ DATABASE (MAR 2025).
- BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM DP 378455 (SURVEYED IN 2007). IF THE POSITION OF THE BOUNDARIES IS REQUIRED A REDEFINITION SURVEY SHOULD BE UNDERTAKEN.
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LOCATION DIAGRAM



envivo

envivo ltd, 200 box 109 207 newmarket auckland 1149
+64 9 630 9537 info@envivo.co.nz www.envivo.co.nz

REV	BY	DATE	APP'D	REVISION/COMMENTS
B	SC	24/02/26	JM	LOT 5 ACCESS
C	SC	26/08/26	TC	COVENANTS
D	FN	10/09/26	JM	COVENANTS EDITED TO MATCH STAGES

TITLE

SCHEME PLAN
STAGE 1 LOT 5

PROJECT/LOCATION

LAKE VIEW ESTATE,
DEVICH ROAD, MANGAWHAI

LEGAL DESCRIPTION

LOTS 21 & 51 DP 378455

RECORD OF TITLE

514345, 12,7460 ha & 514334, 9315 m²

SURVEYED	DRAWN	REVIEWED	DESIGNED
HA	SC	TC	AM

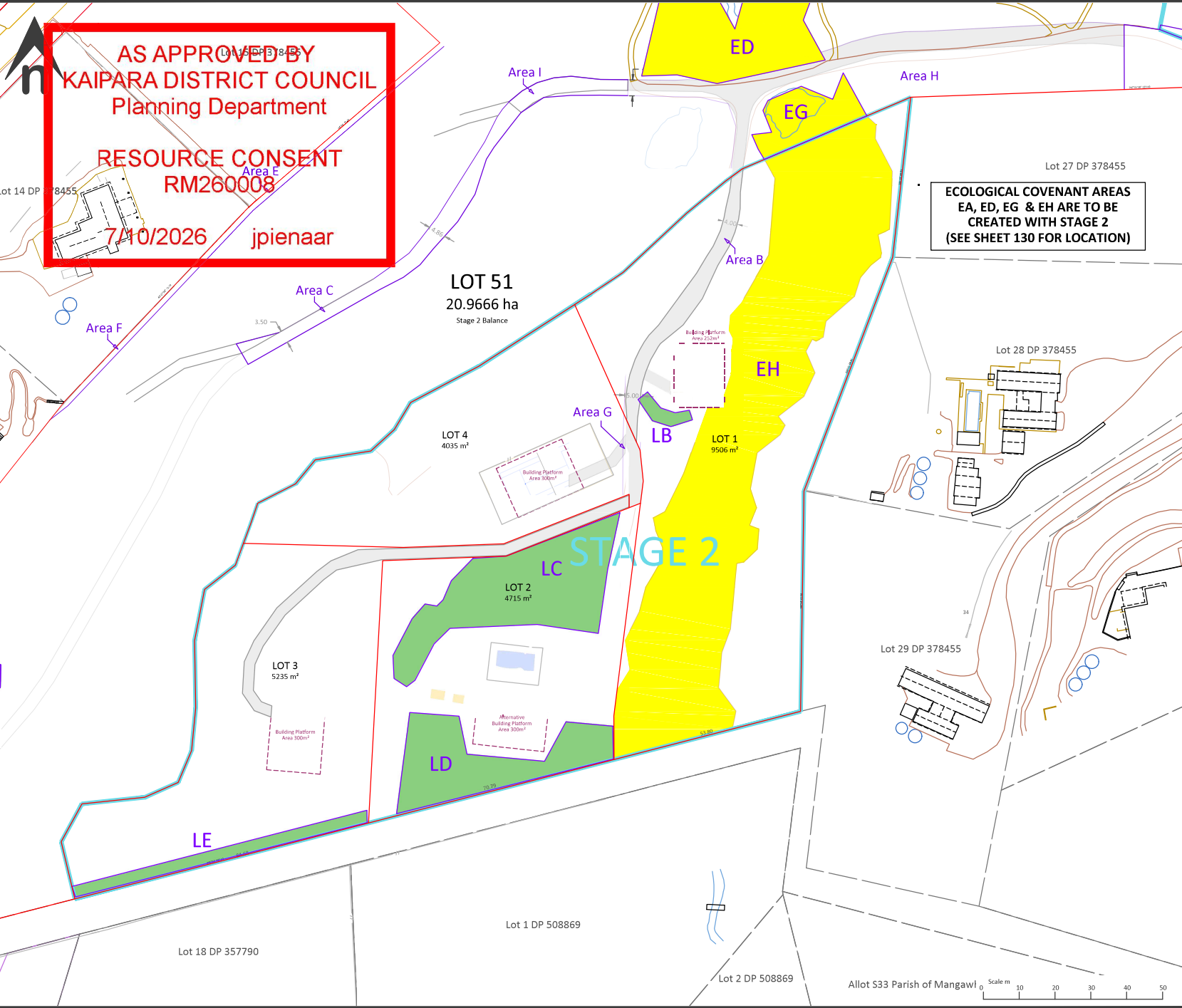
DATE	DATE	DATE	DATE
04/03/25	25/11/25	02/04/26	17/02/26

SCALE 1:1000 KAIPARA DC-RURAL

PROJECT	DRG	ZONE	LOC	TYPE	BL	DRG No	SUIT	REV
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34878-ENV-00-XX-DR-V - 131 - S2 - D

DATE: 21/09/2026 9:13:50 am USER NAME: jpienaar IP: 192.168.1.1
LOCATION: C:\Users\jpienaar\Documents\34878-ENV-00-XX-DR-V - 131 - S2 - D.dwg



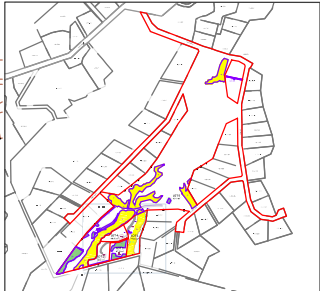
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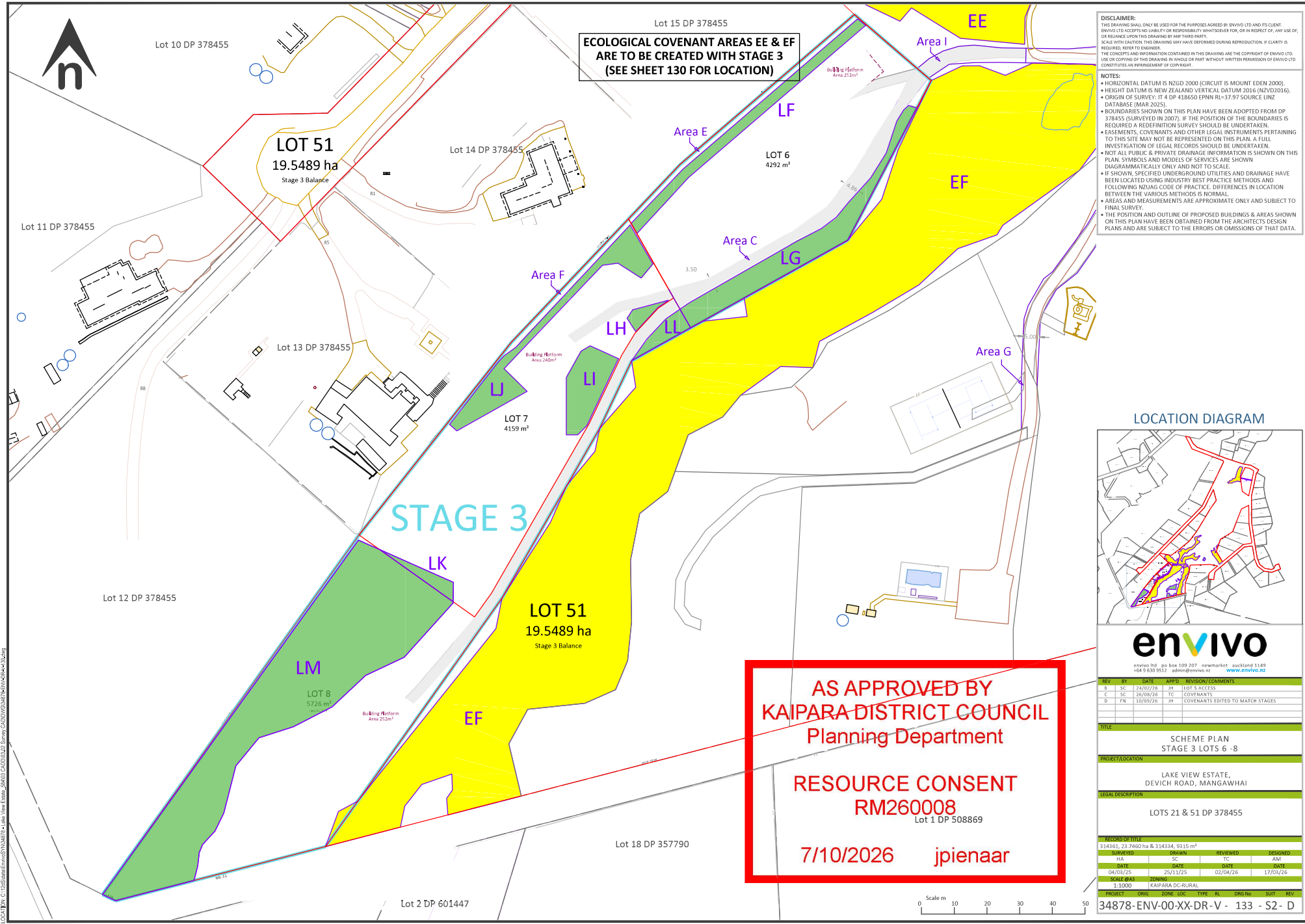
**ECOLOGICAL COVENANT AREAS
EA, ED, EG & EH ARE TO BE
CREATED WITH STAGE 2
(SEE SHEET 130 FOR LOCATION)**

LOCATION DIAGRAM



envivo
envivo ltd, 200 box 109 207, newmarket, auckland 1149
044 9 930 9537 | info@envivo.co.nz | www.envivo.co.nz

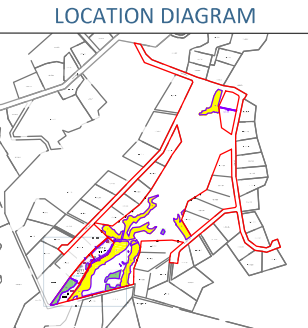
REV	BY	DATE	APP'D	REVISION/COMMENTS
A	SC	12/02/26	JM	LOT 5 ACCESS
C	SC	26/08/26	TC	COVENANTS
D	FN	10/09/26	JM	COVENANTS EDITED TO MATCH STAGES
TITLE				
SCHEME PLAN STAGE 2 LOTS 1 - 4				
PROJECT/LOCATION				
LAKE VIEW ESTATE, DEVICH ROAD, MANGAWHAI				
LEGAL DESCRIPTION				
LOTS 21 & 51 DP 378455				
RECORD OF TITLE				
514545, 12,7460 ha & 514534, 9515 m²				
SURVEYED	DRAWN	REVIEWED	DESIGNED	
HA	SC	TC	AM	
DATE	DATE	DATE	DATE	
04/03/25	25/11/25	02/04/26	17/02/26	
SCALE				
1:1000 KAIPARA DC-RURAL				
PROJECT	DRG	ZONE	LOC	TYPE
34878-ENV-00-XX-DR-V				
132	S2	D		



ECOLOGICAL COVENANT AREAS EE & EF
ARE TO BE CREATED WITH STAGE 3
(SEE SHEET 130 FOR LOCATION)

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envivo	
envivo ltd, 2nd floor 109 207 newmarket auckland 1149 t 09 630 9537 e info@envivo.co.nz w www.envivo.co.nz	
REV	BY DATE APPR REVISION/COMMENTS
A	SC 24/02/26 JM LOT 5 ACCESS
B	SC 26/08/26 TC COVENANTS
C	SC 26/08/26 TC COVENANTS
D	FN 10/09/26 JM COVENANTS EDITED TO MATCH STAGES
TITLE	
SCHEME PLAN STAGE 3 LOTS 6 - 8	
PROJECT/LOCATION	
LAKE VIEW ESTATE, DEVICH ROAD, MANGAWHAI	
LEGAL DESCRIPTION	
LOTS 21 & 51 DP 378455	
RECORD OF TITLE	
314545, 19 7460 ha & 314534, 9515 m²	
SURVEYED	DRAWN
HA	SC
DATE	DATE
04/03/25	25/11/25
DATE	DATE
02/04/26	17/02/26
SCALE	DATE
1:1000	KAIPARA DC-RURAL
PROJECT	DRG
34878-ENV-00-XX-DR-V	133-S2-D

Lot 1 DP 552439

47

Lot 1 DP 525736



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AREA LN TO BE SUBJECT TO A CONSENT NOTICE

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM260008

7/10/2026 jpienaar

LN
0.0144Ha
STAGE 4

LOT 9
4267 m²
Indicative
Building Platform
Area 600m²

LOT 10
5043 m²

Lot 46 DP 378455

7

Lot 45 DP 378455

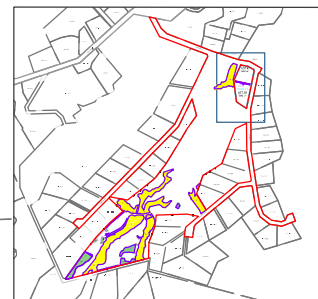
15

Lot 44 DP 378455

23

LOT 51
Stage 4

LOCATION DIAGRAM



envivo

envivo ltd 200 box 109 207 newmarket auckland 1149
+64 9 630 9537 info@envivo.nz www.envivo.nz

REV	BY	DATE	APP'D	REVISION/COMMENTS
B	SC	24/02/26	JM	LOT 5 ACCESS
C	SC	26/08/26	TC	COVENANTS
D	FN	10/09/26	JM	COVENANTS EDITED TO MATCH STAGES

TITLE

SCHEME PLAN
STAGE 4 LOTS 9 & 10

PROJECT/LOCATION

LAKE VIEW ESTATE,
DEVICH ROAD, MANGAWHAI

LEGAL DESCRIPTION

LOTS 21 & 51 DP 378455

RECORD OF TITLE

314345, 12,7460 ha & 314334, 9315 m²

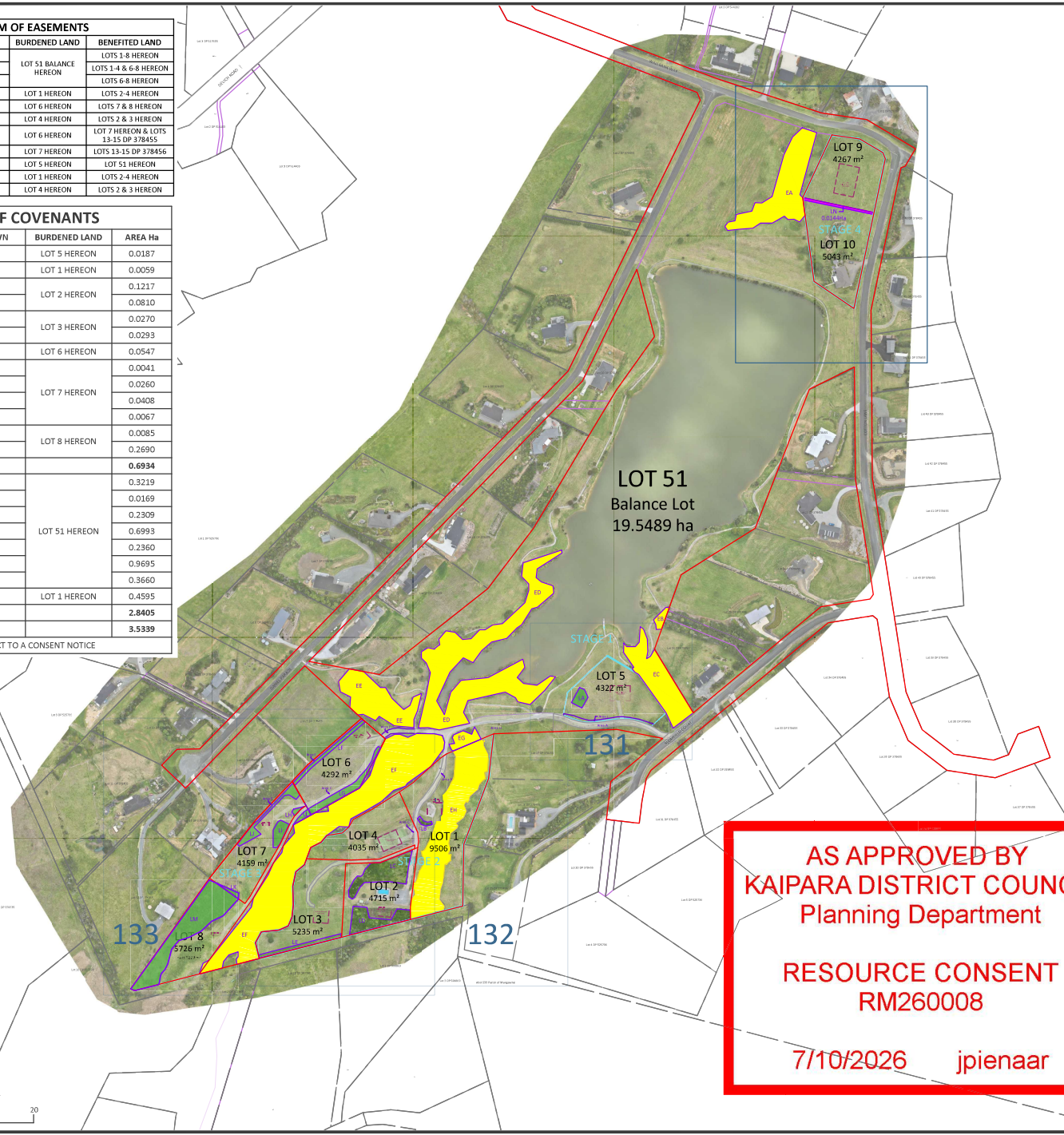
SURVEYED	DRAWN	REVIEWED	DESIGNED
HA	SC	TC	AM
DATE	DATE	DATE	DATE
04/03/25	25/11/25	02/04/26	17/02/26

SCALE 1:1000 KAIPARA DC-RURAL

PROJECT	DRG	ZONE	LOC	TYPE	RL	DRG No	SUIT	REV
34878-ENV-00-XX-DR-V	-	134	-	S2	-	D		

Scale m
0 10 20 30 40 50

SCHEDULE OF COVENANTS			
PURPOSE	SHOWN	BURDENED LAND	AREA Ha
LANDSCAPE COVENANT	LA	LOT 5 HEREON	0.0187
	LB	LOT 1 HEREON	0.0059
	LC	LOT 2 HEREON	0.1217
	LD		0.0810
	LE	LOT 3 HEREON	0.0270
	LF		0.0293
	LG	LOT 6 HEREON	0.0547
	LH	LOT 7 HEREON	0.0041
	LI		0.0260
	LJ		0.0408
	LK		0.0067
	LL		0.0085
	LM	LOT 8 HEREON	0.2690
TOTAL			0.6934
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	ED		0.6993
	EE		0.2360
	EF		0.9695
	EG		0.3660
	EH	LOT 1 HEREON	0.4595
TOTAL			2.8405
TOTAL			3.5339

[illegible]

LEGEND

- LOT BOUNDARIES
- ROAD BOUNDARIES
- ABUTTAL BOUNDARIES
- EASEMENT BOUNDARIES
- MEASUREMENTS: METERS
- EXISTING BUILDINGS (EXTERIOR CLADDING)
- BUILDING DECK
- BUILDING EAVES (TOP OF GUTTER)
- BUILDING RIDGES/ROOF LINE
- EDGE OF CONCRETE
- IMPERMEABLE SURFACE
- EXISTING STORM WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING WATER MAIN LINE
- PROPOSED BUILDING COVERAGE
- PROPOSED LANDSCAPED AREA
- PROPOSED STORM WATER LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PRIVATE
- UNDERLYING RECORD OF TITLE BOUNDARY
- FRONT YARD

SCHEME PLAN

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

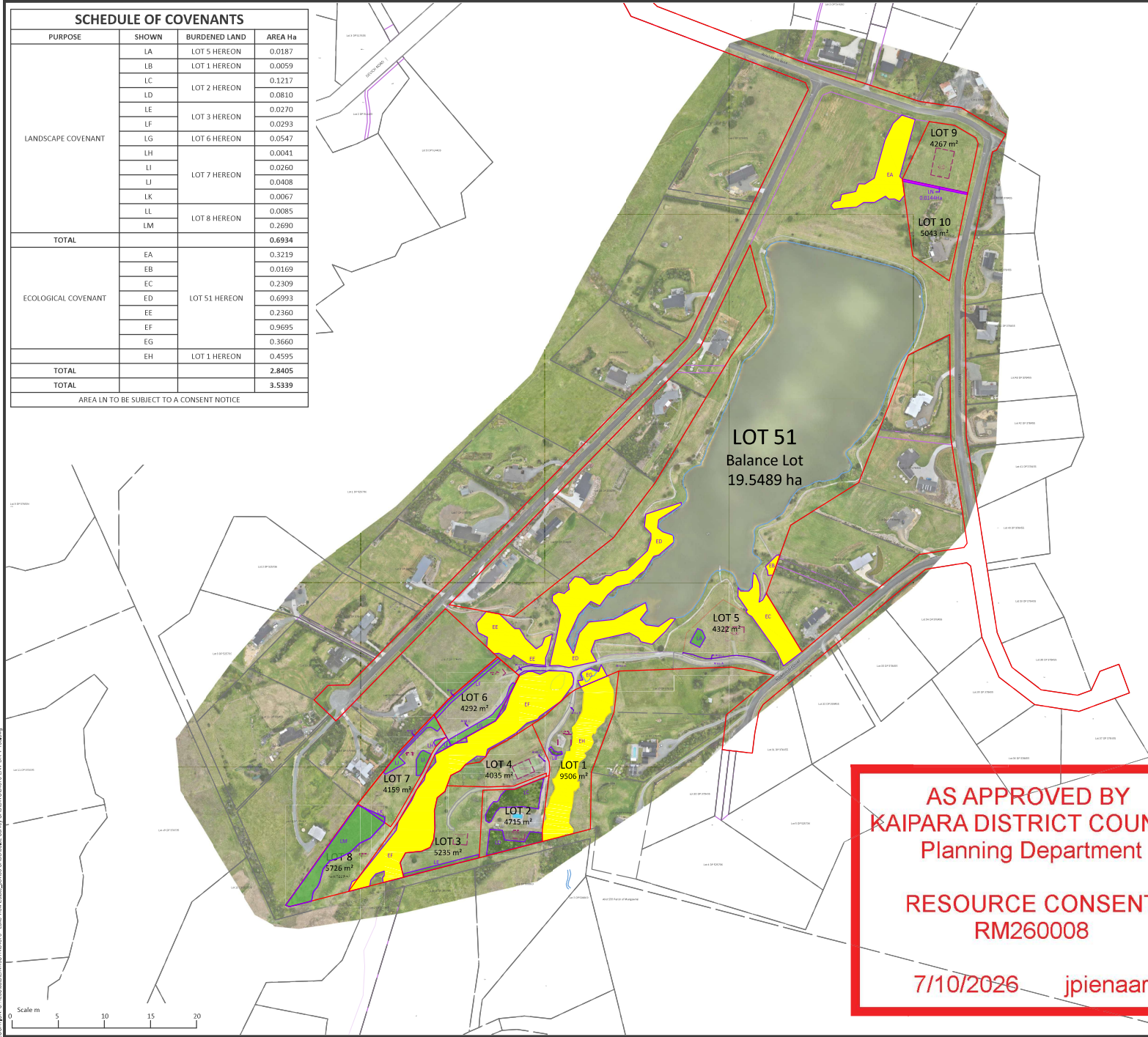
RESOURCE CONSENT
RM260008

7/10/2026 jpienaar

											
envisio ltd po box 109 297 newmarket auckland 1149 +64 9 630 9512 admin@envisio.nz www.envisio.nz											
REV	BY	DATE	APP'D	REVISION/COMMENTS							
B	SC	24/02/26	JH	LOT 5 ACCESS							
C	SC	26/06/26	JH	COVENANTS							
D	FN	15/09/26	JH	COVENANTS EDITED TO MATCH STAGES							
TITLE											
SCHEME PLAN											
OVERALL STAGES WITH AERIAL											
PROJECT LOCATION											
LAKE VIEW ESTATE, DEVICH ROAD, MANGAWHAU											
LEGAL DESCRIPTION											
LOTS 21 & 51 DP 378455											
SECTION OF TITLE											
314361, 32 7460 ha & 314334, 9315 m ²											
SURVEYED	DSG/WN	REVIEWED	TOT	DESIGNED							
E/A	TC				AM						
DATE/SZ	DATE	DATE	DATE	DATE							
04/03/25	25/11/25	02/04/26		17/03/26							
SCALE 1:1	CONTR.	KAPARA DC-BJRAL									
1 : 4000											
PROJECT	ENV	COND	ZONE	TYPE	RL	DRG/NO	SUIT / REV				
34878-ENV-00-XX-DP-R-V	-	-	-	-	-	-	-				

SCHEDULE OF COVENANTS			
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- NOTES:**
- HORIZONTAL DATUM IS NZGD 2000 (CIRCUIT IS MOUNT EDEN 2000).
 - HEIGHT DATUM IS NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016).
 - ORIGIN OF SURVEY: IT 4 DP 418650 EPN RL-37.97 SOURCE LINZ DATABASE (MAR 2025).
 - BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM DP 37845 (SURVEYED IN 2007). IF THE POSITION OF THE BOUNDARIES IS REQUIRED A REDEFINITION SURVEY SHOULD BE UNDERTAKEN.
 - EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN. A FULL INVESTIGATION OF LEGAL RECORDS SHOULD BE UNDERTAKEN.
 - NOT ALL PUBLIC & PRIVATE DRAINAGE INFORMATION IS SHOWN ON THIS PLAN. SYMBOLS AND MODELS OF SERVICES ARE SHOWN DIAGRAMMATICALLY ONLY AND NOT TO SCALE.
 - IF SHOWN, SPECIFIED UNDERGROUND UTILITIES AND DRAINAGE HAVE BEEN LOCATED USING INDUSTRY BEST PRACTICE METHODS AND FOLLOWING NZUAG CODE OF PRACTICE. DIFFERENCES IN LOCATION BETWEEN THE VARIOUS METHODS IS NORMAL.
 - AREAS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
 - THE POSITION AND OUTLINE OF PROPOSED BUILDINGS & AREAS SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE ARCHITECT'S DESIGN PLANS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA.

LEGEND	
LOT BOUNDARIES	—
ROAD BOUNDARIES	—
ABUTTAL BOUNDARIES	—
EASEMENT BOUNDARIES	—
MEASUREMENTS (METRES)	25.67
EXISTING BUILDINGS (EXTERIOR CLADDING)	—
BUILDING DECK	—
BUILDING EAVES (TOP OF GUTTER)	—
BUILDING RIDGES/ROOFLINE	—
EDGE OF CONCRETE	—
IMPERMEABLE SURFACE	—
EXISTING STORM WATER LINE	—
EXISTING WASTE WATER LINE	—
EXISTING WATER MAIN LINE	—
PROPOSED BUILDING COVERAGE	—
PROPOSED LANDSCAPED AREA	—
PROPOSED STORM WATER LINE	—
PROPOSED WASTE WATER LINE	—
PROPOSED WATER MAIN LINE	—
PRIVATE LINE	—
UNDERLYING RECORD OF TITLE BOUNDARY	—
FRONT YARD	49.6 m²

DRAFT

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REV	BY	DATE	APP'D	REVISION/COMMENTS
B	SC	24/02/26	JM	LOT 5 ACCESS
C	SC	26/08/26	TC	COVENANTS
D	FN	10/09/26	JM	COVENANTS EDITED TO MATCH STAGES
TITLE				
SCHEME PLAN COVENANTS				
PROJECT/LOCATION				
LAKE VIEW ESTATE, DEVICH ROAD, MANGAWHAI				
LEGAL DESCRIPTION				
LOTS 21 & 51 DP 378455				
RECORD OF TITLE				
514545, 12, 7460 ha & 314534, 9515 m²				
SURVEYED	DRAWN	REVIEWED	DESIGNED	
HA	TC		AM	
DATE	DATE	DATE	DATE	
04/03/25	25/11/25	02/04/26	17/02/26	
SCALE	CONTR.			
1:4000	KAIKARA DC-RURAL			
PROJECT	DRG	ZONE	LOC	TYPE
34878-ENV-00-XX-DR-V				
140	S2	D		

AS APPROVED BY
KAIKARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM260008

7/10/2026 jpienaar