



AMALGAMATION CONDITION:
- THAT LOT 25 DP 393306 AND LOT 106 DP 393306
BE TRANSFERRED TO THE OWNERS OF LOT 100
DP 380025 AND ONE RECORD OF TITLE BE
ISSUED TO INCLUDE ALL PARCELS
- THAT LOT 4 AND LOT 6 HEREON BE HELD IN
THE SAME RECORD OF TITLE.
- THAT LOT 2 AND LOT 3 HEREON BE HELD IN
THE SAME RECORD OF TITLE.

LOTS 1 - 11 BEING A PROPOSED SUBDIVISION
OF LOTS 1 & 2 DP 21055, LOT 3 DPS 14362, LOT 1
DPS 65481, LOT 5 DP 384886 & LOT 204 DP
535395, LOT 106 & 25 DP 393306, LOT 2 DP
567678, LOT 4 DP 384886
COMPRISED IN: 885183, 339510, 339511, 1018185,
SA52C/489, SA12C/1064, SA658/159

- NOTES
1. ROAD SHOWN ARE LEGAL.
 2. AREAS, BOUNDARIES AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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 5. SEE SUPPORTING DOCUMENT FOR EASEMENT SCHEDULE/MEMORANDUM
 6. WATER BOUNDARY SUBJECT TO FINAL SURVEY
 7. ESPLANADE RESERVE SUBJECT TO COUNCIL APPROVAL
 8. ESPLANADE BOUNDARIES ARE SUBJECT TO FINAL SURVEY, CURRENT LOCATION DEFINED BASED ON ASSUMPTION OF ACCRETION AND EROSION TBC

Legend

PR BDY
PR EASEMENTS
EX ABBUTALS

E	SCHEME PLAN DAY-0	RL	07/2025
D	SETBACK, HOUSE SITES	RP	05/2025
C	DIMENSIONS	RP	05/2025
B	EASEMENTS	RP	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		03/2025
Drawn	RP		05/2025
Checked	LR		05/2025



Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
SCHEME PLAN**

Project no.	289001		
Scale	1:8000 @ A3		
Cad file	250710 SCHEME PLAN LOTS 1-11 [E].DWG		
Drawing no.	SHEET 1	Rev	E

LOT 10
0.65 Ha
Esplanade Reserve
to vest in MPDC
(20m wide approx)

Waioa Stream >3m wide

LOT 11
0.62 Ha
Esplanade Reserve
to vest in MPDC
(20m wide approx)

LOT 2
13.75 Ha

LOT 1
19.98 Ha

LOT 3
30.21 Ha

LOT 4
8.52 Ha

LOT 6
33.11 Ha

LOT 5
4.2 Ha

LOT 8
0.38 Ha

LOT 9
0.37 Ha

LOT 25 DP 393306

LOT 106 DP 393306

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PR BDY
PR EASEMENTS
EX ABUTALS

Maven [®]

Maven Waikato
07 242 0601
info@maven.co.nz
www.maven.co.nz
Level 1 286 Victoria Street, Hamilton
New Zealand

Title

**PROPOSED
SCHEME PLAN**

Project no.	289001		
Scale	1:3000 @ A3		
Cad file	250710 SCHEME PLAN LOTS 1-11 [E].DWG		
Drawing no.	SHEET 2	Rev	E



LOT 7
12.74 Ha

LOT 1
DP 567678

LOT 2
DPS 70769

LOT 8
0.39 Ha

LOT 9
0.36 Ha

LOT 2
DPS 66570

37.9m

118.1m

49.4m

64.9m

31.8m

32.7m

39.7m

10.68m

LOT 8
0.39 Ha

10m setback

10m setback

LOT 9
0.36 Ha

61.48m

25.00m

57.75

48.08

STATION ROAD

HIGHGROVE AVENUE

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Legend

	PR BDY
	PR EASEMENTS
	EX ABUTALS
	DISTRICT PLAN
	YARD SETBACK
	INDICATIVE EFFLUENT DISPOSAL AREA
	BUILDING PLATFORM 15m X 10m
	INDICATIVE OUTDOOR LIVING 6m DIA

E	SCHEME PLAN DAY-0	RL	07/2025
D	SETBACK, HOUSE SITES	RP	05/2025
C	DIMENSIONS	RP	05/2025
B	EASEMENTS	RP	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		03/2025
Drawn	RP		05/2025
Checked	LR		05/2025



Maven Waikato
07 242 0601
info@maven.co.nz
www.maven.co.nz
Level 1 286 Victoria Street, Hamilton
New Zealand

Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
SCHEME PLAN**

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	250710 SCHEME PLAN LOTS 1-11 [E].DWG		
Drawing no.	SHEET 3	Rev	E

ASHBOURNE STATION ROAD
DAY 0 SCHEME PLAN SCHEDULE/MEMORANDUM

SCHEDULE OF EXISTING EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	DOCUMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY, TELECOMMUNICATIONS AND COMPUTER MEDIA	B	LOT 4	7422421.5

SCHEDULE OF EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	DOCUMENT
RIGHT TO CONVEY WATER	B	LOT 4	7422421.7
RIGHT TO DRAIN SEWAGE	O	LOT 25 DP 393306	7835210.8
RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS AND COMPUTER MEDIA	B	LOT 4	7422421.6

SCHEDULE OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT OF WAY	G	LOT 4	MATAMATA PIAKO DISTRICT COUNCIL

SCHEDULE OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	C	LOT 2	LOT 3
	D	LOT 4	LOT 3
RIGHT TO DRAIN SEWAGE	E	LOT 2	LOT 1
RIGHT OF WAY, RIGHT TO DRAIN WATER, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	F	LOT 8	LOT 9
RIGHT TO DRAIN WATER	H, D, G	LOT 4	LOT 1

SCHEDULE OF EXISTING EASEMENTS TO BE SURRENDERED			
PURPOSE	AS SHOWN ON DP 567678	SERVIENT TENEMENT (BURDENED LAND)	DOCUMENT
RIGHT OF WAY	A	LOT 1 DP 21055	12244095.3

AMALGAMATION CONDITIONS
<p>That Lot 25 DP 393306 and Lot 106 DP 393306 be transferred to the owners of Lot 100 DP 380025 and one Record of title be issued to include all parcels.</p> <p>That Lot 4 and Lot 6 hereon be held in the same record of title.</p> <p>That Lot 2 and Lot 3 hereon be held in the same record of title.</p>

Notes:

Amalgamation conditions to be surrendered (s241):

That Lot 2 DP 567678 and Lot 2 DP 21055 be held in the same Record of title.

That Lot 204 DP 535395 and Lot 25 & 106 DP 393306 be held in the same Record of title.