



**WINSTONE**  
AGGREGATES

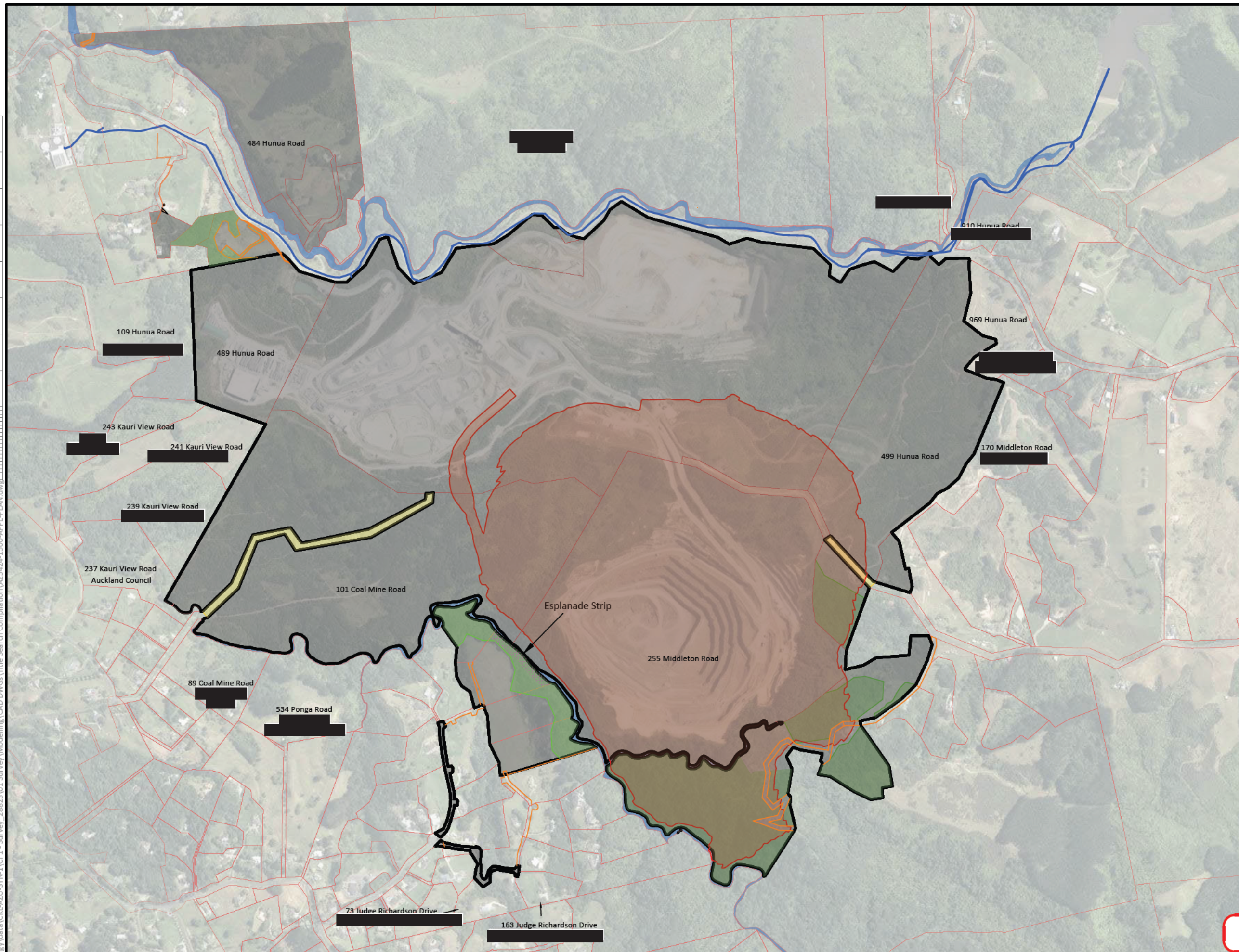
Boffa Miskell



Part  
B

# Appendix B12.2a

Location Plan – Survey Plans



**Legend:**

Vegetation Covenant	
Esplanade Strip	
Paper Road	
Stream Outline	
Outline of Winstone Aggregates' Properties	
Quarry Extent	
Winstone Aggregates' Property Interests	
Watercare Water Mains	

**FOR INFORMATION**



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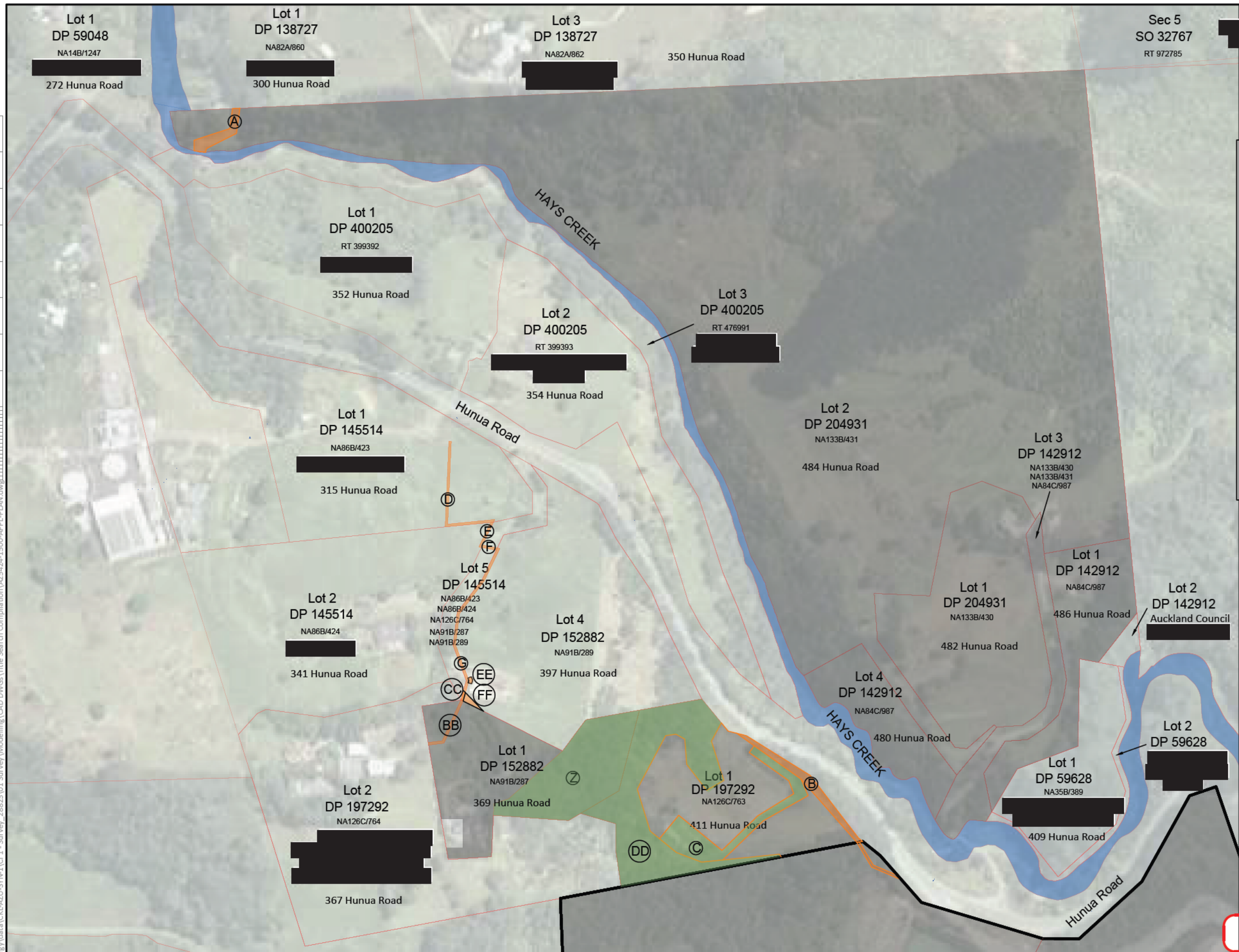
**WINSTONE AGGREGATES**  
**489 HUNUA ROAD, HUNUA**  
**TĀMAKI MAKĀURAU**

**TITLE INTERESTS**  
**PLAN**

Issue	Description	Checked	Date
5	Sheet 1514 ADDED	MRD	10.03.26
4	SHEET 1513 ADDED	MRD	04.03.26
3	INITIAL	MRD	25.02.26
2	DRAFT		

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Checked: MRD	12.02.26		
Job No:	Dwg No:	Rev:	
<b>A25424</b>	<b>1500</b>	<b>5</b>	

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**Legend:**

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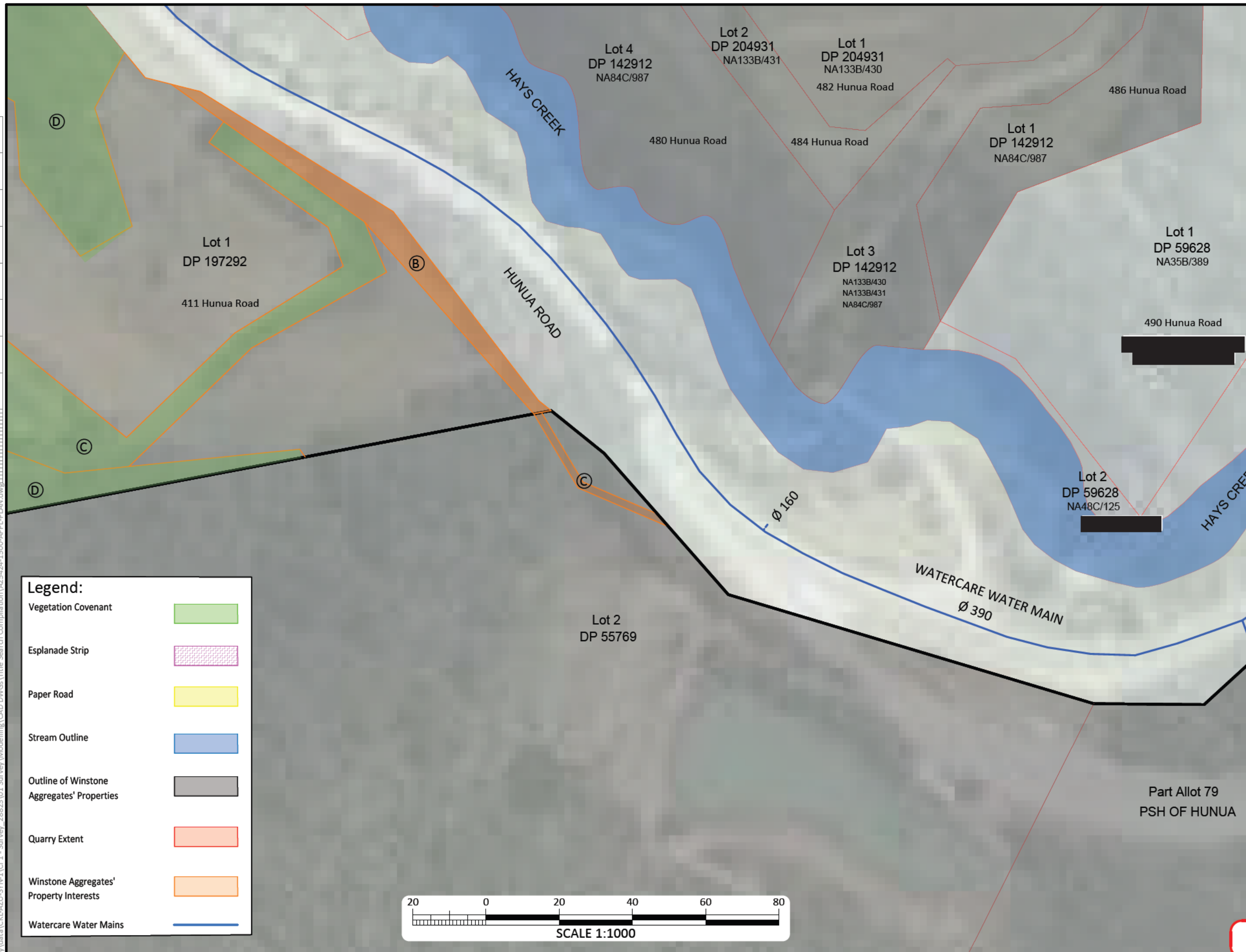
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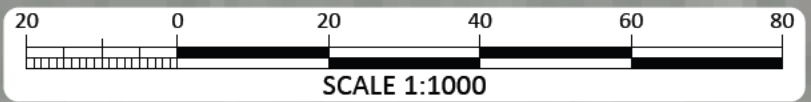
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Checked:	MRD	04.03.26	
Job No:	Dwg No:	Rev:	
<b>A25424</b>	<b>1513</b>	<b>5</b>	



**Legend:**

- Vegetation Covenant
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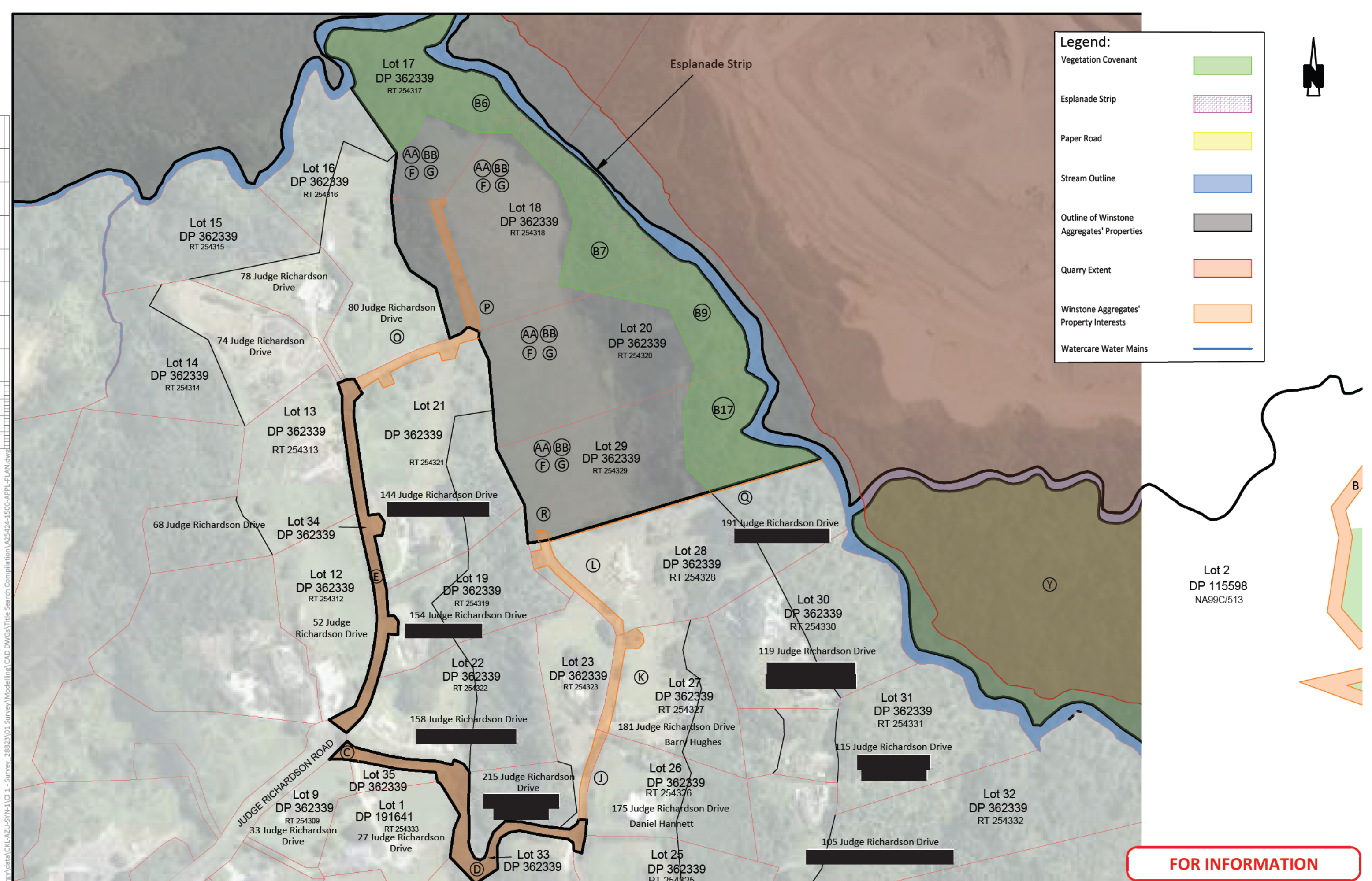
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4	SHEET 1513 ADDED	MRD	04.03.26
3	INITIAL	MRD	25.02.26
2	DRAFT		

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Checked: MRD 25.02.26	(A3 Original)
Job No: <b>A25424</b>	Dwg No: <b>1502</b>
	Rev: <b>5</b>



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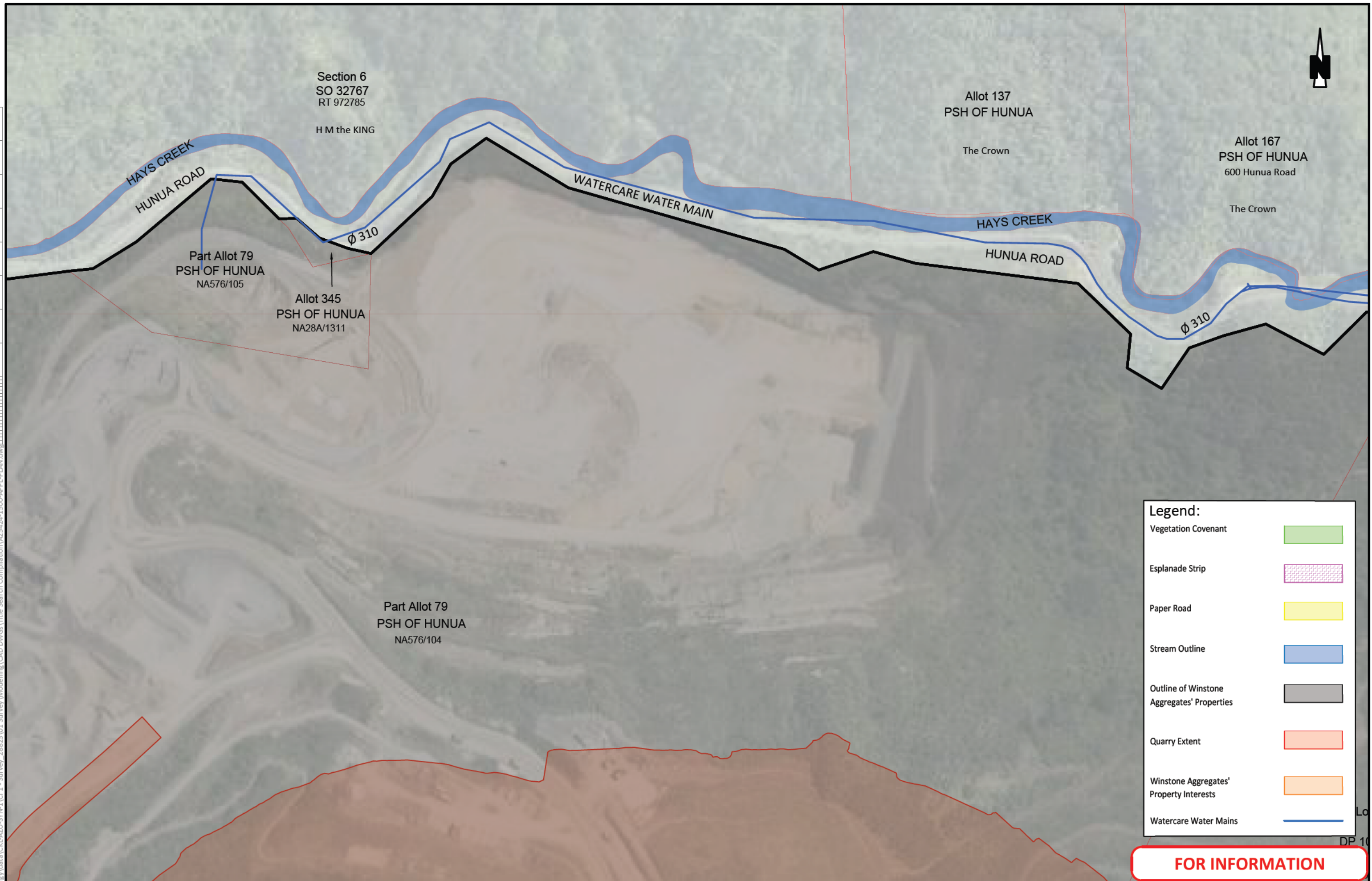
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**Legend:**

- Vegetation Covenant
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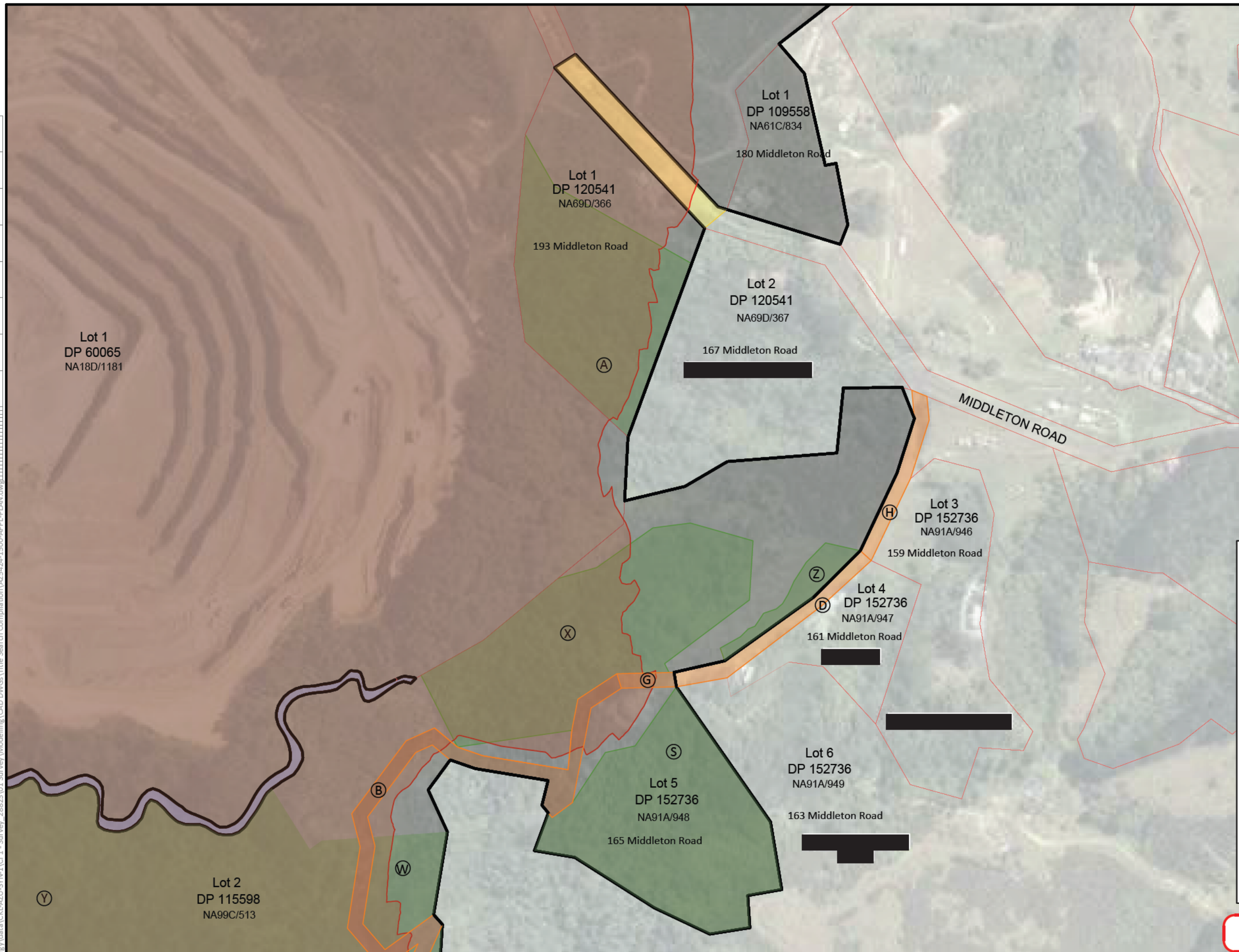
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Job No: **A25424**    Dwg No: **1503**    Rev: **5**

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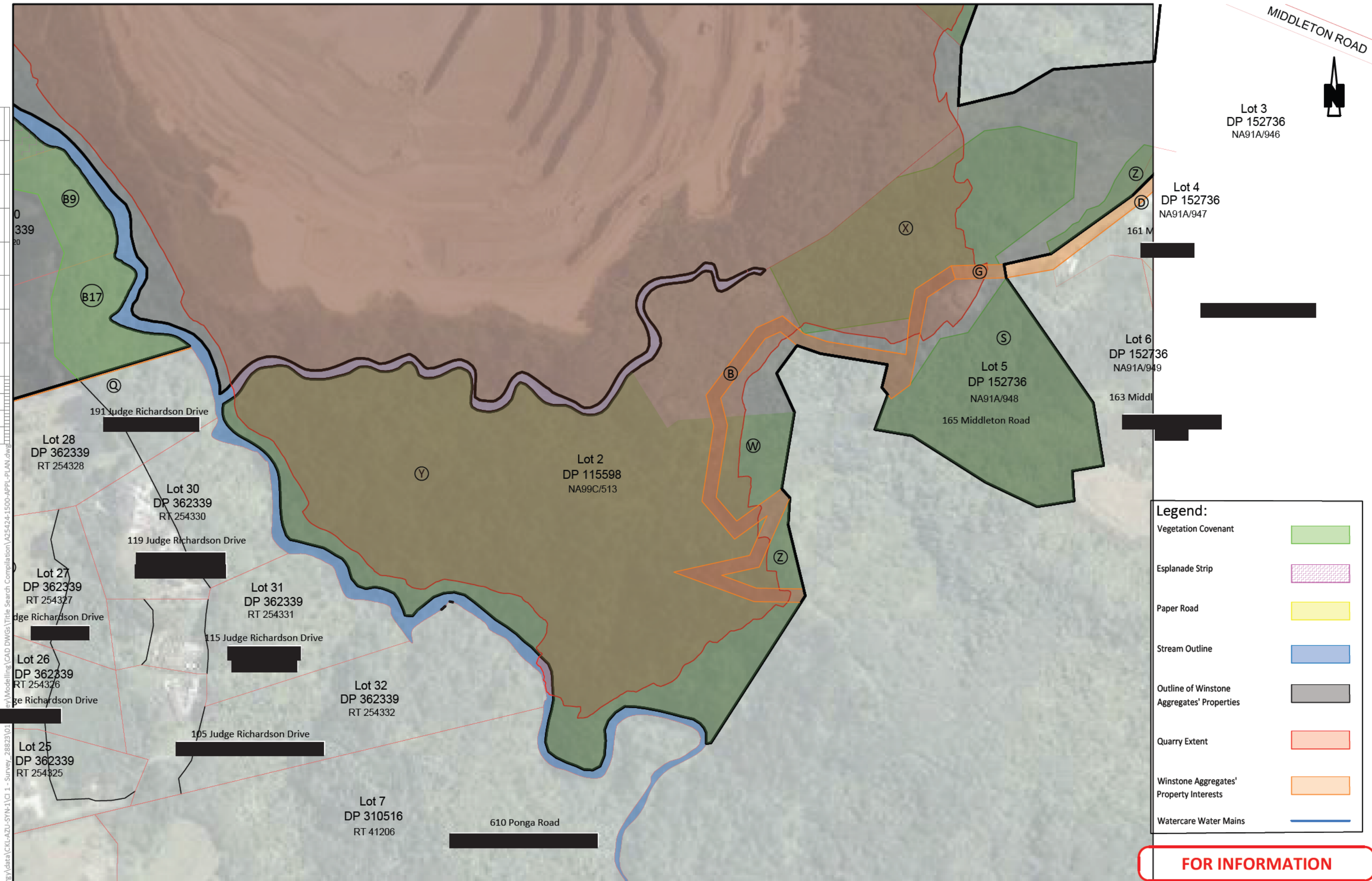
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MIDDLETON ROAD



Lot 3  
DP 152736  
NA91A/946

Lot 4  
DP 152736  
NA91A/947

Lot 6  
DP 152736  
NA91A/949

Lot 5  
DP 152736  
NA91A/948

Lot 2  
DP 115598  
NA99C/513

Lot 32  
DP 362339  
RT 254332

Lot 7  
DP 310516  
RT 41206

Lot 28  
DP 362339  
RT 254328

Lot 30  
DP 362339  
RT 254330

Lot 27  
DP 362339  
RT 254327

Lot 31  
DP 362339  
RT 254331

Lot 26  
DP 362339  
RT 254326

Lot 25  
DP 362339  
RT 254325

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489 HUNUA ROAD, HUNUA  
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**TITLE INTERESTS**  
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Checked: MRD	25.02.26	
Job No: <b>A25424</b>	Dwg No: <b>1505</b>	Rev: <b>5</b>

**Schedule of Existing Covenants**

Burdened Land Address	Owners	Purpose	Description	Shown	Burdened Land	Instrum
106 Judge Richardson Drive, Ōpaheke, Papakura	[REDACTED]	Vegetation Conservation (Conservation Covenant under the Reserves Act 1977)	Maintain, protect and preserve the natural environment and landscape amenity in the conservation area, not carry out earthworks, light any fires nor alter the natural flow of any water course	B6	Lot 17 DP362339	74928
108 Judge Richardson Drive, Ōpaheke, Papakura				B7	Lot 18 DP362339	
118 Judge Richardson Drive, Ōpaheke, Papakura				B9	Lot 20 DP362339	
195 Judge Richardson Drive, Ōpaheke, Papakura				B17	Lot 29 DP362339	
n/a				Z	Lot 2 DP115598	
106, 108, 118 & 195 Judge Richardson Drive, Ōpaheke, Papakura		Fencing Covenant	Prevents certain activities, including no further subdivision and no commercial use, farming, or nuisance activities	F	Lot 17 DP362339 - Lot 20 DP362339, Lot 29 DP362339	7536
154 Judge Richardson Drive, Ōpaheke, Papakura						
106, 108, 118 & 195 Judge Richardson Drive, Ōpaheke, Papakura		Land Covenant		G	Lot 17 DP362339 - Lot 20 DP362339, Lot 29 DP362339	7536
154 Judge Richardson Drive, Ōpaheke, Papakura						
101 Coal Mine Road, Ōpaheke, Papakura, 25, 165 & 193 Middleton Road, 489 & 499 Hunua Road, Hunua		Land Covenant	Be aware of and take all reasonable and appropriate steps to advise future owners of the effects of nearby quarry activities	n/a	Allot 38 PSH OF Hunua, Lot 1 DP 60065, Lot 1 DP 120541, Lot 2 DP 55769, Lot 2 DP 115598, Lot 5 DP 152736, Part Allotment 79 Parish of Hunua, Allotment 345 Hunua Parish, Lot 1 DP 105061	82231
101 Coal Mine Road, Ōpaheke, Papakura, 25, 165 & 193 Middleton Road, 489 & 499 Hunua Road, Hunua	Land Covenant	Be aware of and take all reasonable and appropriate steps to advise future owners of the effects of nearby quarry activities	n/a	Allot 38 PSH OF Hunua, Lot 1 DP 60065, Lot 1 DP 120541, Lot 2 DP 55769, Lot 2 DP 115598, Lot 5 DP 152736, Part Allotment 79 Parish of Hunua, Allotment 345 Hunua Parish, Lot 1 DP 105061	121121	
101 Coal Mine Road, Ōpaheke, Papakura, 499 Hunua Road, Hunua	Carbon Accounting Notice	The land is pre-1990 forest land and is exempt under Section 183 of the Climate Change Response Act 2002 from paying for carbon units for any deforesting	n/a	Allot 38 PSH OF Hunua, Lot 2 DP 115598, Part Allotment 79 Parish of Hunua, Lot 1 DP 105061	12962	
165 Middleton Road, Hunua	Fencing Covenant	A fencing covenant was registered against the title in 1992, which expired in 2004	n/a	Lot 5 DP 152736	C480	
n/a	Fencing Agreement	A fencing covenant was registered against the title in 1921, which expired in 1933	n/a	Part Allotment 79 Parish of Hunua	Conveyance (R353)	
411 Hunua Rd	Land Covenant	Land Covenant	C & D	Lot 1 DP 197292	121121	
411 Hunua Rd	Conservation Covenant	Conservation Covenant pursuant to Section 77 Reserves Act 1977	n/a	Lot 1 DP 197292	D470	

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**TITLE INTERESTS  
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2	DRAFT		

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 Checked: MRD 25.02.26  
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**Schedule of Existing Encumbrances**

Burdened Land Address	Owners	Purpose	Description	Shown	Burdened Land			
369 Hunua Rd	[Redacted]	Native Bush Protection	Protect in perpetuity stand of native bush marked 'Z' on DP 152736	Z	Lot 1 DP 152882			
480, 486 Hunua Rd		Native Bush Protection	Protect in perpetuity stands of native bush on the said land & to fence the same with stockproof fences	n/a	Lots 1, 3 & 4 DP 142912			
484, 482 Hunua Rd		Native Bush Protection	Protect in perpetuity stands of native bush on the said land & to fence the same with stockproof fences	n/A	Lots 1 & 2 DP 204931 & Lot 3 DP			
n/a		Vegetation Protection		Encumbrance in favour of Auckland Council to protect native bush area "A" on DP 152736, can prune and fell noxious plants, must maintain fencing and not graze livestock	A	Lot 1 DP 120541		
n/a						Encumbrance in favour of Auckland Council. The Council has granted subdivision consent on the condition that a stand of native bush is maintained, protected and preserved over areas	W	Lot 2 DP 115598
							X	
							Y	
165 Middleton Road, Hunua	Quarry Operations		Encumbrance which requires the owner to maintain, protect and preserve the natural environment and landscape amenity in the conservation area, not carry out any earthworks, damage or destroy the natural environment, nor light any fires and not change the natural flow of any water course	S	Lot 5 DP 152736			
				101 Coal Mine Road, Ōpaheke, Papakura, 255 Middleton Road, 489 & 499 Hunua Road, Hunua		Encumbrance in favour of Auckland Council. The registered owner shall comply with the protocol to process resource consent applications for subdivision or land use around the Hunua/Symonds Hill quarry zone	n/a	Allot 38 PSH OF Hunua, Lot 1 DP 6006 55769, Lot 2 DP 115598, Part Allotmen Hunua, Lot 1 DP 105061

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Job No: **A25424**    Dwg No: **1507**    Rev: **5**

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### Schedule of Existing Esplanade Strips

Burdened Land Address	Owners	Purpose	Description	Shown	Burdened Land
108 Judge Richardson Drive, Ōpaheke, Papakura		Esplanade Strip	The esplanade strip is used to protect the natural values associated with the esplanade strip and the landowner covenants in favour of Auckland Council by allowing public access to and prohibiting certain acts on the esplanade strip	See Sheet 1501	Lot 18 DP362339

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Designed:	Scale:
Drawn: TB 19.02.26	<b>NTS</b>
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Job No: <b>A25424</b>	Dwg No: <b>1508</b>
	Rev: <b>5</b>

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**Schedule of Existing Consent Notices**

Burdened Land Address	Owners	Purpose	Description	Shown	Burdened Land
106 Judge Richardson Drive, Ōpaheke, Papakura	[Redacted]	See Document	Lots 17, 18, 20 and 29 DP 362339 have consent conditions regarding engineering and geotechnical requirements for buildings and native bush	AA	Lot 17 DP 362339
108 Judge Richardson Drive, Ōpaheke, Papakura					Lot 18 DP 362339
118 Judge Richardson Drive, Ōpaheke, Papakura					Lot 20 DP 362339
195 Judge Richardson Drive, Ōpaheke, Papakura					Lot 29 DP 362339
106 Judge Richardson Drive, Ōpaheke, Papakura		See Document	Lots 17, 18, 20 and 29 DP 362339 have consent conditions regarding wastewater & stormwater disposal systems, shared accessway maintenance and rubbish disposal	BB	Lot 17 DP 362339
108 Judge Richardson Drive, Ōpaheke, Papakura					Lot 18 DP 362339
118 Judge Richardson Drive, Ōpaheke, Papakura					Lot 20 DP 362339
195 Judge Richardson Drive, Ōpaheke, Papakura					Lot 29 DP 362339
165 Middleton Road, Hunua		Building Consent	Lots 17, 18, 20 and 29 DP 362339 have consent conditions regarding council building permits for land prone to natural hazards	n/a	Lot 5 DP 152736

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 Drawn: TB 19.02.26  
 Checked: MRD 25.02.26  
 Job No: **A25424** Dwg No: **1509** Rev: **5**

**Schedule of Existing Easements**

Burdened Land Address	Benefitted Land Address	Burdened Land Owners	Benefitted Land Owners	Purpose	Description	Shown	Burdened Land (RT No.)	Benefitted Land (RT No.)
215, 73, 163, 175, 181, 191, 195, 119, 115 & 105 Judge Richardson Drive, Ōpaheke, Papakura	4, 12, 3, 9, 15, 17, 21, 25, 33, 32, 40, 52, 68, 74, 78, 80, 106, 108, 154, 118 & 144 Judge Richardson Drive, Ōpaheke, Papakura			Pedestrian Access Right	Pedestrian access right in favour of 4, 12, 3, 9, 15, 17, 21, 25, 33, 32, 40, 52, 68, 74, 78, 80, 106, 108, 154, 118 & 144 Judge Richardson Drive, Ōpaheke, Papakura	C, D, J, K, L, Q	254323-254332	254301 - 254321
215 Judge Richardson Drive, Ōpaheke, Papakura	175, 181, 191 & 195 Judge Richardson Drive, Ōpaheke, Papakura			Right of Way, Right to Convey Electricity and Right to Convey Telecommunications	Right of way, right to convey electricity and right to convey telecommunications in favour of Daniel Hannett, Barry Hughes, Gavin & Rebecca Giles, FC & IL	J	254323	254326 - 254329
181 Judge Richardson Drive, Ōpaheke, Papakura	191 & 195 Judge Richardson Drive, Ōpaheke, Papakura			Right of Way, Right to Convey Electricity and Right to Convey Telecommunications	Right of way, right to convey electricity and right to convey telecommunications in favour of Gavin & Rebecca Giles, FC & IL	K	254327	254328, 254329
191 Judge Richardson Drive, Ōpaheke, Papakura	195 Judge Richardson Drive, Ōpaheke, Papakura			Right of Way, Right to Convey Electricity and Right to Convey Telecommunications	Right of way, right to convey electricity and right to convey telecommunications in favour of FC & IL	L	254328	254329
144 Judge Richardson Drive, Ōpaheke, Papakura	80, 106, 108, 154 & 118 Judge Richardson Drive, Ōpaheke, Papakura			Right of Way, Right to Convey Electricity and Right to Convey Telecommunications	Right of way, right to convey electricity and right to convey telecommunications in favour of 80, 106, 108, 154 & 118 Judge Richardson Drive, Ōpaheke, Papakura	O	254321	254316 - 254320

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**Schedule of Existing Easements**

Burdened Land Address	Benefitted Land Address	Burdened Land Owners	Benefitted Land Owners	Purpose	Description	Shown	Burdened Land (RT No.)	Benefitted Land (RT No.)	Ir
108 Judge Richardson Drive, Ōpaheke, Papakura	106 Judge Richardson Drive, Ōpaheke, Papakura			Right of Way, Right to Convey Electricity and Right to Convey Telecommunications	Right of way, right to convey electricity and right to convey telecommunications in favour of FC & IL	P	254318	254317	
215, 73, 163, 175, 181, 191, 195, 119, 115 & 105 Judge Richardson Drive, Ōpaheke, Papakura	27 Judge Richardson Drive, Ōpaheke, Papakura			Right of Way	Right of way in favour of 27 Judge Richardson Drive, Ōpaheke, Papakura	C	254323 - 254332	254333	
195 Judge Richardson Drive, Ōpaheke, Papakura	191 Judge Richardson Drive, Ōpaheke, Papakura			Right of Way	Right of way in favour of FC & IL	R	254329	254328	
215, 73, 163, 175, 181, 191, 195, 119, 115 & 105 Judge Richardson Drive, Ōpaheke, Papakura	n/a			Right to Convey Telecommunications and Computer Media	Right to convey telecommunications and computer media in favour of Spark New Zealand Limited	C, D	254323 - 254332	In Gross in Favour of Spark New Zealand Limited	
68, 74, 78, 80, 106, 108, 154, 118, 144, 158 Judge Richardson Drive, Ōpaheke, Papakura	n/a			Right to Convey Telecommunications and Computer Media	Right to convey telecommunications and computer media in favour of Spark New Zealand Limited	E	254313 - 254332	In Gross in Favour of Spark New Zealand Limited	
108 Judge Richardson Drive, Ōpaheke, Papakura	n/a			Right to Convey Telecommunications and Computer Media	Right to convey telecommunications and computer media in favour of Spark New Zealand Limited	P	254318	In Gross in Favour of Spark New Zealand Limited	
27 Judge Richardson Drive, Ōpaheke, Papakura	n/a			Right to Convey Electricity	Right to convey electricity in gross in favour of Counties Energy Limited	E	254333	In Gross in Favour of Counties Energy Limited	

**FOR INFORMATION**



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**WINSTONE AGGREGATES  
 489 HUNUA ROAD, HUNUA  
 TĀMAKI MAKĀURAU**

**TITLE INTERESTS  
 PLAN**

Issue	Description	Checked	Date
5	Sheet 1514 ADDED	MRD	10.03.26
4	SHEET 1513 ADDED	MRD	04.03.26
3	INITIAL	MRD	25.02.26
2	DRAFT		

Designed:	Drawn: TB	19.02.26	Scale: <b>NTS</b>
Checked: MRD	25.02.26	(A3 Original)	
Job No: <b>A25424</b>	Dwg No: <b>1511</b>	Rev: <b>5</b>	

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**Schedule of Existing Easements**

Burdened Land Address	Benefitted Land Address	Burdened Land Owners	Benefitted Land Owners	Purpose	Description	Shown	Burdened Land (RT No.)	Benefitted Land (RT No.)
108 Judge Richardson Drive, Ōpaheke, Papakura	n/a	[REDACTED]	[REDACTED]	Right to Convey Electricity	Right to convey electricity in gross in favour of Counties Energy Limited	P	254318	In Gross in Favour of Counties Energy Limited
27 Judge Richardson Drive, Ōpaheke, Papakura	n/a			Right to Convey Electricity	Right to convey electricity in gross in favour of Counties Energy Limited	C, D	254333	In Gross in Favour of Counties Energy Limited
n/a				Benefits from a Quarry Emissions Right	Right to carry out quarry activities in favour of FC & IL	n/a	n/a	NA575/139, NA18D/1181, NA8A/243, NA99C/513, NA576/104, NA28A/1311, NA57D/1355, NA576/105
489 Hunua Road, Hunua	n/a			Water Supply	Right to water supply in gross in favour of Watercare Services Limited	C	NA8A/243	Watercare Services Limited
163 Middleton Road, Hunua	165 Middleton Road, Hunua			Right of Way	Right of way in favour of FC & IL & 163 Middleton Road	A	NA91A/949	NA99C/513, NA91A/948
n/a	163 Middleton Road, Hunua			Right of Way	Right of way in favour of 163 Middleton Road	B	NA99C/513	NA91A/949
163 Middleton Road, Hunua	165 Middleton Road, Hunua			Right of Way, Right to Convey Electricity and Right to Convey Telecommunications	Right of way, right to convey electricity and right to convey telecommunications in favour of FC & IL	D, H	NA91A/949	NA91A/948
165 Middleton Road, Hunua	163 Middleton Road, Hunua			Right of Way	Right of way in favour of 163 Middleton Road	G	NA91A/948	NA91A/949
98-100 & 221-224 Patersons Road, 495 Ardmore Quarry Road, Papakura	n/a			Water Right	Right to take water from Hayes Creek in favour of FC & IL	n/a	972785, Allot 137 PSH OF Hunua, Allot 167 PSH OF Hunua	NA576/105

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**Schedule of Existing Easements**

Burdened Land Address	Benefitted Land Address	Burdened Land Owners	Benefitted Land Owners	Purpose	Description	Shown	Burdened Land (RT No.)	Benefitted Land (RT No.)	Ins
484 Hunua Rd	300 Hunua Rd	[REDACTED]	[REDACTED]	Right of Way	Right of Way in favour of Terrachele Limited, 300 Huna Rd	A	Lot 2 DP204931	Lot 1 DP138727	
411 Hunua Rd	n/a			Right to Convey Water	Right to Convey Water in favour of Watercare Services Ltd	B	Lot 1 DP197292	In Gross in favour of Watercare Services Ltd	
411 Hunua Rd	489 Hunua Rd			Quarry Emissions	Quarry Emissions in favour of FC & IL	n/a	NA126C/763	NA8A/243 NA576/104 NA575/139 NA18D/1181 NA57D/1355 NA99C/513	
397 Hunua Rd	411, 369 & 367 Hunua Rd			Water Supply	Water Supply	G, CC	NA91B/289	NA126C/763 NA91B/287 NA126C/764 NA91B/289	
341, 367, 369, 397 Hunua Rd	367, 369 & 411 Hunua Rd			Water Supply	Water Supply	F	NA126C/764 NA86B/423 NA86B/424 NA91B/287 NA91B/289	NA126C/763 NA91B/287 NA126C/764 NA91B/289	
341 Hunua Rd	367, 369 & 411 Hunua Rd			Water Supply	Water Supply	E	NA86B/424	NA126C/763 NA91B/287 NA126C/764 NA91B/289	
315 Hunua Rd	341, 367, 369, 397 & 411 Hunua Rd			Water Supply	Water Supply	D	NA86B/423	NA126C/763 NA91B/287 NA126C/764 NA91B/289 NA86B/424	
369 Hunua Rd	367, 397 & 411 Hunua Rd			Right to Convey Water, Electricity & Telecommunications	Right to Convey Water, Electricity & Telecommunications	BB	NA91B/287	NA126C/764 NA91B/289 NA126C/763	
397 Hunua Rd	369 Hunua Rd			Right of Way	Right of Way	CC & FF	NA91B/289	NA91B/287	
397 Hunua Rd	411, 369 & 367 Hunua Rd			Right to Convey Treated Water, Telecommunications & Electricity Rights	Right to Convey Treated Water, Telecommunications & Electricity Rights	G, CC	NA91B/289	NA126C/763 NA91B/287 NA126C/764 NA91B/289	
397 Hunua Rd	411, 369 & 367 Hunua Rd			Right to Convey Electricity & Untreated Water	Right to Convey Electricity & Untreated Water	EE	NA91B/289	NA126C/764	

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**TITLE INTERESTS  
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5	INITIAL	MRD	10.03.26

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 Drawn: MRD 10.03.26  
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Job No: **A25424**    Dwg No: **1514**    Rev: **5**

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