



Appendix M

Subdivision Scheme Plan

Part 2 of 2

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 2000.
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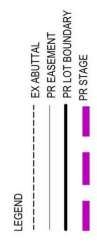
LEGEND

- EX ABUTTAL
- PRE EASEMENT
- PR LOT BOUNDARY

By	Date
HAIVEN	05/2025
Design	BOFFA MISKELL
Drawn	VHU
Checked	JS

Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25
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- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 223 IN TERMS OF RAY OF PLANNY 2000.
 2. COORDINATE SYSTEMS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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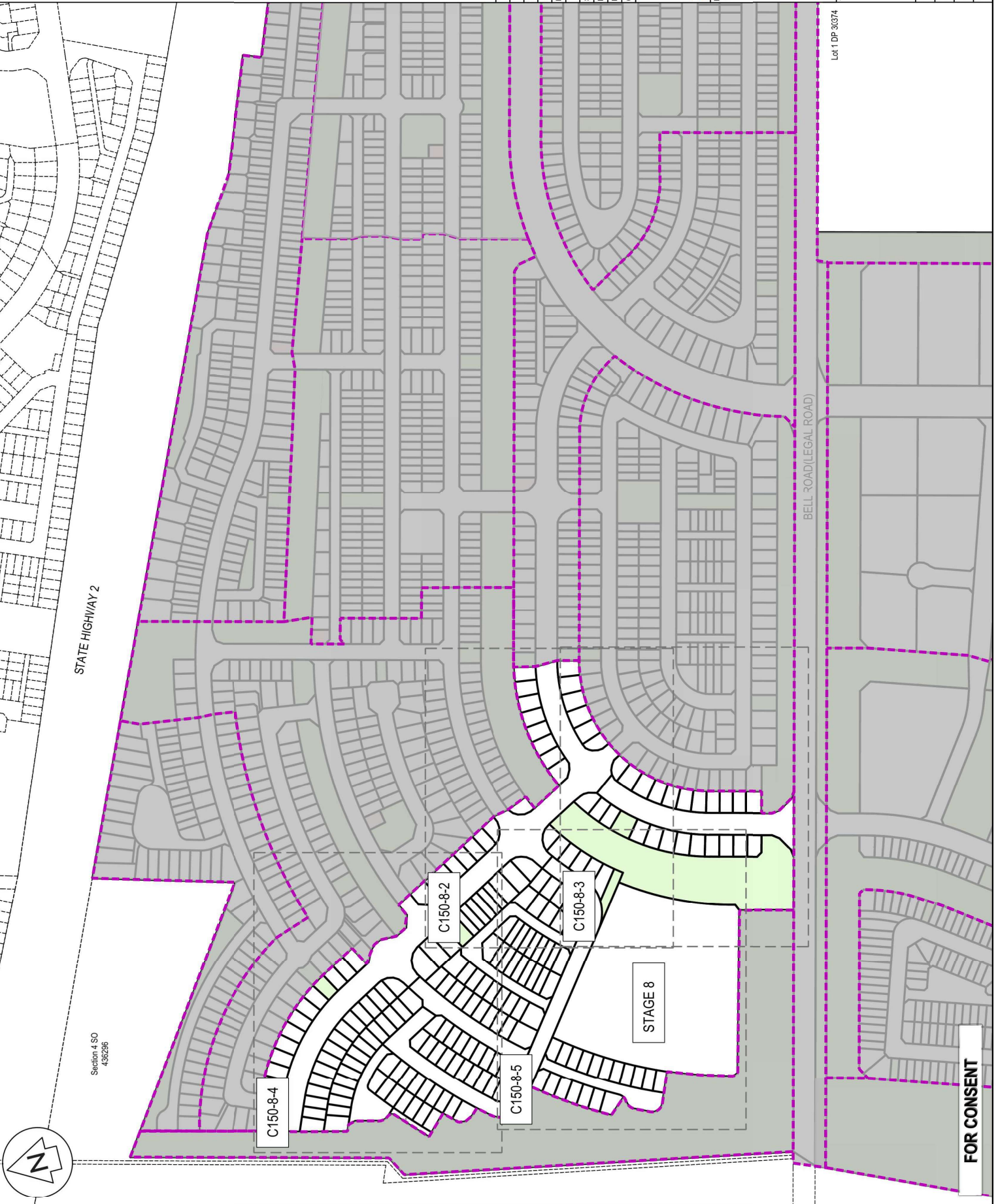
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25
Rev	Description	By	Date
	Survey	HAYEN	05/2025
	Design	BOFFA MISRELL	03/26
	Drawn	VHU	11/25
	Checked	JG	03/26

MAMEN
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 116 Johnson Street, Tauranga
 www.mamen.co.nz
 New Zealand

Project:
 WAIRAKEI SOUTH FTA090
 DEVELOPMENT
 BELL ROAD, PAPAMOA
 FOR BELL ROAD
 LIMITED PARTNERSHIP

Title: **PROPOSED SCHEME PLAN-STG-8**

Project no.	BOP0749
Scale	1:4000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-8-1
Rev	B



FOR CONSENT

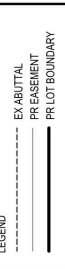
- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
 2. CO-ORDINATES IN TERMS OF BAY OF PLENTY 2000.
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LEGEND

- EX ABUTTAL
- PR EASEMENT
- PR LOT BOUNDARY

By	Date
MAVEN	05/02/25
Design	BOFFA MISKELL
Drawn	VHU
Checked	JG

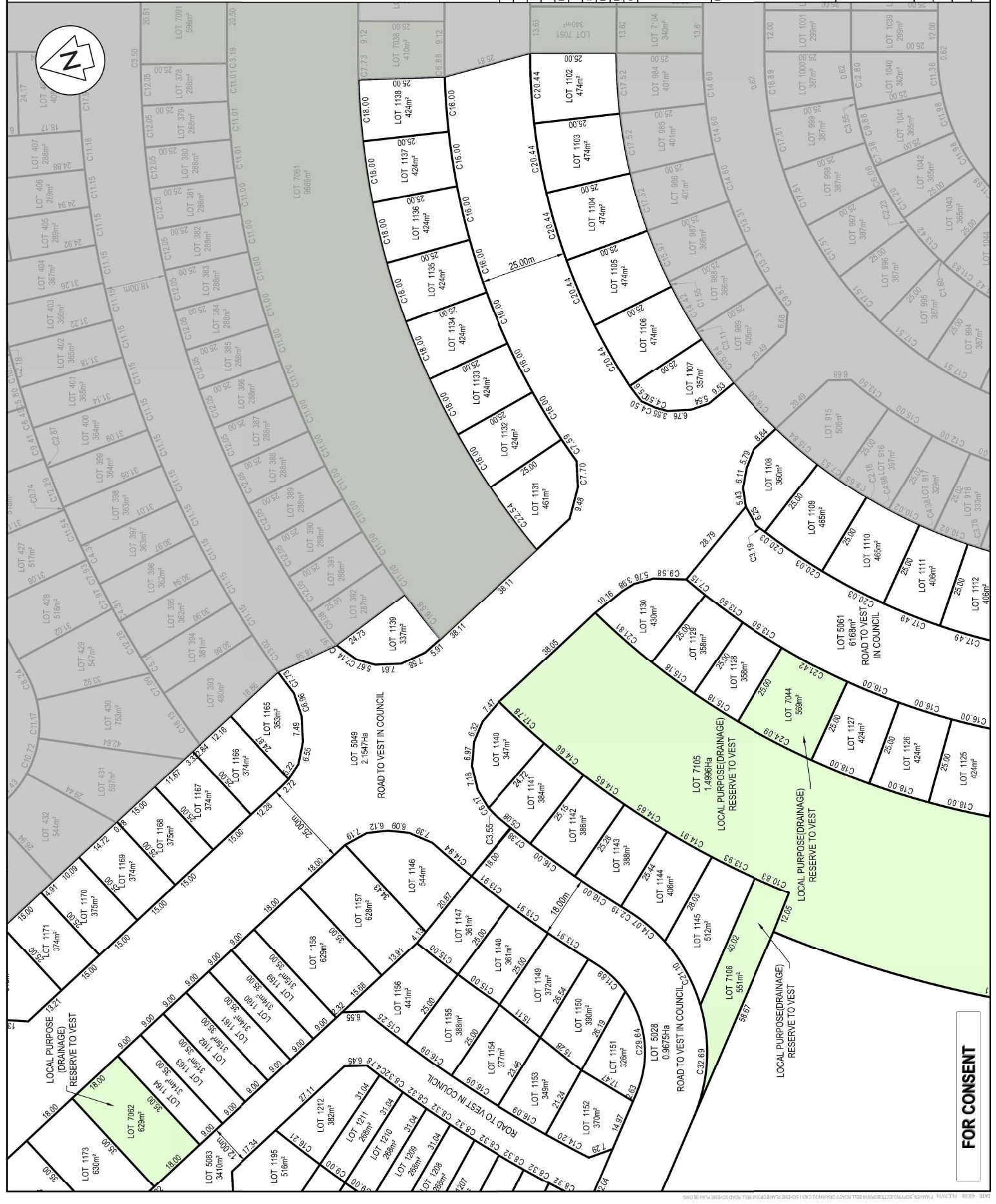
Rev	Description	By	Date
B	FOR CONSENT	JM	03/02/26
A	DRAFT FOR REVIEW	VHU	11/05



Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

The **PROPOSED SCHEME PLAN-STG-8**

Project no. BOP0749
 Scale 1:1000
 Cad file BOP0749 BELL ROAD SCHEME PLAN (B) DWG
 Drawing no. C150-8-2
 Rev B



FOR CONSENT

- NOTES
- ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL RULES.
 - COORDINATES IN TERMS OF BAY OF PLYMOUTH 2000.
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LEGEND

----- EX ABUTTAL
 - - - - - PR EASEMENT
 _____ PR LOT BOUNDARY

Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25

By	Date
Survey	MAVEN 05/2025
Design	BOFFA MISKELL 03/26
Drawn	VHU 11/25
Checked	JG 03/26

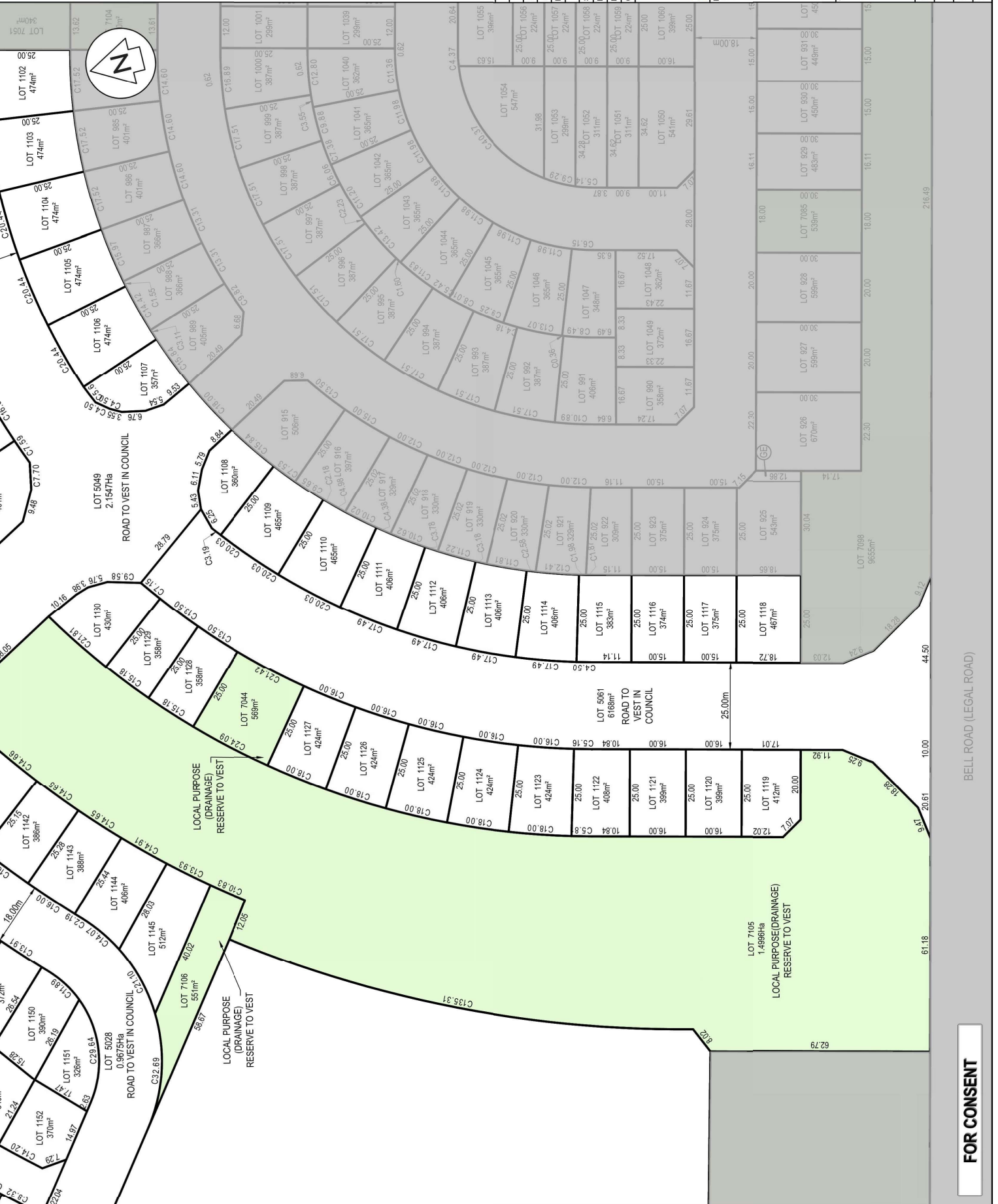


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Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA FOR BELL ROAD LIMITED PARTNERSHIP

The **PROPOSED SCHEME PLAN-STG-8**

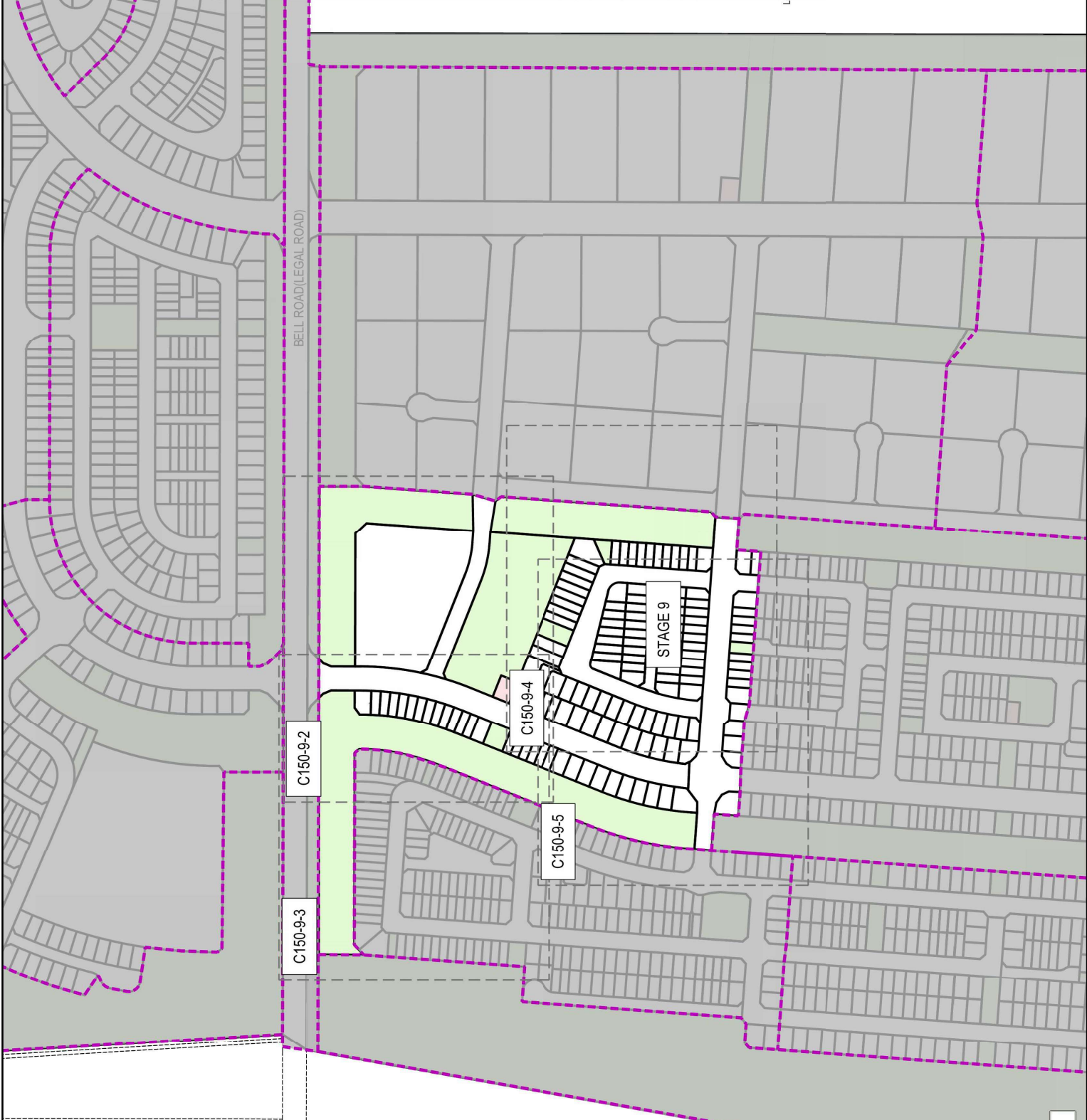
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 Scale 1:1000
 Cad file BOP0749 BELL ROAD SCHEME PLAN (B) DWG
 Drawing no. C150-8-3 Rev B



FOR CONSENT



Lot 1 DPS 18631



- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS OF MAHARAU OF PLANNING 2000.
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LEGEND

-----	EX ABUTTAL
-----	PR EASEMENT
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Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25

Survey	MAVEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

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 www.maven.co.nz
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Project Title
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

Project no. BOP0749
 Scale 1:4000
 Cad file BOP0749 BELL ROAD SCHEME PLAN (B) DWG
 Drawing no. C150-9-1 Rev B

FOR CONSENT

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 2008.
 2. COORDINATES IN TERMS OF BAY OF PLENTY 2000.
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LEGEND

----- EX ABUTTAL
 ----- PR EASEMENT
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By	Date
MAVEN	05/02/25
Design	BOFFAMISKRELL 03/26
Drawn	VHU 11/25
Checked	JG 03/26

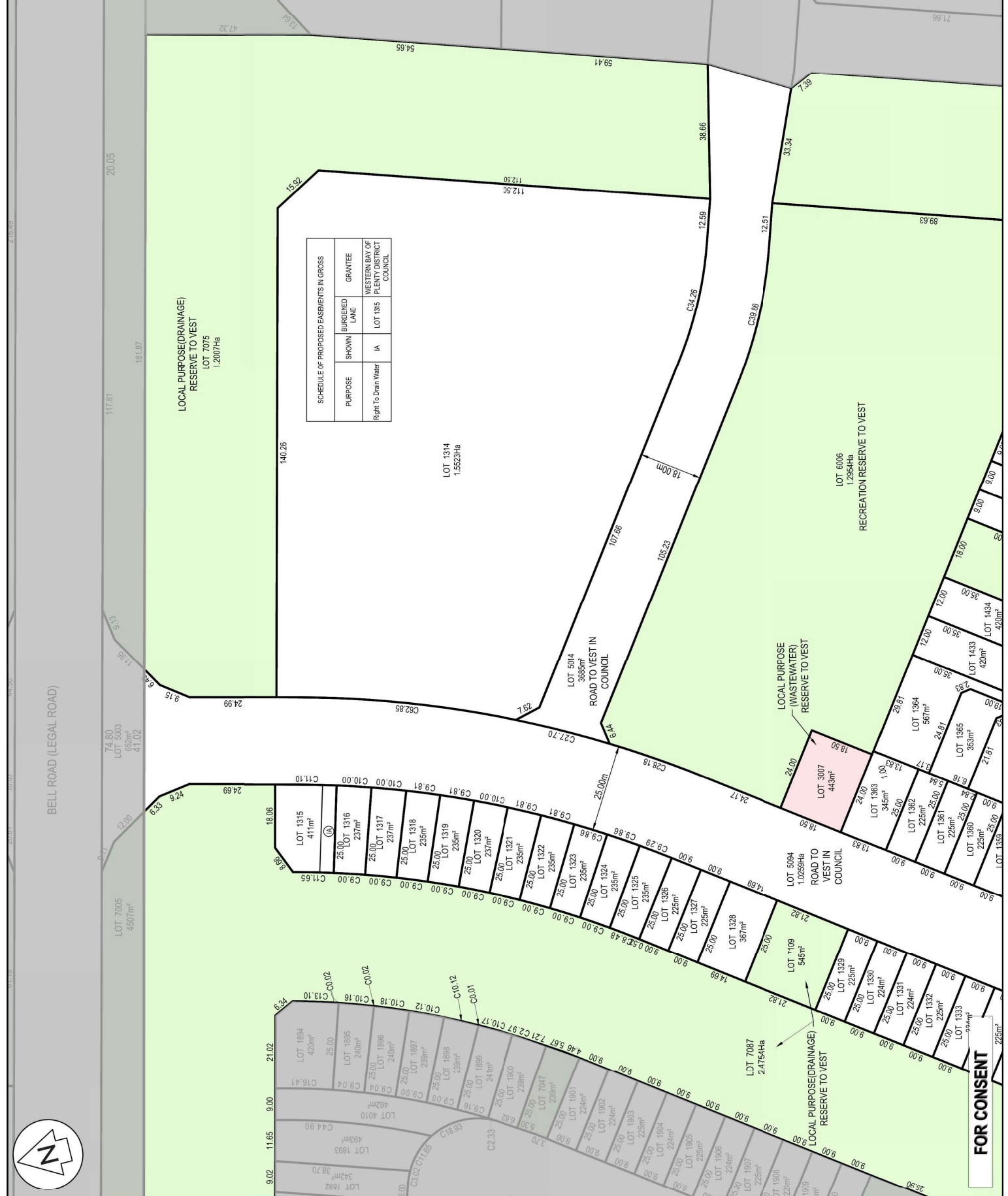
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

Project
MAVEN
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 New Zealand

Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

Title
PROPOSED SCHEME PLAN-STG-9

Project no. BOP0749
 Scale 1:1000
 Card file BOP0749 BELL ROAD SCHEME PLAN (B) DWG
 Drawing no. C150-9-2 Rev B



FOR CONSENT

NOTES

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LEGEND

- EX ABUTTAL
- - - - - PRE EASEMENT
- PR LOT BOUNDARY

By	Date
MAVEN	05/02/25
Design	BOFFA MISKELL
Drawn	VHU
Checked	JS

Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

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 www.maven.co.nz
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WAIRAKEI SOUTH FTA090 DEVELOPMENT

BELL ROAD, PAPAMOA FOR BELL ROAD LIMITED PARTNERSHIP

PROPOSED SCHEME PLAN-STG-9

Project no. BOP0749

Scale 1:1000

Card file BOP0749 BELL ROAD SCHEME PLAN (BIDING)

Drawing no. C150-9-3

Rev B



FOR CONSENT

- NOTES
1. WORKS TO BE IN ACCORDANCE WITH LOCAL ACTING ENGINEER'S REQUIREMENTS.
 2. CO-ORDINATES IN TERMS OF BAY OF PLENTY 2000.
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LEGEND

-----	EX ABUTTAL
-----	PR EASEMENT
-----	PR LOT BOUNDARY

B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25

Rev	Description	By	Date
	Survey	MAVEN	05/2025
	Design	BOFFA MISKELL	03/26
	Drawn	VHU	11/25
	Checked	JG	03/26

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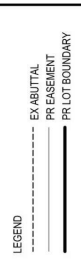
Project
WAIRAKEI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD
LIMITED PARTNERSHIP

The **PROPOSED SCHEME PLAN-STG-9**

Project no.	BOP0749
Scale	1:1000
Case file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-9-4
Rev	B

FOR CONSENT

- NOTES
1. WORKS TO BE IN ACCORDANCE WITH LOCAL ACTING COUNCIL.
 2. CO-ORDINATES IN TERMS OF BAY OF PLENTY 2000.
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LOT	Area	By	Date
LOT 223	275m ²	MAVEN	05/02/25
LOT 224	275m ²	BOFFA MISRELL	03/26
LOT 397	11.38	VHU	11/25
LOT 398	11.38	VHU	11/25
LOT 399	11.38	VHU	11/25

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Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

PROPOSED SCHEME PLAN-STG-9

Project no.	BOP0749
Scale	1:1000
Cell file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C1503-9-5
Rev	B



FOR CONSENT

- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 2008.
 2. COPIES OF THIS PLAN IN TERMS OF BYE-LAW 2008, ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER.
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LEGEND

- EX ABUTTAL
- PRE EASEMENT
- PR LOT BOUNDARY

Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

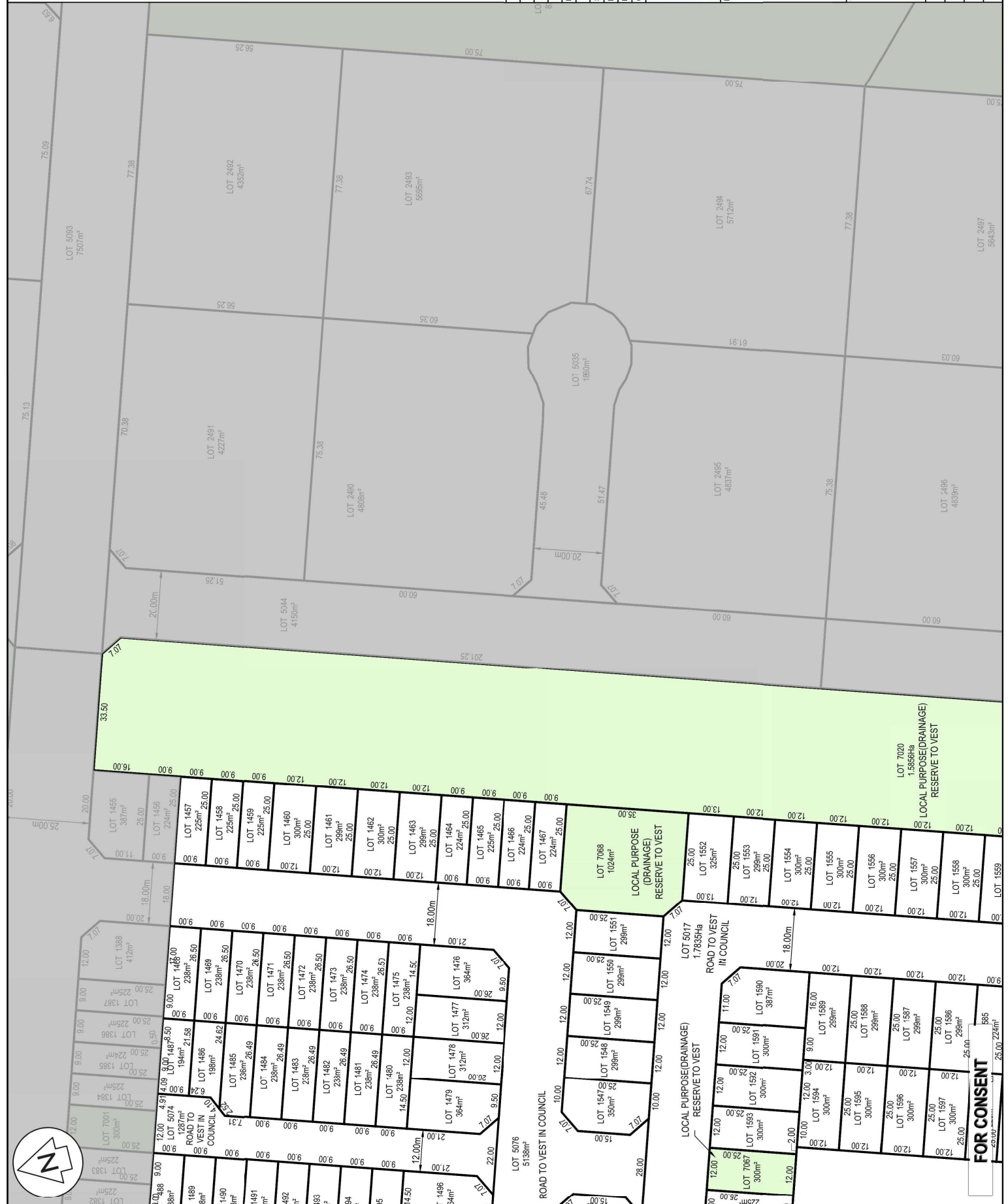
Survey	MAVEN	05/20/25
Design	BOFFAMISKRELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

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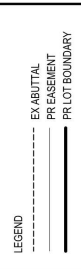
Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMO A FOR BELL ROAD LIMITED PARTNERSHIP

Title
PROPOSED SCHEME PLAN-STG-10

Project no. BOP0749
Scale 1:1000
Card file BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no. C150-10-2 **Rev** B



- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BY-LAWS AND THE RESOURCE MANAGEMENT ACT 1991.
 2. COPIES OF THIS PLAN IN TERMS OF SECTION 220(2) OF THE RESOURCE MANAGEMENT ACT 1991 ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE PLANNING OFFICER.
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Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

M **MAVEN**

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WAIRAKAI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

PROPOSED SCHEME PLAN-STG-10

Project no. BOP0749
 Scale 1:1000
 Card file BOP0749 BELL ROAD SCHEME PLAN (BIDING)
 Drawing no. C150-10-3 Rev B



FOR CONSENT

- NOTES
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LEGEND

----- EX ABUTTAL
 ----- PR EASEMENT
 _____ PR LOT BOUNDARY

FOR CONSENT	JM	03/2026	
DRAFT FOR REVIEW	VHU	11/25	
Rev	Description	By	Date
1	Survey	MAVEN	05/2025
2	Design	BOP/AMSKRELL	03/26
3	Drawn	VHU	11/25
4	Checked	JG	03/26



Maven Bay of Plenty
 115 Papanui Street, Tauranga
 www.maven.co.nz

Project
WAIRAKEI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPANOA
FOR BELL ROAD
LIMITED PARTNERSHIP

The **PROPOSED SCHEME PLAN-STG-10**

Project no.	BOP0749
Scale	1:1000
Case file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-10-4
Rev	B



NOTES

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LEGEND

- EX ABUTTAL
- PR EASEMENT
- PR LOT BOUNDARY

Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

By	Date
HAIVEN	05/20/25
BOFFA MISRELL	03/26
VHU	11/25
JS	03/26

M A E N
 Maori Bay of Plenty
 116 Johnson Street, Tauranga
 New Zealand

Project
WAIRAKAI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD
LIMITED PARTNERSHIP

The
PROPOSED
SCHEME
PLAN-STG-10

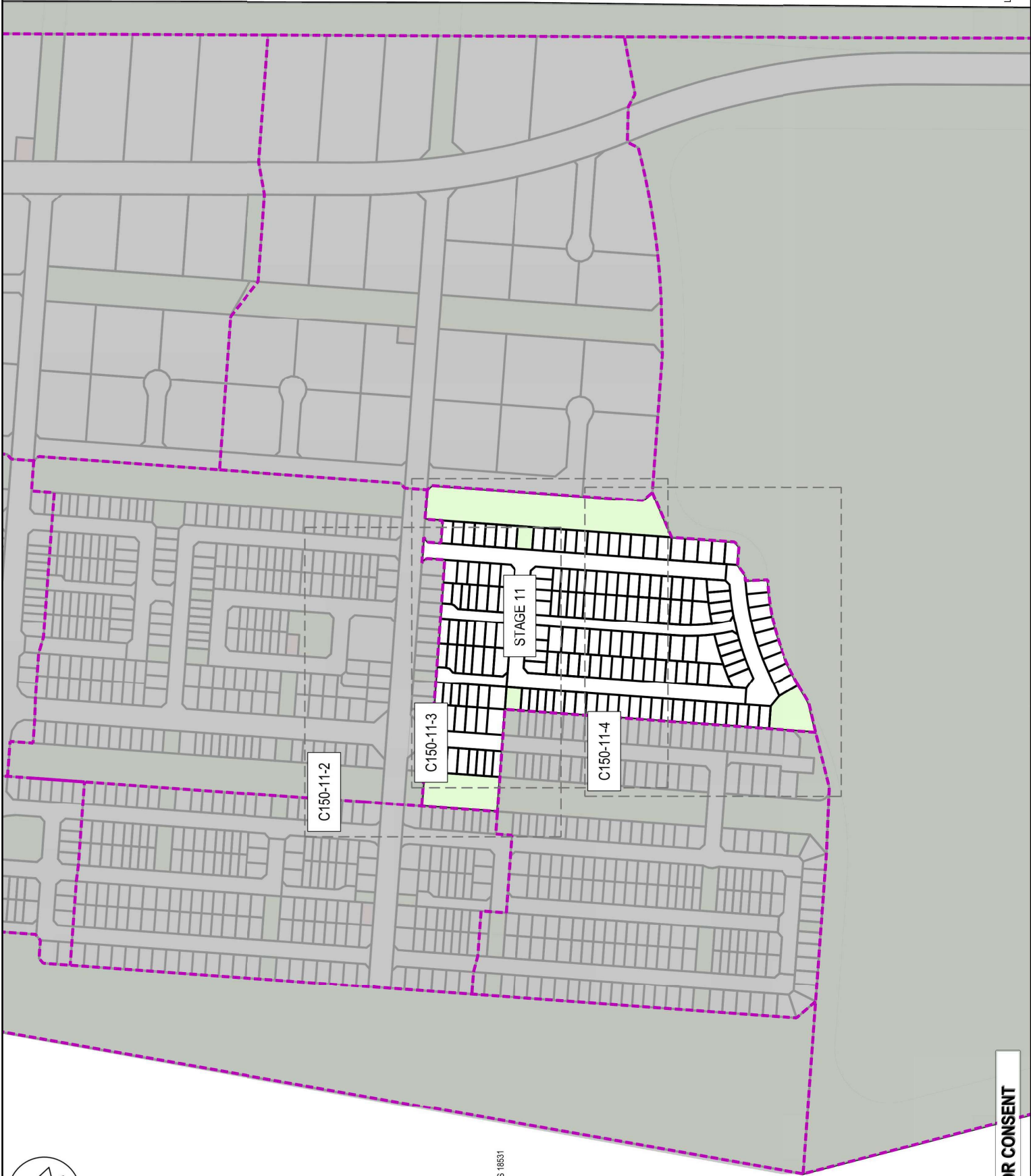
Project no. BOP0749
 Scale 1:1000
 Card file BOP0749 BELL ROAD SCHEME PLAN (B/DWG)
 Drawing no. C150-10-5 Rev B



FOR CONSENT



Lot 1 DPS 18531



- NOTES**
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LEGEND

-----	EX ABUTTAL
-----	PR EASEMENT
-----	PR LOT BOUNDARY
-----	PR STAGE

Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25
By			
Survey	MAVEN		05/2025
Design	BOFFA MISKELL		03/26
Drawn	VHU		11/25
Checked	JS		03/26

M A V E N
 Māven Bay of Plenty
 116 James Street, Tauranga
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Project
 WAIRAKEI SOUTH FTA090
 DEVELOPMENT
 BELL ROAD, PAPAMOA
 FOR BELL ROAD
 LIMITED PARTNERSHIP

Title
 PROPOSED
 SCHEME
 PLAN-STG-11

Project no.	BOP0749
Scale	1:4000
Cell file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-11-1
Rev	B

FOR CONSENT

- NOTES**
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LEGEND

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Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

By	Date
HAYEN	05/20/25
BOFFA MISRELL	03/26
VHU	11/25
JS	03/26

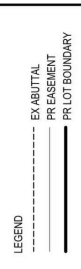
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 www.mavencorp.nz
 New Zealand

WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOEA FOR BELL ROAD LIMITED PARTNERSHIP

PROPOSED SCHEME PLAN-STG-11

Project no. BOP0749
 Scale 1:1000
 Card file BOP0749 BELL ROAD SCHEME PLAN (B)DWG
 Drawing no. C150-11-2 Rev B

- NOTES**
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Survey	HAYEN	Date	05/02/05
Design	BOFFA MISKELL	Drawn	03/20/26
Checked	JG	Date	03/26
Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

MAMEN
 MAMEN Bay of Plenty
 116 Johnson Street, Tauranga
 New Zealand

Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

Title
PROPOSED SCHEME PLAN-STG-11

Project no.	BOP0749
Scale	1:1000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-11-3
Rev	B



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LOCAL PURPOSE (DRAINAGE) RESERVE TO VEST

LEGEND

- EX ABUTTAL
- PR EASEMENT
- PR LOT BOUNDARY



By	Date
MAVEN	05/02/25
Design	BOFFA MISKELL 03/26
Drawn	VHU 11/25
Checked	JS 03/26

Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

Maven Bay of Plenty
 116 Tamon Street, Tauranga
 www.maven.co.nz

M A V E N

Project: **WAIRAKEI SOUTH FTA090 DEVELOPMENT**
BELL ROAD, PAPAMOA FOR BELL ROAD LIMITED PARTNERSHIP

Title: **PROPOSED SCHEME PLAN-STG-11**

Project no.: BOP0749
 Scale: 1:1000
 Cad file: BOP0749 BELL ROAD SCHEME PLAN (B) DWG
 Drawing no.: C150-11-4
 Rev: B



FOR CONSENT

NOTES

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LEGEND

- EX ABUTTAL
- PR EASEMENT
- PR LOT BOUNDARY

AMALGAMATION CONDITION:
That Lot 4010 be held as six unithold one-sixth shares by the owners of Lots 1894 - 1899 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

PROPOSED MEMORANDUM OF EASEMENTS	
SHOWN	BENEFITED LAND
RIGHT OF WAY RIGHT TO CONVEY WATER, TELECOMMUNICATIONS, POWER, RIGHT TO DRAIN WATER & SEWAGE	LOT 4010 LOT 1894-1899

PROPOSED MEMORANDUM OF EASEMENTS

SHOWN	BENEFITED LAND
RIGHT OF WAY RIGHT TO CONVEY WATER, TELECOMMUNICATIONS, POWER, RIGHT TO DRAIN WATER & SEWAGE	LOT 4010 LOT 1894-1899



FOR CONSENT

By	Date
MAYEN	05/02/25
BOFFA MISRELL	03/26
VHU	11/25
US	03/28

Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

M A N
 Moven Bay of Plenty
 116 Johnson Street, Tauranga
 www.moven.co.nz

Project no.	Scale	Card file	Drawing no.
BOP0749	1:1000	BOP0749 BELL ROAD SCHEME PLAN (B/DWG)	C150-12-2

PROPOSED SCHEME PLAN-STG-12

NOTES

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LEGEND

- EX ABUTTAL
- PRE EASEMENT
- PR LOT BOUNDARY

Rev	Description	By	Date
A	DRAFT FOR REVIEW	YHU	11/25
B	FOR CONSENT	JM	03/2026

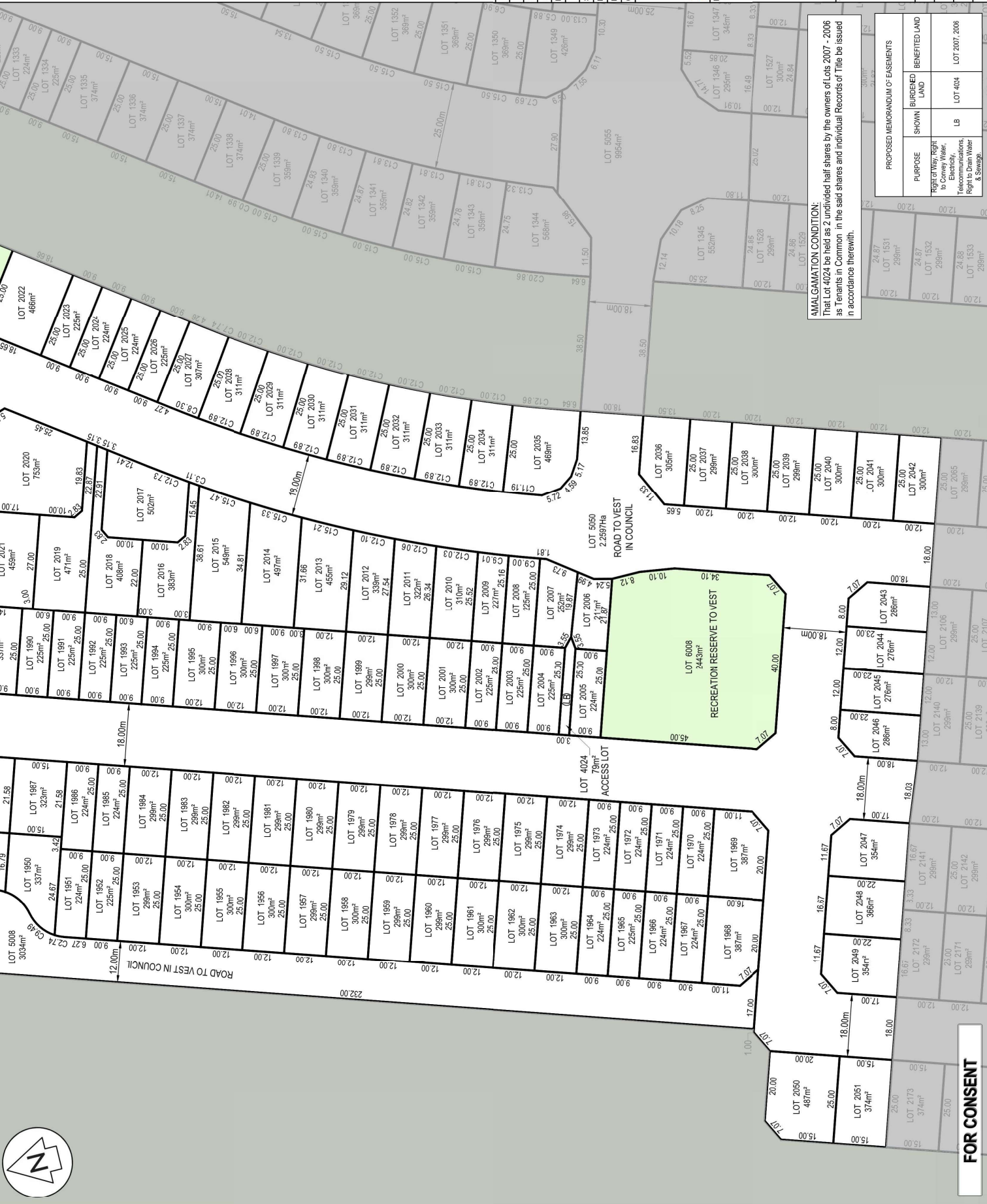
Survey	HAYEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	YHU	11/25
Checked	JS	03/26



Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

PROPOSED SCHEME PLAN-STG-12

Project no. BOP0749
 Scale 1:1000
 Card file BOP0749 BELL ROAD SCHEME PLAN (BIDWG)
 Drawing no. C150-12-3 Rev B



AMALGAMATION CONDITION:
 That Lot 4024 be held as 2 undivided half shares by the owners of Lots 2007 - 2006 as tenants in common in the said shares and individual Records of Title be issued in accordance therewith.

PROPOSED MEMORANDUM OF EASEMENTS	BURDENED LAND	BENEFITED LAND
PURPOSE	Right of Way, Right to Convey Water, Electricity, Gas, Right to Drain Water & Sewage.	LOT 4024, LOT 2007, 2006
SHOWN	LOT 1531, LOT 1532, LOT 1533	LOT 4024



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Lot 1 DPS 18531

BELL ROAD (LEGAL ROAD)

- NOTES
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LEGEND

-----	EX ABUTTAL
-----	PR EASEMENT
-----	PR LOT BOUNDARY
-----	PR STAGE

Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25

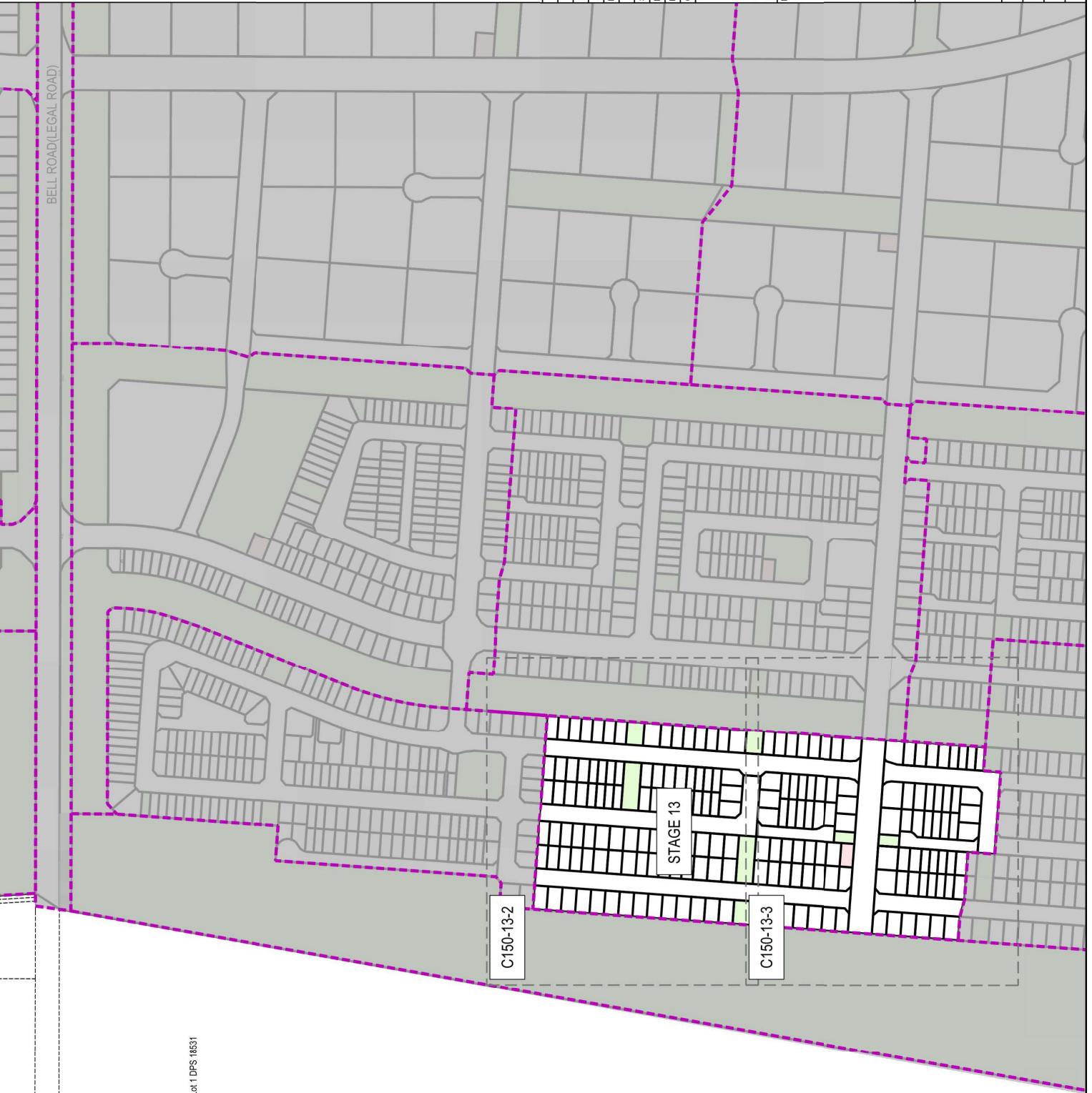
Survey	MAVEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

Maven Bay of Plenty
 116 Johnson Street, Tauranga
 www.maven.co.nz
 New Zealand

Project
 WAIRAKEI SOUTH FTA090
 DEVELOPMENT
 BELL ROAD, PAPAMOA
 FOR BELL ROAD
 LIMITED PARTNERSHIP

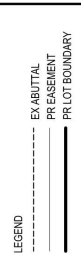
Title
 PROPOSED
 SCHEME
 PLAN-STG-13

Project no.	BOP0749
Scale	1:4000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-13-1
Rev	B



FOR CONSENT

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Rev	Description	By	Date
A	DRAFT FOR REVIEW	VHU	11/25
B	FOR CONSENT	JM	03/2026

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 116 Johnson Street, Tauranga
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 New Zealand

WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOEA FOR BELL ROAD LIMITED PARTNERSHIP

PROPOSED SCHEME PLAN-STG-13

Project no.	BOP0749
Scale	1:1000
Card file	BOP0749 BELL ROAD SCHEME PLAN (BIDVGS)
Drawing no.	C150-13-2
Rev	B



NOTES

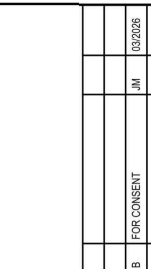
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LEGEND

- EX ABUTTAL
- PRE EASEMENT
- PR LOT BOUNDARY

By	Date
MAYEN	05/02/25
Design	BOFFAMISKRELL 03/26
Drawn	VHU 11/25
Checked	JS 03/26

Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25



MAMEN
 Project: **WAIRAKEI SOUTH FTA090 DEVELOPMENT**
BELL ROAD, PAPAMO A
FOR BELL ROAD LIMITED PARTNERSHIP

The **PROPOSED SCHEME PLAN-STG-13**

Project no. BOP0749
 Scale 1:1000
 Card file BOP0749 BELL ROAD SCHEME PLAN (BIDWG)
 Drawing no. C150-13-3 Rev B



FOR CONSENT



- NOTES**
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LEGEND

-----	EX ABUTTAL
-----	PR EASEMENT
-----	PR LOT BOUNDARY
-----	PR STAGE

Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25

Survey	MAVEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

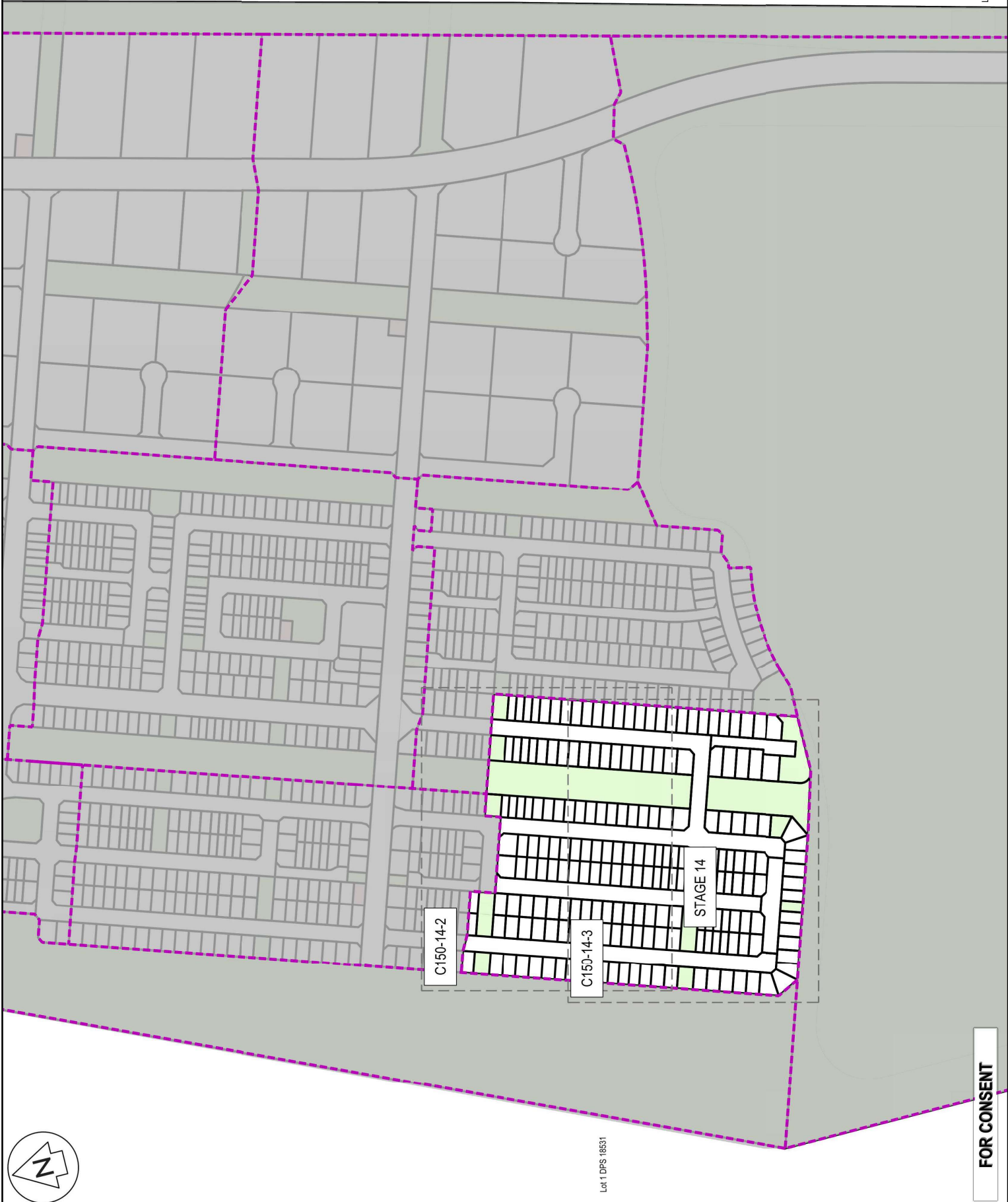
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Project:
WAIRAKEI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD
LIMITED PARTNERSHIP

Title:
PROPOSED
SCHEME
PLAN-STG-14

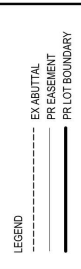
Project no.	BOP0749
Scale	1:4000
Cell file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-14-1
Rev	B



Lot 1 DPS 18531

FOR CONSENT

- NOTES**
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Rev	Description	By	Date
1	Survey	HAYEN	05/02/25
2	Design	BOFFA MISKELL	03/26
3	Drawn	VHU	11/25
4	Checked	JS	03/28
5	For Consent	JM	03/20/26
6	Draft for Review	VHU	11/25

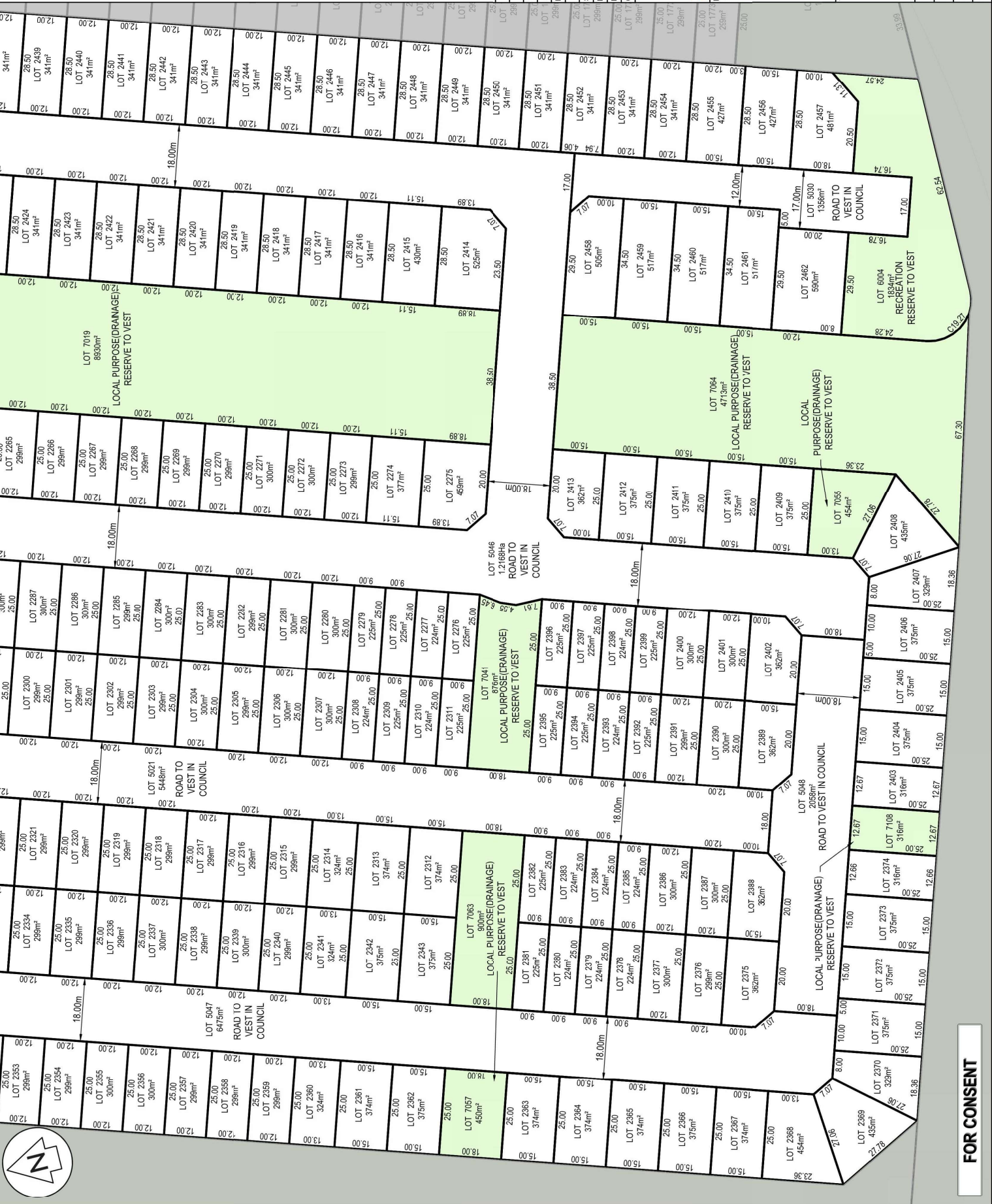


**WAIRAKEI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD
LIMITED PARTNERSHIP**

**PROPOSED
SCHEME
PLAN-STG-14**

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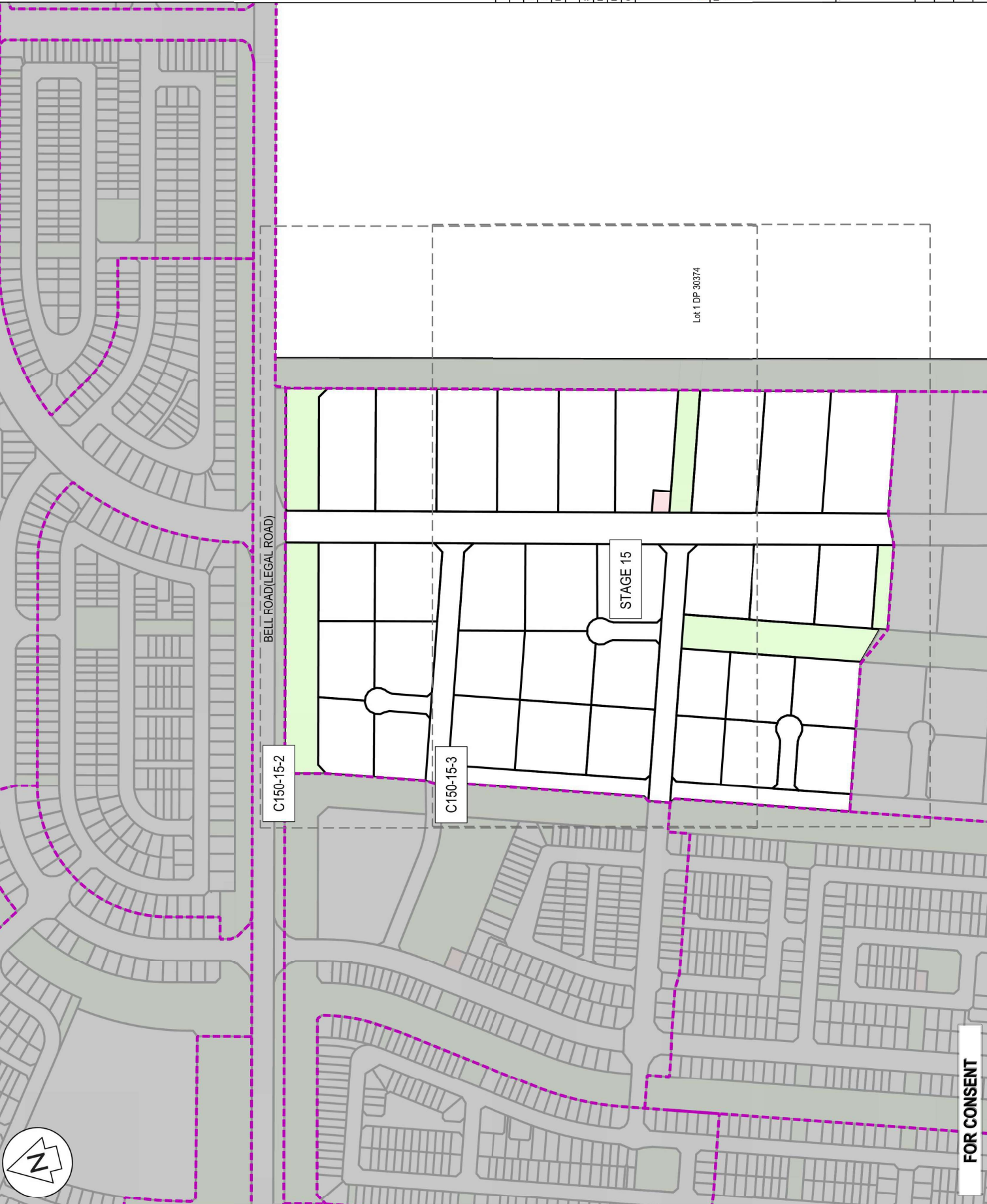
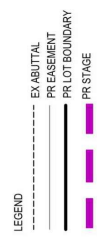
Project no.	BOP0749
Scale	1:1000
Card file	BOP0749 BELL ROAD SCHEME PLAN (BI) DWGS
Drawing no.	C150-14-3
Rev	B



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Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25

Survey	By	Date
MAYEN	MAYEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

MAYEN
 Maiven Bay of Plenty
 116 Tamon Street, Tauranga
 www.maiven.co.nz

Project:
 WAIRAKEI SOUTH FTA090
 DEVELOPMENT
 BELL ROAD, PAPAMOA
 FOR BELL ROAD
 LIMITED PARTNERSHIP

Title:
 PROPOSED
 SCHEME
 PLAN-STG-15

Project no.	BOP0749
Scale	1:4000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-15-1
Rev	B

FOR CONSENT

BELL ROAD (LEGAL ROAD)



- NOTES
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LEGEND

----- EX ABUTTAL

----- PR EASEMENT

----- PR LOT BOUNDARY

Lot 1 DP 30374



Rev	Description	By	Date
B	FOR CONSENT	JM	03/02/26
A	DRAFT FOR REVIEW	VHU	11/05

By	Date
MAVEN	05/02/25
BOFFA MISKELL	03/26
VHU	11/25
JG	03/26

M A E N

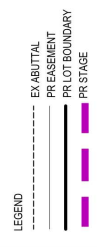
Maven Bay of Plenty
 115 Tamamoa Street, Tamamoa
 Bay of Plenty
 www.maven.co.nz
 info@maven.co.nz

Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

Title
PROPOSED SCHEME PLAN-STG-15

Project no.	BOP0749
Scale	1:2000
Case file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-15-2
Rev	B

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL AND NATIONAL STANDARDS.
 2. COORDINATES OF BAY OF PLENITY 2000.
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Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25

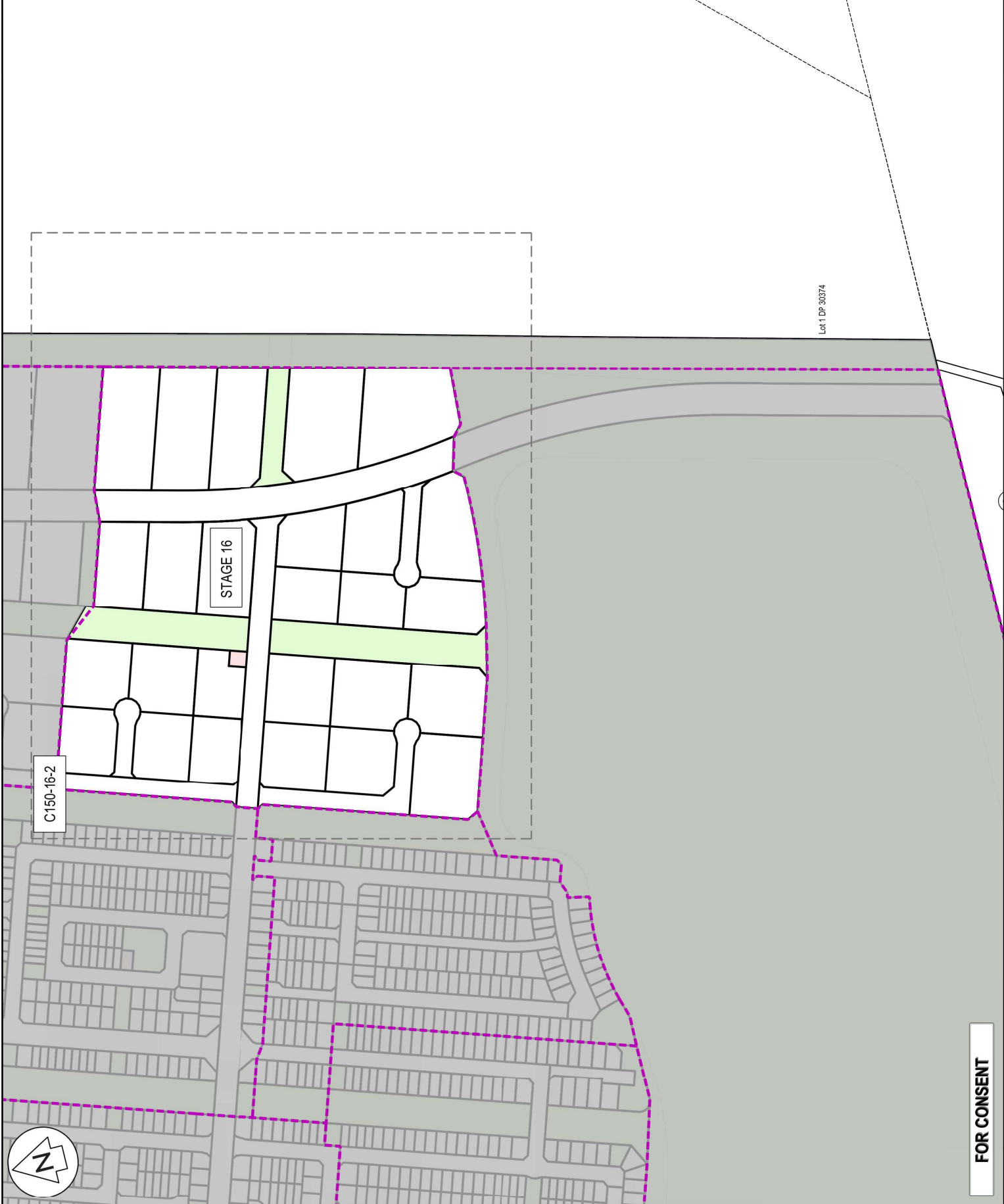
Survey	MAVEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

Maven Bay of Plenty
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 New Zealand

Project:
 WAIRAKEI SOUTH FTA090
 DEVELOPMENT
 BELL ROAD, PAPAMOA
 FOR BELL ROAD
 LIMITED PARTNERSHIP

Title:
 PROPOSED
 SCHEME
 PLAN-STG-16

Project no.	BOP0749
Scale	1:4000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-16-1
Rev	B



FOR CONSENT

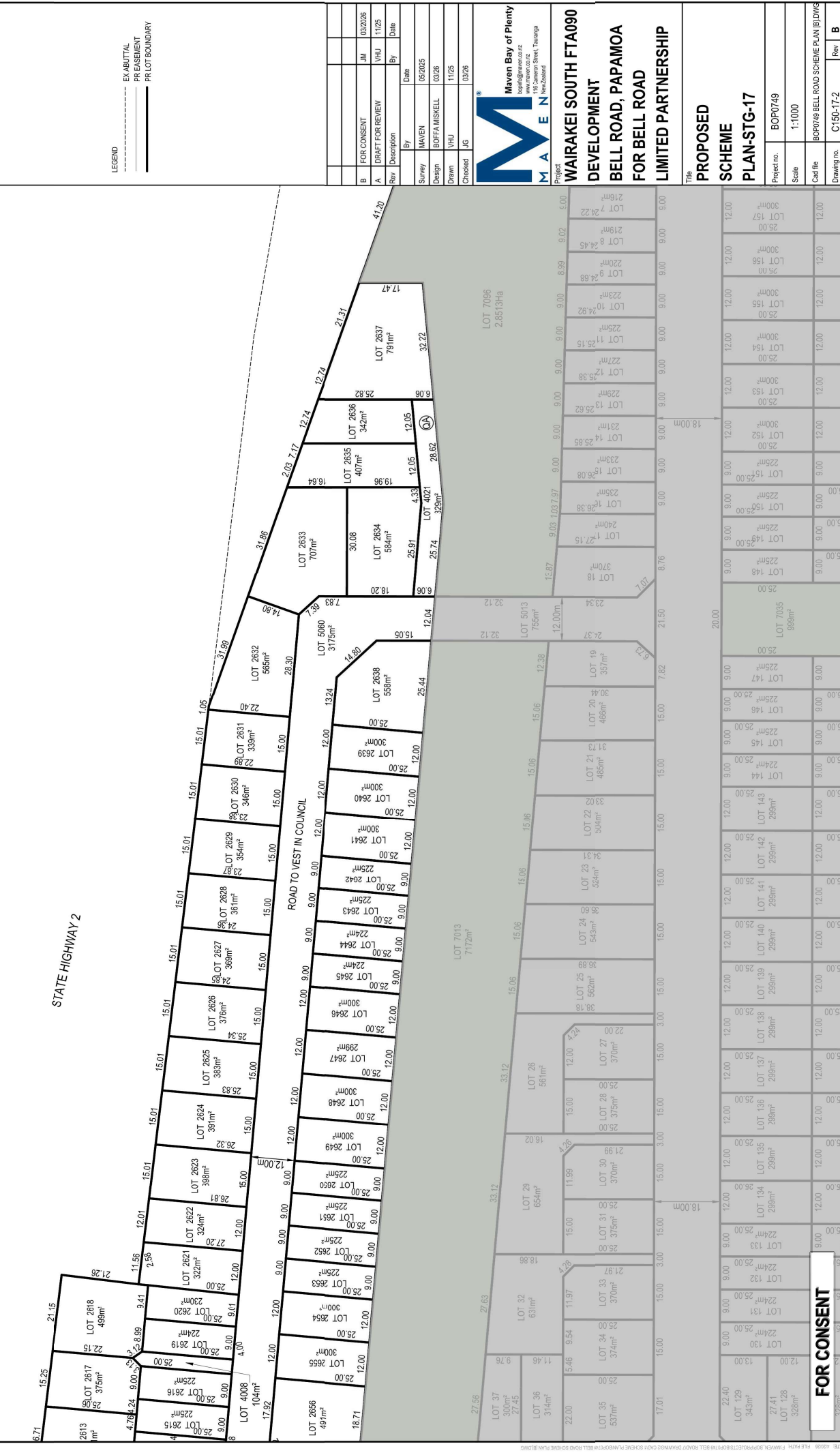
AMALGAMATION CONDITION:
That Lot 4021 be held as three undivided one-third shares by the owners of Lots 2635, 2636, and 2637 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

PROPOSED MEMORANDUM OF EASEMENTS		
PURPOSE	SHOWN	BURDENED / BENEFITED LAND
Right of Way, Right to Convey Water, Electricity, Telecommunications, Right to Drain Road & Sewage.	OA	LOT 4021 LOT 2635, 2636, 2637

- NOTES**
- ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BY-LAWS IN TERMS OF RAY OF PLENTY 2000.
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 - THIS DOCUMENT IS SUBJECT TO COPYRIGHT.
 - STAGE DEPENDENT INTERNAL SERVICE EASEMENTS WILL BE SHOWN ON THE TITLE PLAN AT TIME OF SECTION 223 APPLICATION.

LEGEND

- EX ABUTTAL
- - - - - PRE EASEMENT
- PR LOT BOUNDARY



Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

Survey	HAYEN	05/20/25
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JS	03/26

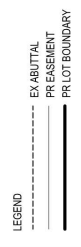


Project
WAIRAKEI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD
LIMITED PARTNERSHIP

The PROPOSED SCHEME PLAN-STG-17	
Project no.	BOP0749
Scale	1:1000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWS
Drawing no.	C150-17-2
Rev	B



- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL REGULATIONS.
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STATE HIGHWAY 2



AMALGAMATION CONDITIONS:
 That Lot 4008 be held as two undivided one-half shares by the owners of Lots 2617 and 2618 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.
 That Lot 4009 be held as two undivided one-half shares by the owners of Lots 2612 and 2613 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.
 That Lot 4020 be held as two undivided one-half shares by the owners of Lots 2606 and 2607 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.
 That Lot 4003 be held as two undivided one-half shares by the owners of Lots 2600 and 2601 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.
 That Lot 4006 be held as two undivided one-half shares by the owners of Lots 2594 and 2595 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.
 That Lot 4005 be held as four undivided one-quarter shares by the owners of Lots 2586 - 2589 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.
 That Lot 4004 be held as four undivided one-quarter shares by the owners of Lots 2578 - 2581 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

PURPOSE	PROPOSED MEMORANDUM OF EASEMENTS	
	SHOWN	BURDENED LAND
Right of Way, Right to Convey Water, Electricity, Telecommunications, Right to Drain Water & Sewage.	OB	LOT 4008 LOT 2617 & 2618
	OC	LOT 4009 LOT 2612 & 2613
	OD	LOT 4020 LOT 2606 & 2607
	OE	LOT 4003 LOT 2600 & 2601
	OF	LOT 4006 LOT 2584 & 2585
	OG	LOT 4005 LOT 2586-2589
	OH	LOT 4004 LOT 2578-2581

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WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

PROPOSED SCHEME PLAN-STG-17

Project no.	BOP0749
Scale	1:1000
Cell file	BOP0749 BELL ROAD SCHEME PLAN B1 B/DWG
Drawing no.	C150-17-3
Rev	B

FOR CONSENT

- NOTES**
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 4. STAGE DEPENDENT INTERNAL SERVICE EASEMENTS WILL BE SHOWN ON THE TITLE PLAN AT TIME OF SECTION 223 APPLICATION.

LEGEND

- EX ABUTTAL
- PRE EASEMENT
- PR LOT BOUNDARY

AMALGAMATION CONDITION:
That Lot 4023 be held as three undivided one-third shares by the owners of Lots 2777, 2778, and 2779 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

PROPOSED MEMORANDUM OF EASEMENTS	
SHOWN	BURDENED LAND
Right of Way, Right to Convey Water, Electricity, Gas, Sewer, Telephone, Right to Drain Water & Sewage.	LOT 4023 LOT 2777-2779



REVISION	DESCRIPTION	DATE
B	FOR CONSENT	JM 03/20/26
A	DRAFT FOR REVIEW	VHU 11/25

NO.	DATE	BY
Survey	HAVEN	05/20/25
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JS	03/26

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New Zealand

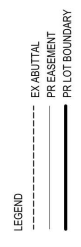
Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

The **PROPOSED SCHEME PLAN-STG-18**

Project no. BOP0749
Scale 1:1000
Card file BOP0749 BELL ROAD SCHEME PLAN (B)100
Drawing no. C150-18-2 Rev B

FOR CONSENT

- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 2008.
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Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

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**WAIRAKEI SOUTH FTA090
 DEVELOPMENT
 BELL ROAD, PAPAMOA
 FOR BELL ROAD
 LIMITED PARTNERSHIP**

This **PROPOSED SCHEME PLAN-STG-18**

Project no.	BOP0749
Scale	1:1000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B/DWG)
Drawing no.	C150-18-3
Rev	B

