



# **Appendix M**

## **Subdivision Scheme Plan**

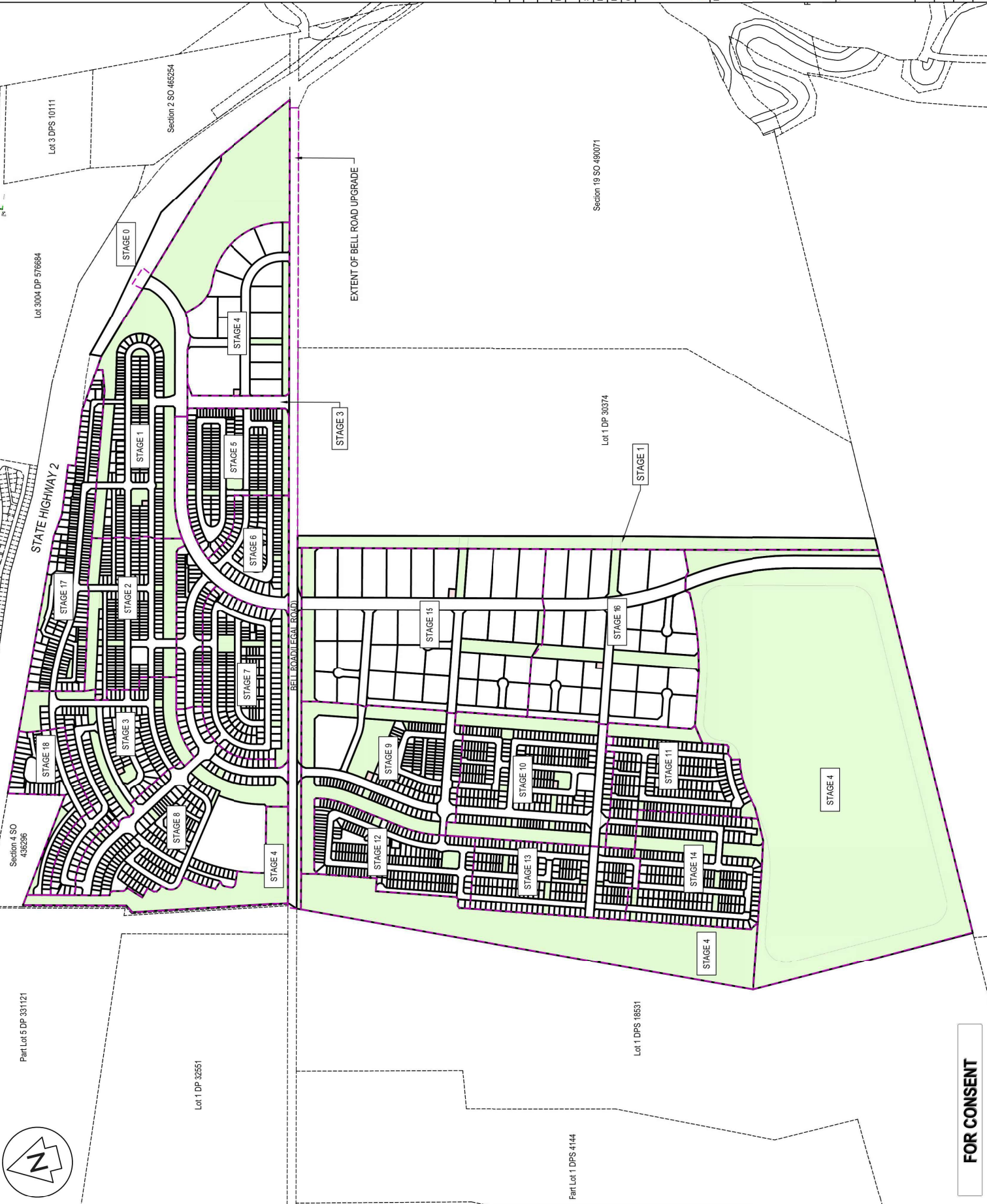
### **Part 1 of 2**

NOTES

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LEGEND

- EX ABUTTAL
- PRE 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	Date	05/2025
Design	BOFFA MISKELL	Date	03/26
Drawn	VHU	Date	11/25
Checked	JG	Date	03/26

**M** **MAVEN**

Maven Bay of Plenty  
 118 Tamon Street, Tauranga  
 www.maven.co.nz  
 07 778 8888

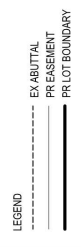
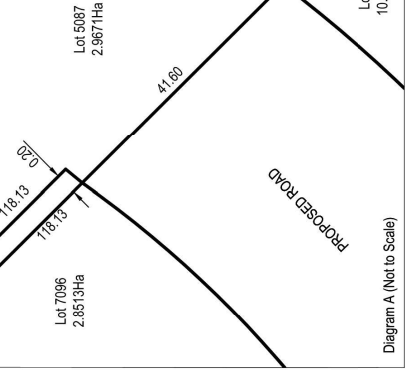
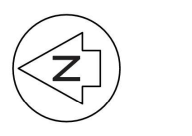
**Project**  
**WAIRAKEI SOUTH FTA090**  
**DEVELOPMENT**  
**BELL ROAD, PAPAMOAO**  
**FOR BELL ROAD**  
**LIMITED PARTNERSHIP**

**Title**  
**PROPOSED**  
**SCHEME**  
**OVERVIEW PLAN**

Project no.	BOP0749
Scale	1:10000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-0
Rev	B

**FOR CONSENT**

- NOTES
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B	FOR CONSENT	JM	03/2026
A	-	-	-

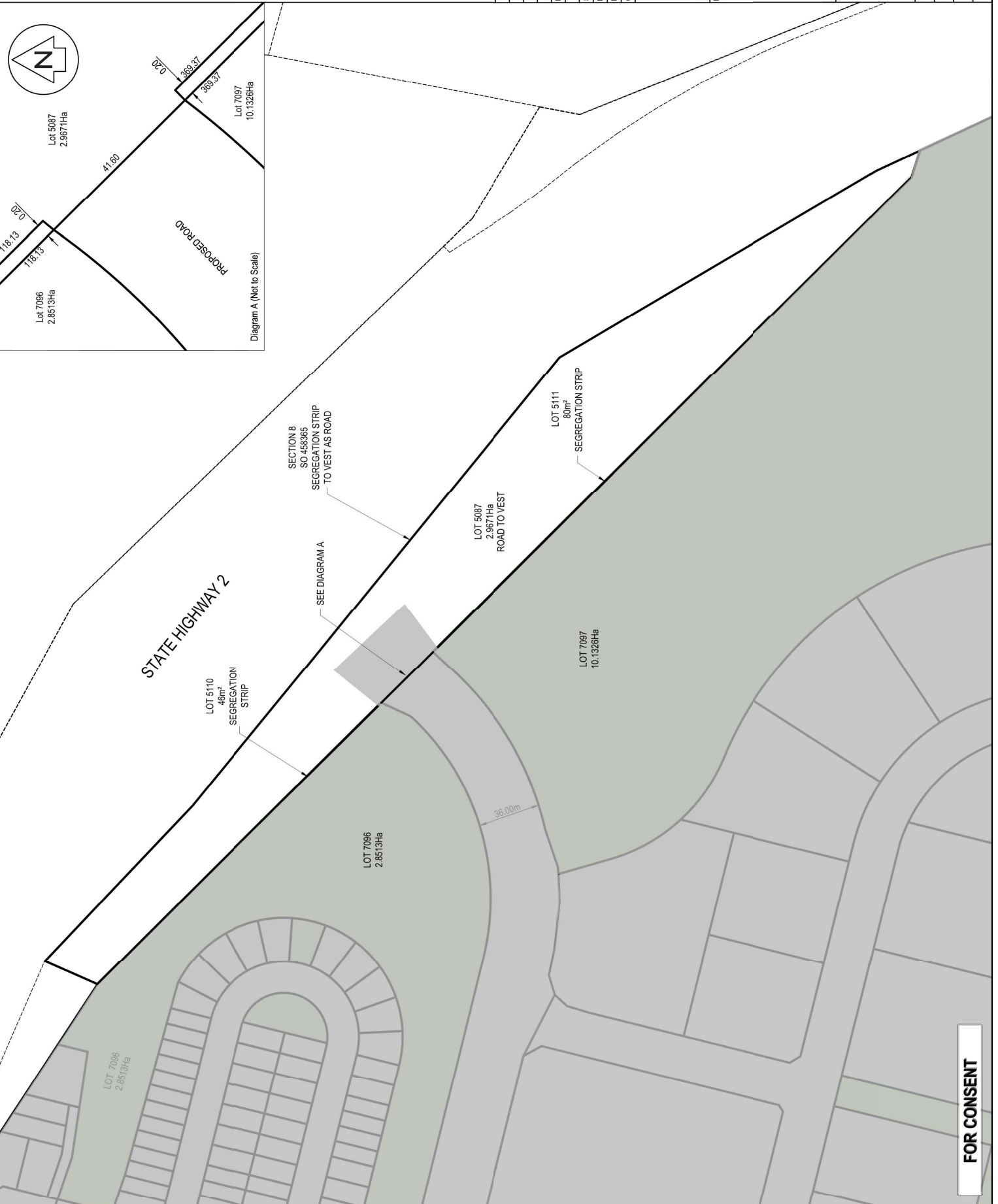
Survey	MAVEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	JW	03/26
Checked	MAVEN	03/26

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 115 Dawson Street, Tauranga  
 www.maven.co.nz

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

**Title**  
 PROPOSED  
 SCHEME  
 PLAN-STG-0

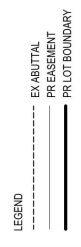
Project no.	BOP0749
Scale	1:2000
Case file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-0-1
Rev	B







- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND THE RESOURCE MANAGEMENT ACT 1991.
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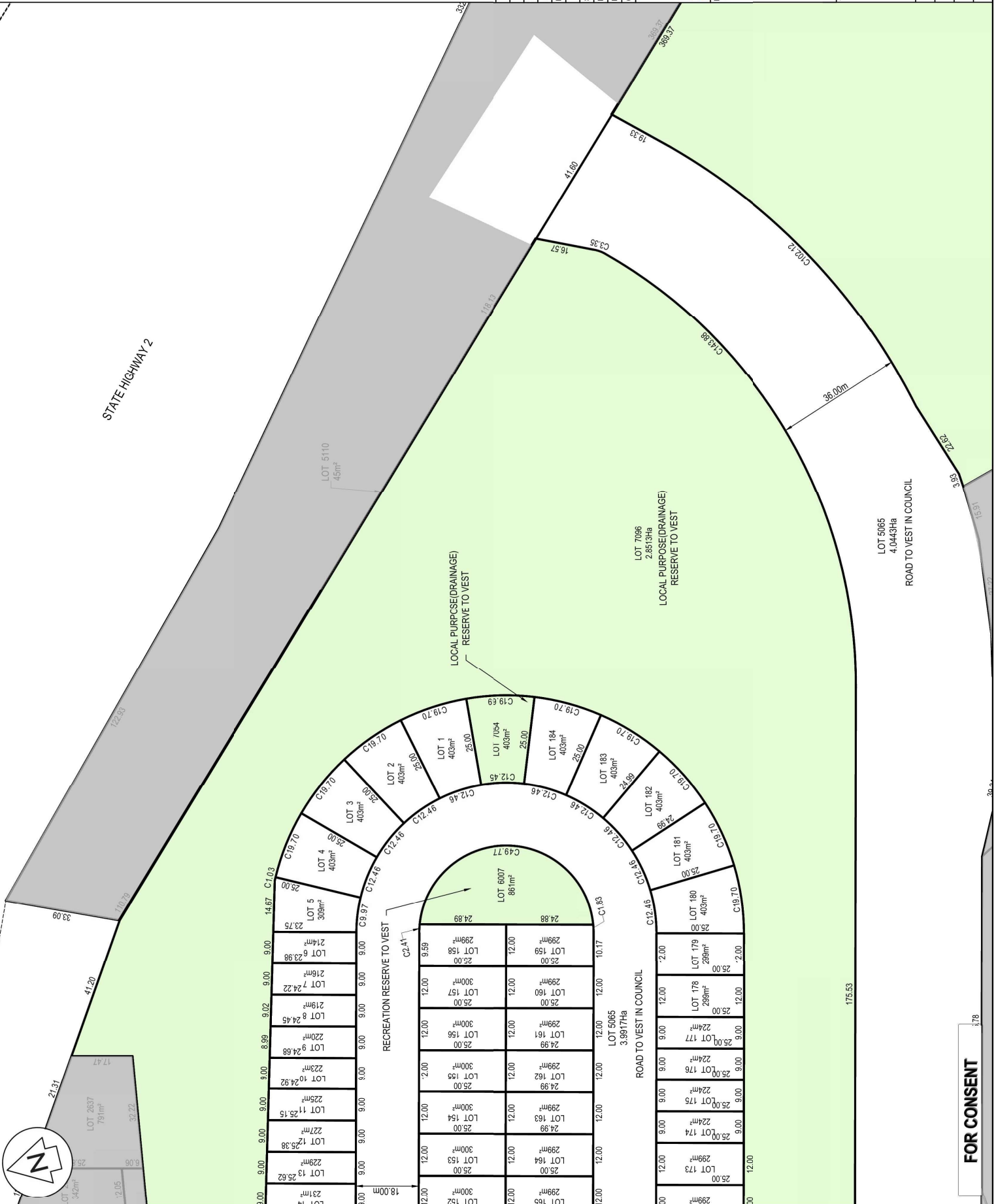
FOR CONSENT	JM	03/2026	
DRAFT FOR REVIEW	VHU	11/25	
Rev	Description	By	Date
Survey	MAVEN	05/2025	
Design	BOFFAMISKRELL	03/26	
Drawn	VHU	11/25	
Checked	JG	03/26	

**Maven Bay of Plenty**  
 116 James Street, Tauranga  
 www.maven.co.nz  
 07 778 8888

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

**Title**  
**PROPOSED**  
**SCHEME**  
**PLAN-STG-1**

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



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

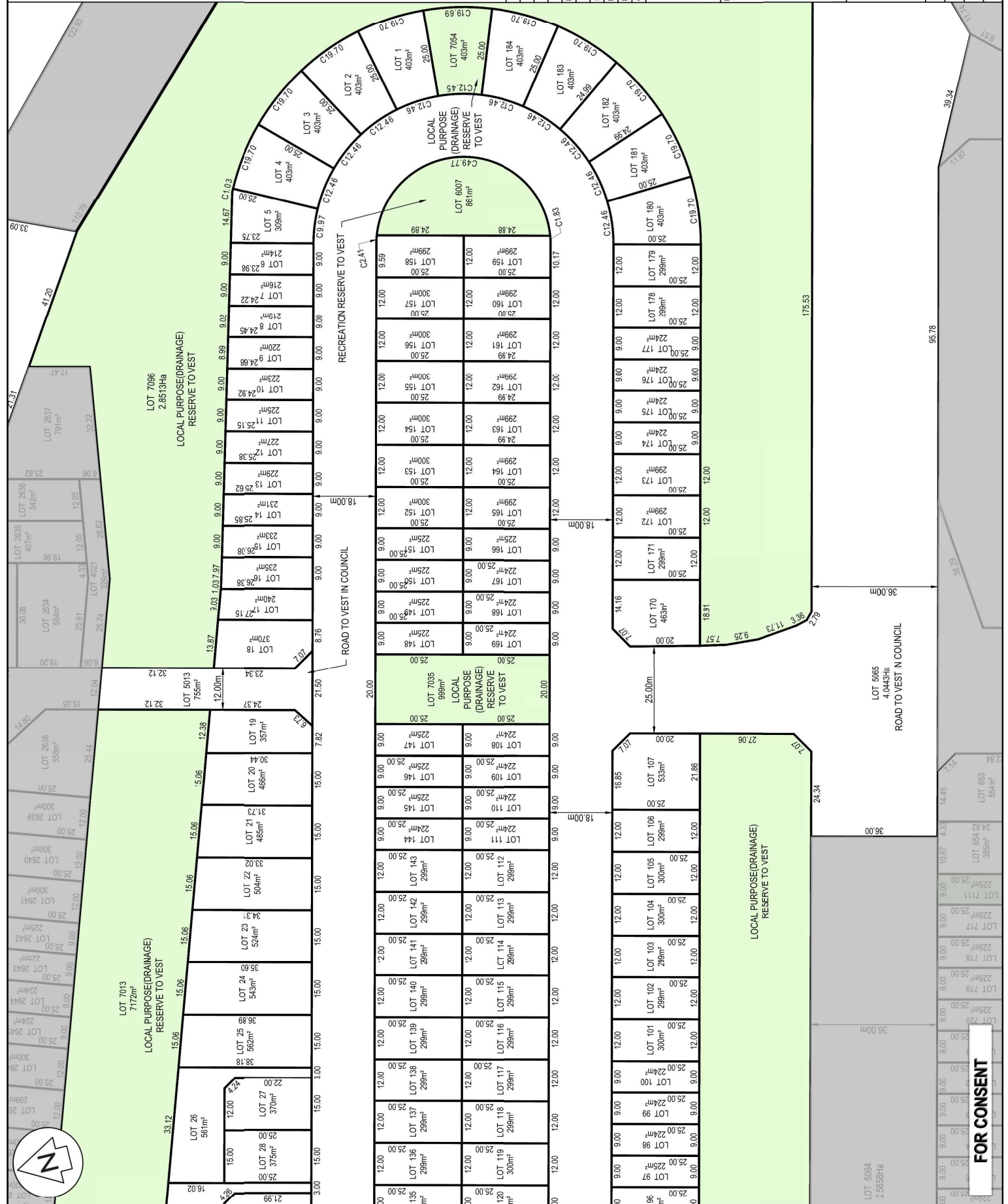
By	Date
MAVEN	05/02/25
Design	BOFFA MISKELL
Drawn	VHU
Checked	JS

Rev	Description	By	Date
B	FOR CONSENT	JM	03/02/26
A	DRAFT FOR REVIEW	VHU	11/25

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

Title  
**PROPOSED SCHEME PLAN-STG-1**

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



**FOR CONSENT**

- NOTES**
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**LEGEND**

- EX ABUTTAL
- PRE EASEMENT
- PR LOT BOUNDARY



**Mavein Bay of Plenty**  
 116 Tamon Street, Tauranga  
 www.mavein.co.nz  
 New Zealand

**MAVEIN**

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

**Title** PROPOSED SCHEME PLAN-STG-1

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



**FOR CONSENT**



- NOTES**
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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

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

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

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

**Title**  
**PROPOSED**  
**SCHEME**  
**PLAN-STG-1**

Project no.	BOP0749
Scale	1:4000
Case file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-1-6
Rev	B

Lot 1 DP 30374

LOT 7033  
 5.9387Ha  
 LOCAL PURPOSE  
 (DRAINAGE)  
 RESERVE TO VEST

BELL ROAD (LEGAL ROAD)

**FOR CONSENT**



- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL RULES.
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Section 19  
SO 490071

Lot 1  
DP-30374

497.55  
570.90  
53.34  
82.33

SCHEDULE OF PROPOSED EASEMENTS IN GROSS		
PURPOSE	SHOWN	GRANTEE
RIGHT TO DRAIN SEWAGE RIGHT TO CONVEY WATER	B	Part Lot 2 DP-32292
	C	WESTERN BAY OF PLENTY DISTRICT COUNCIL
RIGHT TO DRAIN SEWAGE	D	Part Lot 3 DPS 19250
	E	Part Lot 2 DPS 19250

Part Lot 2  
DP-32292

(B)

(C)

(D)

(E)

Part Lot 3  
DPS 19250

Part Lot 1  
DPS 19250

Part Lot 2  
DPS 19250

**FOR CONSENT**

Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
-	-	-	-
-	-	-	-

Survey	MAVEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	JW	02/26
Checked	JG	03/26

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

Title  
**PROPOSED SCHEME PLAN-STG-1**

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

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL ACTING COUNCILS RECOMMENDATIONS.
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LEGEND

- EX ABUTTAL
- PR EASEMENT
- PR LOT BOUNDARY

Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026

Survey	By	Date
MAVEN	MAVEN	05/2025

Design	By	Date
BOFFA MISKELL	BOFFA MISKELL	03/26

Drawn	By	Date
JW	JW	02/26

Checked	By	Date
JG	JG	03/26

**M** Maven Bay of Plenty  
 115 Dawson Street, Tauranga  
 New Zealand  
 info@maven.co.nz  
 www.maven.co.nz

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

Title  
**PROPOSED SCHEME PLAN-STG-1**

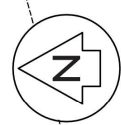
Project no. BOP0749

Scale 1:5000

Cad file BOP0749 BELL ROAD SCHEME PLAN (B) DWG

Drawing no. C150-1-9

Rev B



SCHEDULE OF PROPOSED EASEMENTS IN GROSS		SHOWN	BURDENED LAND	GRANTEE
PURPOSE RIGHT TO DRAIN SEWAGE	D	Part Lot 2 DP 32292	Part Lot 2 DPS 19250	WESTERN BAY OF PLENTY DISTRICT COUNCIL
	E	Part Lot 2 DPS 19250	Part Lot 2 DPS 19250	
	F	Part Lot 2 DPS 39737	Part Lot 2 DPS 39737	
	G	Lot 3 DPS 39737	Lot 3 DPS 39737	
	H, I	Lot 4 DPS 63396	Lot 4 DPS 63396	
J	Lot 5 DPS 63396	Lot 5 DPS 63396		

**FOR CONSENT**

- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 223 IN TERMS OF RAY OF PLENSITY 2020.
  2. COORDINATES AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25

By	Date
Survey	MAVEN
Design	BOFFA MISKRELL
Drawn	VHU
Checked	JG

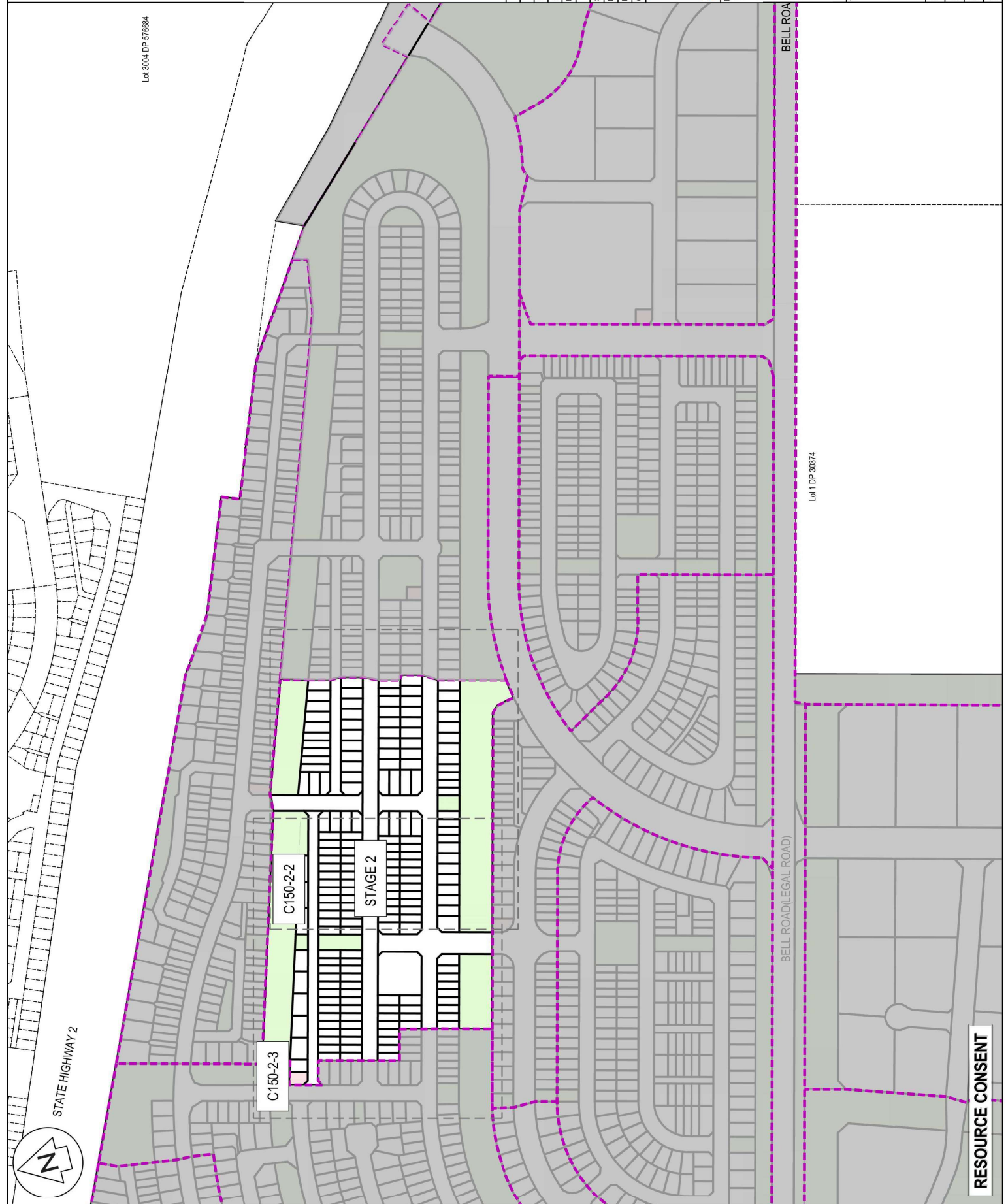
**Maven Bay of Plenty**  
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**Project**  
 WAIRAKEI SOUTH FTA090  
 DEVELOPMENT  
 BELL ROAD, PAPAMOA  
 FOR BELL ROAD  
 LIMITED PARTNERSHIP

**Title**  
 PROPOSED  
 SCHEME  
 PLAN-STG-2

**Project no.** BOP0749  
**Scale** 1:4000  
**Card file** BOP0749 BELL ROAD SCHEME PLAN (B) DWG  
**Drawing no.** C150-2-1 **Rev** B

Lot 3004 DP 576884



Lot 1 DP 30374

RESOURCE CONSENT

**NOTES**

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

- EX ABUTTAL
- PRE-ASSESSMENT
- PR LOT BOUNDARY

**FOR CONSENT**

**WAIKAKEI SOUTH FTA090 DEVELOPMENT**

**BELL ROAD, PAPAMOA**

**FOR BELL ROAD LIMITED PARTNERSHIP**

**PROPOSED SCHEME PLAN-STG-2**

**Project**

**Scale**

**Card file**

**Drawing no.**

**Rev**

**Checked**

**Date**

**By**

**Date**

**Survey**

**Design**

**Drawn**

**Checked**

**Date**

**By**

**Date**

**Survey**

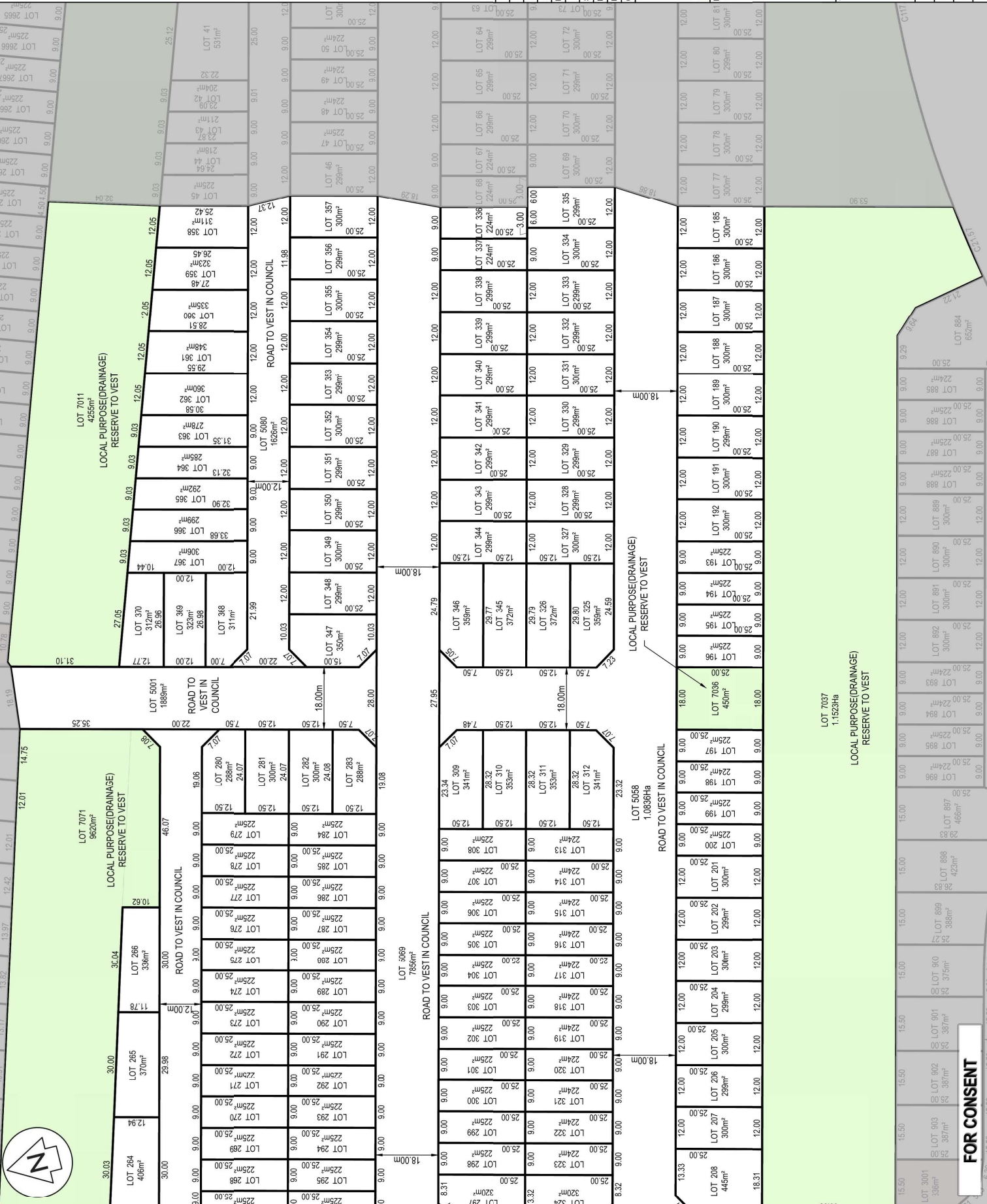
**Design**

**Drawn**

**Checked**

**Date**

**By**



**M** **Maiven Bay of Plenty**  
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**Project**  
**WAIKAKEI SOUTH FTA090 DEVELOPMENT**  
**BELL ROAD, PAPAMOA**  
**FOR BELL ROAD LIMITED PARTNERSHIP**

**The PROPOSED SCHEME PLAN-STG-2**

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

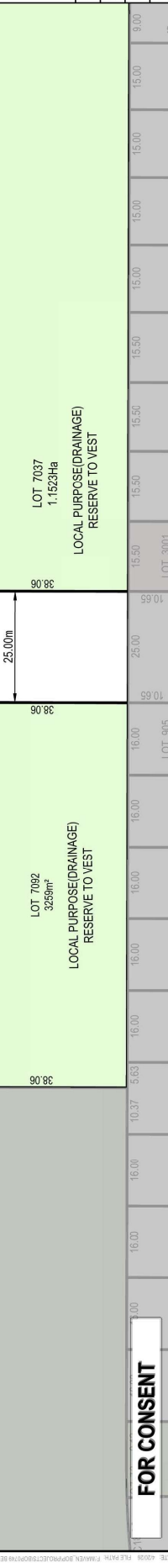
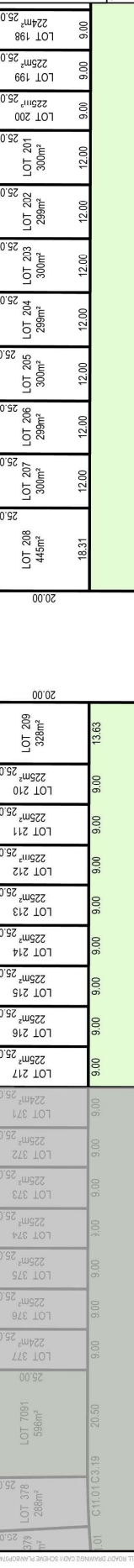
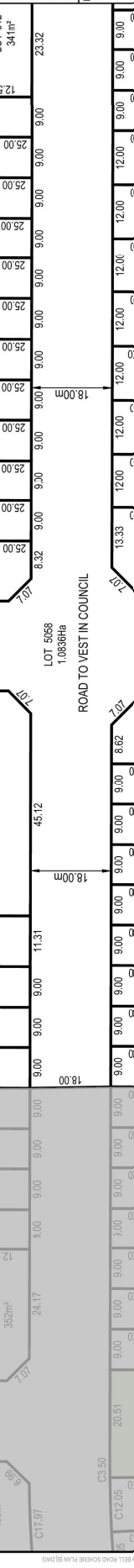
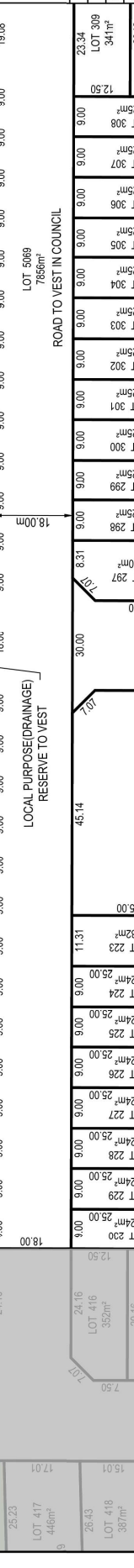
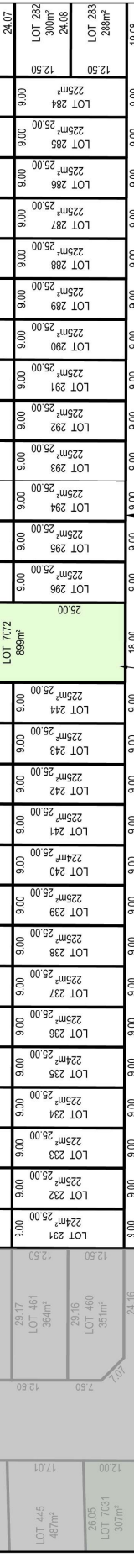
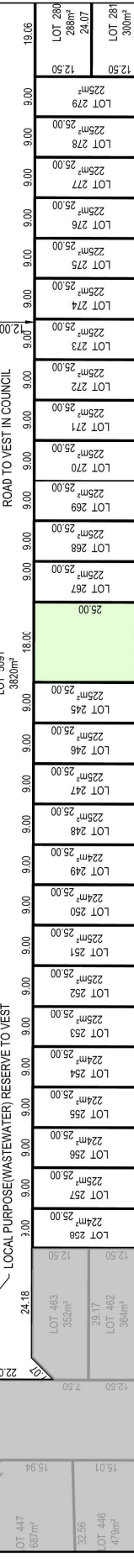
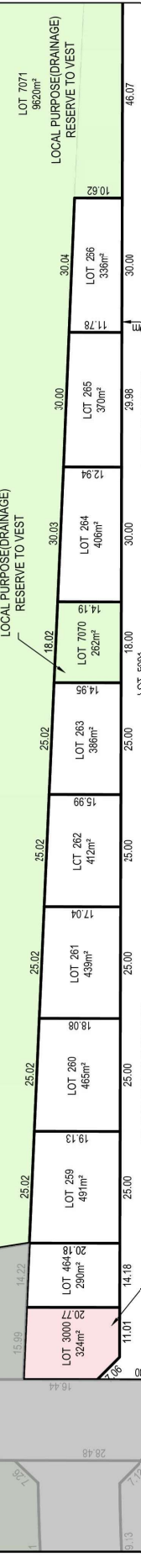
**NOTES**

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**LEGEND**

- EX ABUTTAL
- PRE EASEMENT
- PR LOT BOUNDARY

LOT 5057	1.2338Ha	30.81	37.2m
LOT 5058	1.2338Ha	31.34	37.2m
LOT 5059	1.2338Ha	31.87	37.2m
LOT 5060	1.2338Ha	32.48	37.2m
LOT 5061	1.2338Ha	33.00	37.2m
LOT 5062	1.2338Ha	33.53	37.2m
LOT 5063	1.2338Ha	34.00	37.2m
LOT 5064	1.2338Ha	34.48	37.2m
LOT 5065	1.2338Ha	34.99	37.2m
LOT 5066	1.2338Ha	35.50	37.2m
LOT 5067	1.2338Ha	36.00	37.2m
LOT 5068	1.2338Ha	36.53	37.2m
LOT 5069	1.2338Ha	37.00	37.2m
LOT 5070	1.2338Ha	37.50	37.2m
LOT 5071	1.2338Ha	38.00	37.2m
LOT 5072	1.2338Ha	38.53	37.2m
LOT 5073	1.2338Ha	39.00	37.2m
LOT 5074	1.2338Ha	39.53	37.2m
LOT 5075	1.2338Ha	40.00	37.2m
LOT 5076	1.2338Ha	40.53	37.2m
LOT 5077	1.2338Ha	41.00	37.2m
LOT 5078	1.2338Ha	41.53	37.2m
LOT 5079	1.2338Ha	42.00	37.2m
LOT 5080	1.2338Ha	42.53	37.2m
LOT 5081	1.2338Ha	43.00	37.2m
LOT 5082	1.2338Ha	43.53	37.2m
LOT 5083	1.2338Ha	44.00	37.2m
LOT 5084	1.2338Ha	44.53	37.2m
LOT 5085	1.2338Ha	45.00	37.2m
LOT 5086	1.2338Ha	45.53	37.2m
LOT 5087	1.2338Ha	46.00	37.2m
LOT 5088	1.2338Ha	46.53	37.2m
LOT 5089	1.2338Ha	47.00	37.2m
LOT 5090	1.2338Ha	47.53	37.2m
LOT 5091	1.2338Ha	48.00	37.2m
LOT 5092	1.2338Ha	48.53	37.2m
LOT 5093	1.2338Ha	49.00	37.2m
LOT 5094	1.2338Ha	49.53	37.2m
LOT 5095	1.2338Ha	50.00	37.2m
LOT 5096	1.2338Ha	50.53	37.2m
LOT 5097	1.2338Ha	51.00	37.2m
LOT 5098	1.2338Ha	51.53	37.2m
LOT 5099	1.2338Ha	52.00	37.2m
LOT 5100	1.2338Ha	52.53	37.2m
LOT 5101	1.2338Ha	53.00	37.2m
LOT 5102	1.2338Ha	53.53	37.2m
LOT 5103	1.2338Ha	54.00	37.2m
LOT 5104	1.2338Ha	54.53	37.2m
LOT 5105	1.2338Ha	55.00	37.2m
LOT 5106	1.2338Ha	55.53	37.2m
LOT 5107	1.2338Ha	56.00	37.2m
LOT 5108	1.2338Ha	56.53	37.2m
LOT 5109	1.2338Ha	57.00	37.2m
LOT 5110	1.2338Ha	57.53	37.2m
LOT 5111	1.2338Ha	58.00	37.2m
LOT 5112	1.2338Ha	58.53	37.2m
LOT 5113	1.2338Ha	59.00	37.2m
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LOT 5124	1.2338Ha	64.53	37.2m
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LOT 5127	1.2338Ha	66.00	37.2m
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LOT 5130	1.2338Ha	67.53	37.2m
LOT 5131	1.2338Ha	68.00	37.2m
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LOT 5133	1.2338Ha	69.00	37.2m
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LOT 5135	1.2338Ha	70.00	37.2m
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LOT 5138	1.2338Ha	71.53	37.2m
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LOT 5140	1.2338Ha	72.53	37.2m
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LOT 5177	1.2338Ha	91.00	37.2m
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LOT 5179	1.2338Ha	92.00	37.2m
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LOT 5181	1.2338Ha	93.00	37.2m
LOT 5182	1.2338Ha	93.53	37.2m
LOT 5183	1.2338Ha	94.00	37.2m
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LOT 5187	1.2338Ha	96.00	37.2m
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LOT 5190	1.2338Ha	97.53	37.2m
LOT 5191	1.2338Ha	98.00	37.2m
LOT 5192	1.2338Ha	98.53	37.2m
LOT 5193	1.2338Ha	99.00	37.2m
LOT 5194	1.2338Ha	99.53	37.2m
LOT 5195	1.2338Ha	100.00	37.2m



NOTES

LEGEND

LOCAL PURPOSE(DRAINAGE) RESERVE TO VEST

LOCAL PURPOSE(WASTEWATER) RESERVE TO VEST

LOCAL PURPOSE(DRAINAGE) RESERVE TO VEST

LOCAL PURPOSE(DRAINAGE) RESERVE TO VEST

LOCAL PURPOSE(DRAINAGE) RESERVE TO VEST

LOCAL PURPOSE(DRAINAGE) RESERVE TO VEST

LOCAL PURPOSE(DRAINAGE) RESERVE TO VEST

LOT 5057 1.2338Ha

LOT 5058 1.2338Ha

LOT 5059 1.2338Ha

LOT 5060 1.2338Ha

LOT 5061 1.2338Ha

LOT 5062 1.2338Ha

LOT 5063 1.2338Ha

LOT 5064 1.2338Ha

LOT 5065 1.2338Ha

LOT 5066 1.2338Ha

LOT 5067 1.2338Ha

LOT 5068 1.2338Ha

LOT 5069 1.2338Ha

LOT 5070 1.2338Ha

LOT 5071 1.2338Ha

LOT 5072 1.2338Ha

LOT 5073 1.2338Ha

LOT 5074 1.2338Ha

LOT 5075 1.2338Ha

LOT 5076 1.2338Ha

LOT 5077 1.2338Ha

LOT 5078 1.2338Ha

LOT 5079 1.2338Ha

LOT 5080 1.2338Ha

LOT 5081 1.2338Ha

LOT 5082 1.2338Ha

LOT 5083 1.2338Ha

LOT 5084 1.2338Ha

LOT 5085 1.2338Ha

LOT 5086 1.2338Ha

LOT 5087 1.2338Ha

LOT 5088 1.2338Ha

LOT 5089 1.2338Ha

LOT 5090 1.2338Ha

LOT 5091 1.2338Ha

LOT 5092 1.2338Ha

LOT 5093 1.2338Ha

LOT 5094 1.2338Ha

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LOT 5096 1.2338Ha

LOT 5097 1.2338Ha

LOT 5098 1.2338Ha

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LOT 5101 1.2338Ha

LOT 5102 1.2338Ha

LOT 5103 1.2338Ha

LOT 5104 1.2338Ha

LOT 5105 1.2338Ha

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LOT 5108 1.2338Ha

LOT 5109 1.2338Ha

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LOT 5111 1.2338Ha

LOT 5112 1.2338Ha

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LOT 5120 1.2338Ha

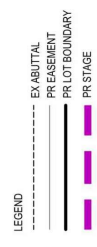
LOT 5121 1.2338Ha

LOT 5122 1.2338Ha

LOT 5123 1.2338Ha

LOT 5124 1.2338Ha

- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 223 IN TERMS OF PLANNING ACT 2004.
  2. COORDINATES AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25

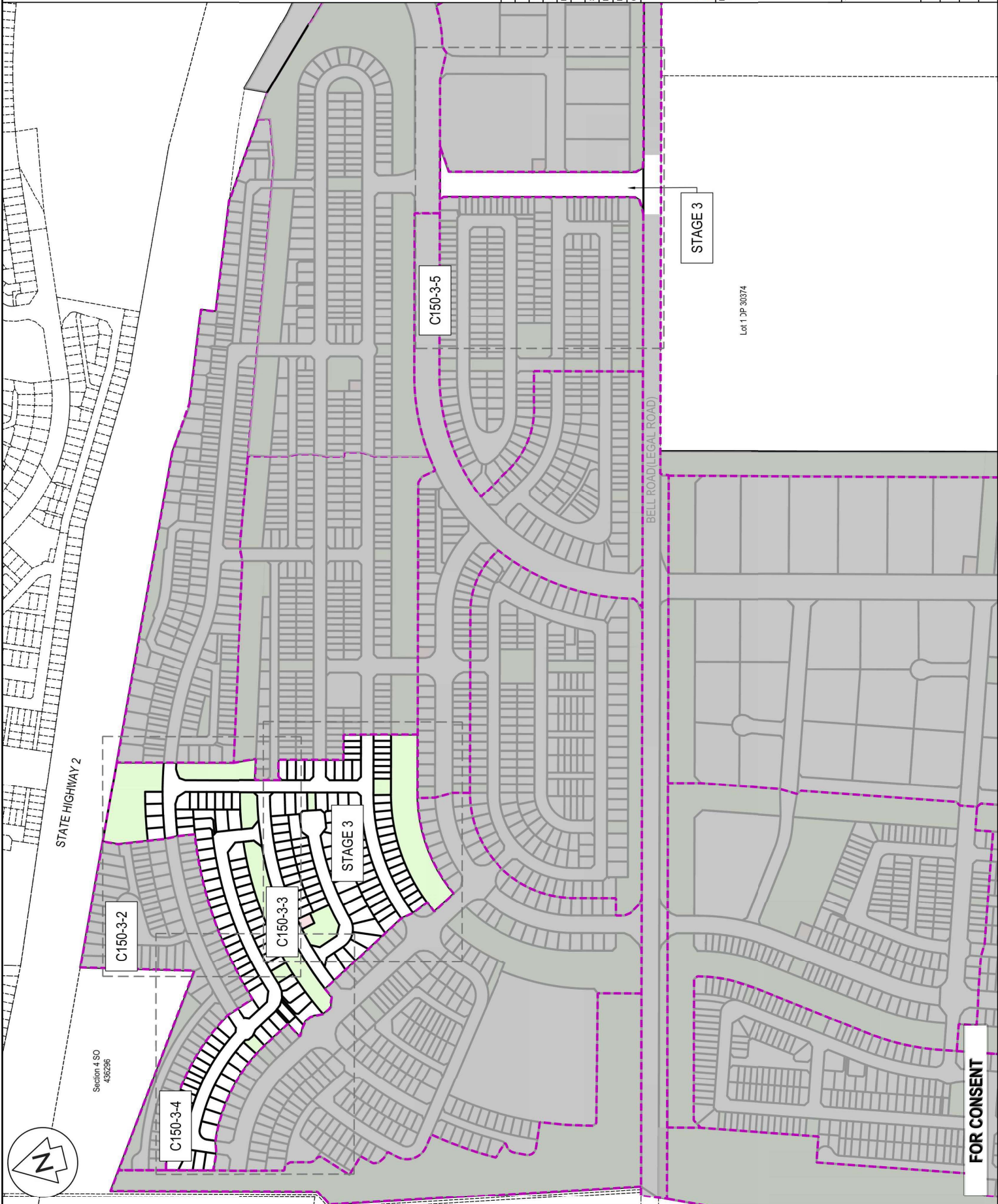
Survey	By	Date
MAVEN	MAVEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

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

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

**Title:**  
 PROPOSED  
 SCHEME  
 PLAN-STG-3

Project no.	BOP0749
Scale	1:5000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-3-1
Rev	B



STAGE 3

Lot 1 JP 30374

FOR CONSENT

**NOTES**

1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 2006 OF BAY OF PLENTY 2000.
2. COLOURS IN TERMS OF BAY OF PLENTY 2000.
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**LEGEND**

- EX ABUTTAL
- PRE EASEMENT
- PR LOT BOUNDARY

**FOR CONSENT**

**DATE** 03/20/26

**BY** JM

**REVISION** 11/25

**DESCRIPTION** VHU

**DATE** 03/20/26

**BY** JM

**REVISION** 11/25

**DESCRIPTION** VHU

**DATE** 03/20/26

**BY** JM

**REVISION** 11/25

**DESCRIPTION** VHU

**DATE** 03/20/26

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**DATE** 03/20/26

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**REVISION** 11/25

**DESCRIPTION** VHU

**DATE** 03/20/26

**BY** JM

**REVISION** 11/25

**DESCRIPTION** VHU

**DATE** 03/20/26

**BY** JM

**REVISION** 11/25

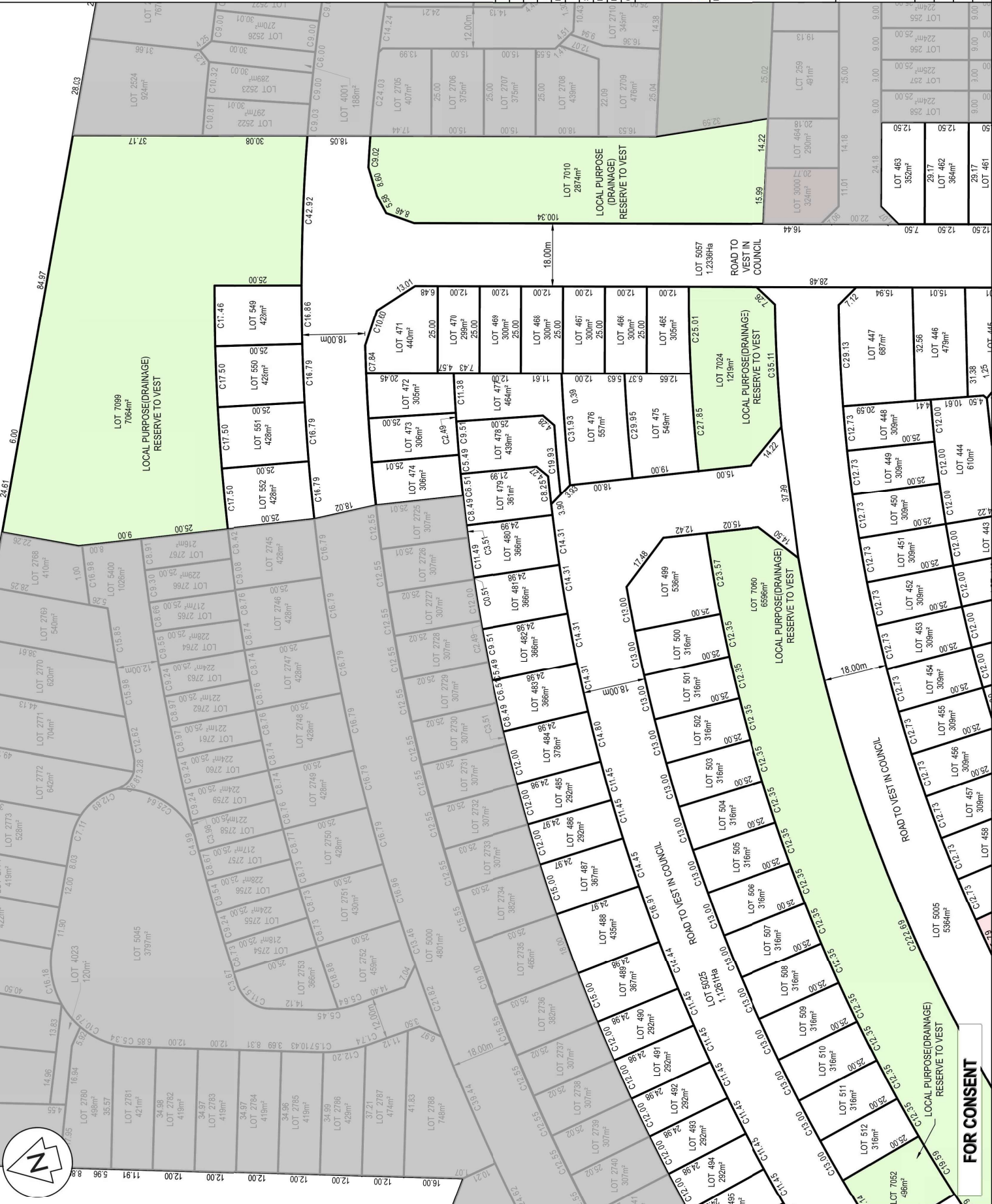
**DESCRIPTION** VHU

**DATE** 03/20/26

**BY** JM

**REVISION** 11/25

**DESCRIPTION** VHU



**M** Maiven Bay of Plenty  
 116 Johnson Street, Tauranga  
 www.maiven.co.nz  
 New Zealand

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

**The PROPOSED SCHEME PLAN-STG-3**

Project no.	BOP0749
Scale	1:1000
Card file	BOP0749 BELL ROAD SCHEME PLAN (BIDWS)
Drawing no.	C150-3-2
Rev	B

**NOTES**

1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BY-LAWS IN TERMS OF RAY OF FREQUENCY 2000.
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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	HAYEN	05/20/25
Design	BOFFA MISRELL	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-3**

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



**FOR CONSENT**

6/10/2025 10:58:00 AM

- NOTES
1. WORKS TO BE IN ACCORDANCE WITH LOCAL ACTING ENGINEER'S RECOMMENDATIONS.
  2. COORDINATES IN TERMS OF BAY OF PLENTY 2000.
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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

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

**M** **MAVEN** Bay of Plenty  
 115 Tamonui Street, Tauranga  
 www.maven.co.nz  
 info@maven.co.nz  
 New Zealand

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

The **PROPOSED SCHEME PLAN-STG-3**

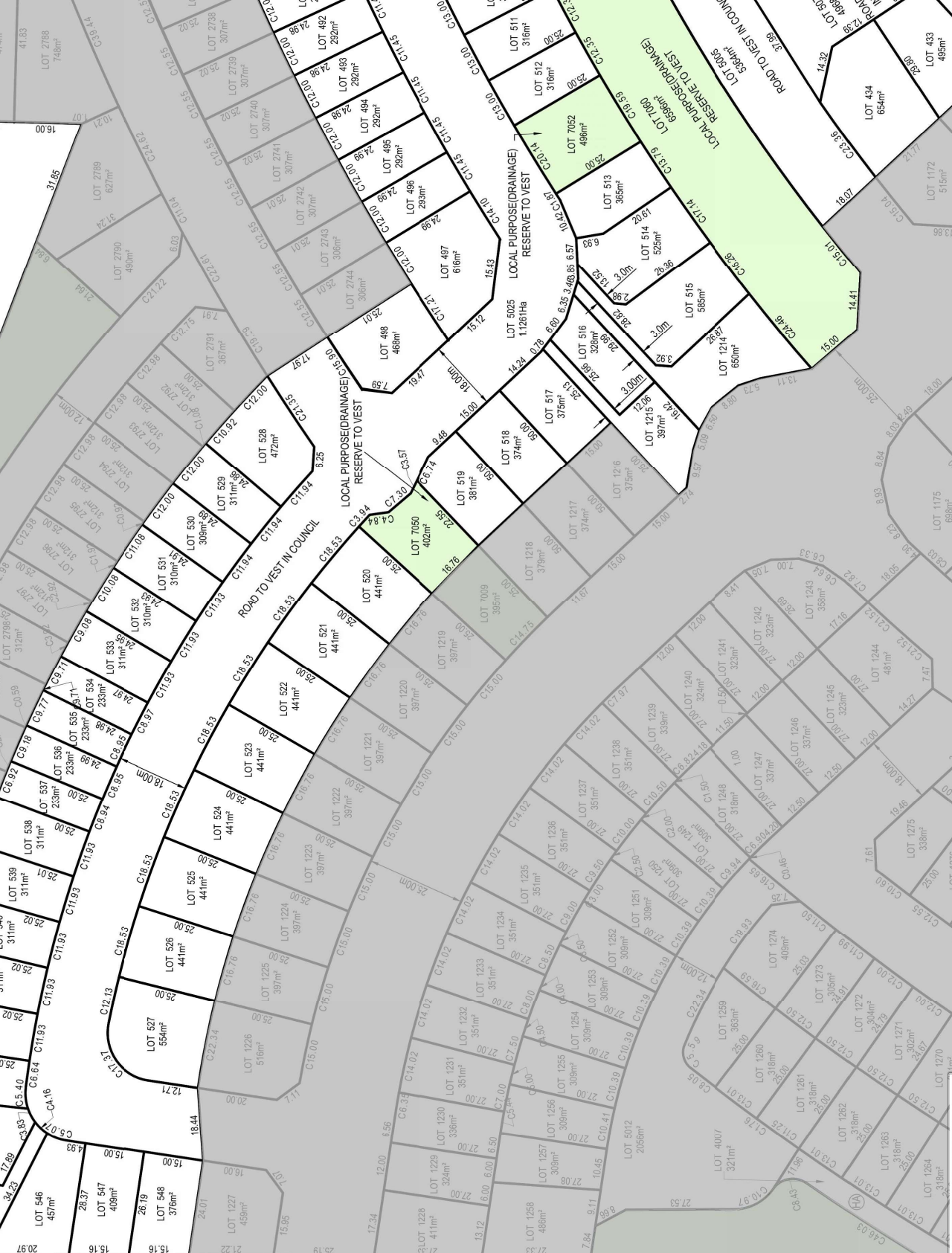
Project no. BOP0749

Scale 1:1000

Case file BOP0749 BELL ROAD SCHEME PLAN (B) DIV3

Drawing no. C150-3-4

Rev B



**FOR CONSENT**

- NOTES**
- ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 223 IN TERMS OF BAY OF PLENTY 2000.
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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

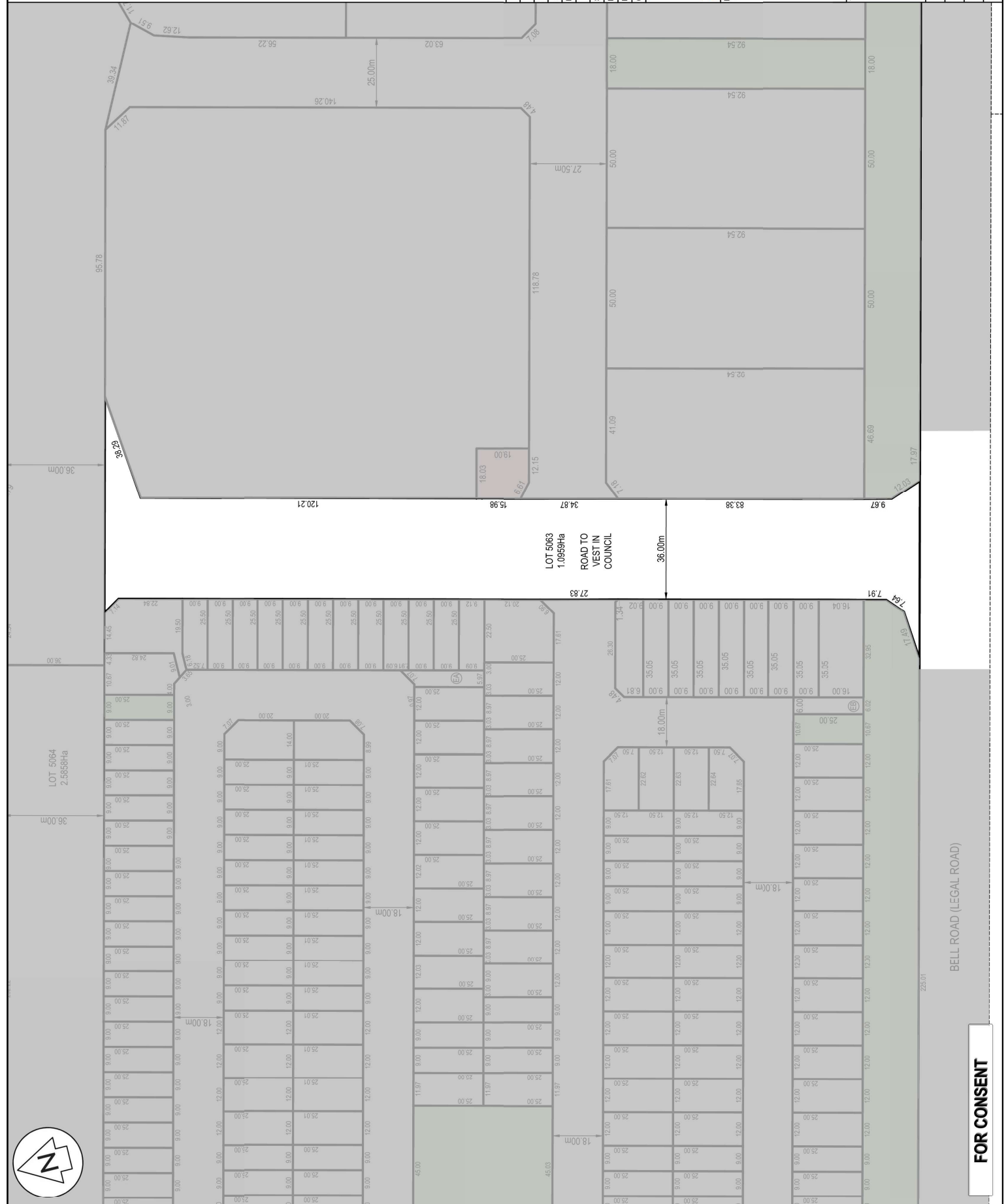
Survey	By	Date
MAVEN		05/20/25
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

**Maven Bay of Plenty**  
 116 Johnson Street, Tauranga  
 www.maven.co.nz  
 07 778 8888

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

**Title**  
**PROPOSED**  
**SCHEME**  
**PLAN-STG-3**

**Project no.** BOP0749  
**Scale** 1:1250  
**Card file** BOP0749 BELL ROAD SCHEME PLAN (B) DWG  
**Drawing no.** C150-3-5  
**Rev** B



**FOR CONSENT**



- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 2004.
  2. COORDINATES OF BAY OF PLENTY 2000.
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- LEGEND
- EX ABUTTAL
  - PR EASEMENT
  - PR LOT BOUNDARY
  - PR STAGE

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

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

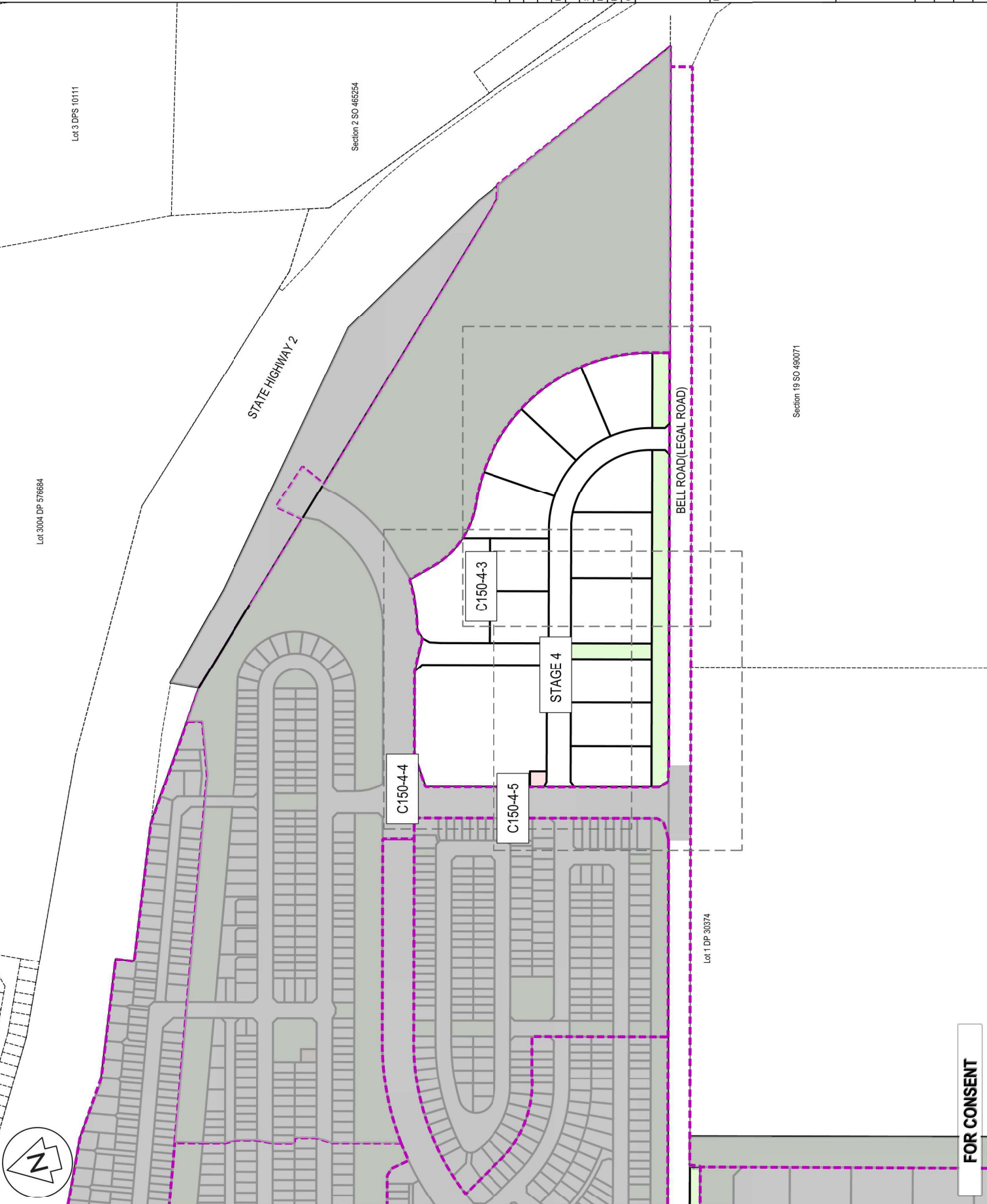
**M** **Maven Bay of Plenty**  
 116 Johnson Street, Tauranga  
 www.maven.co.nz  
 New Zealand

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

Title: **PROPOSED SCHEME PLAN-STG-4**

Project no. BOP0749  
 Scale 1:4000  
 Cad file BOP0749 BELL ROAD SCHEME PLAN (B) DWG

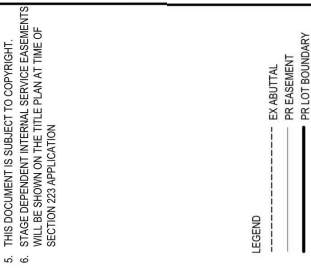
Drawing no. C150-4-2 Rev B



**FOR CONSENT**



- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 223.
  2. COORDINATES IN TERMS OF BAY OF PLYMOUTH 2000.
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Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

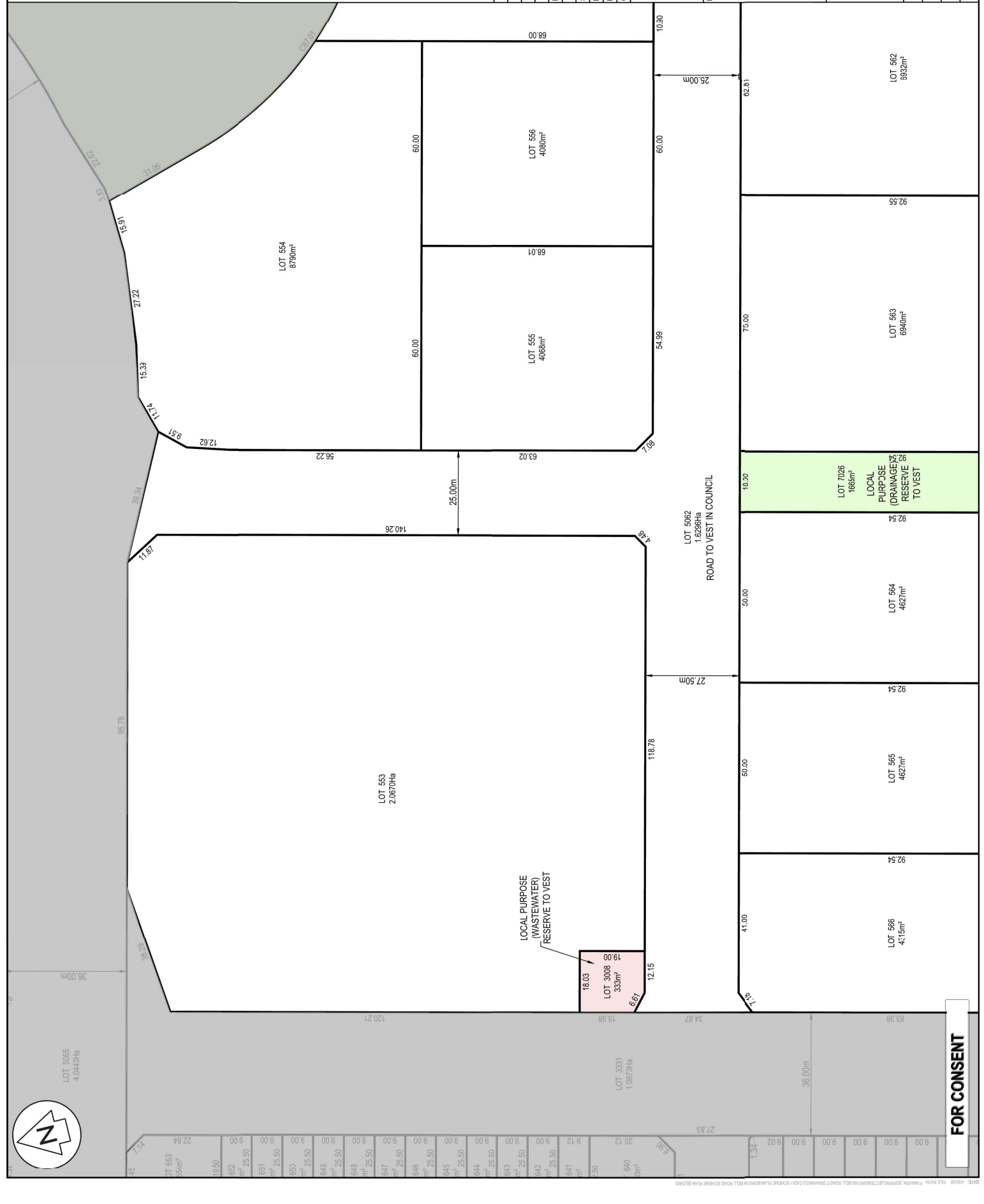
By	Date
MAVEN	05/20/25
BOFFA MISKELL	03/26
VHU	11/25
JG	03/26

**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-4**

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



**FOR CONSENT**



- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS OF PRACTICE 2000.
  2. COLOURS IN TERMS OF RAY OF PLANNY 2000.
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LEGEND

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

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

Project

**MAVEN**

Maven Bay of Plenty  
 116 Tamon Street, Tauranga  
 www.maven.co.nz  
 07 778 8888

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

Title

**PROPOSED SCHEME PLAN-STG-4**

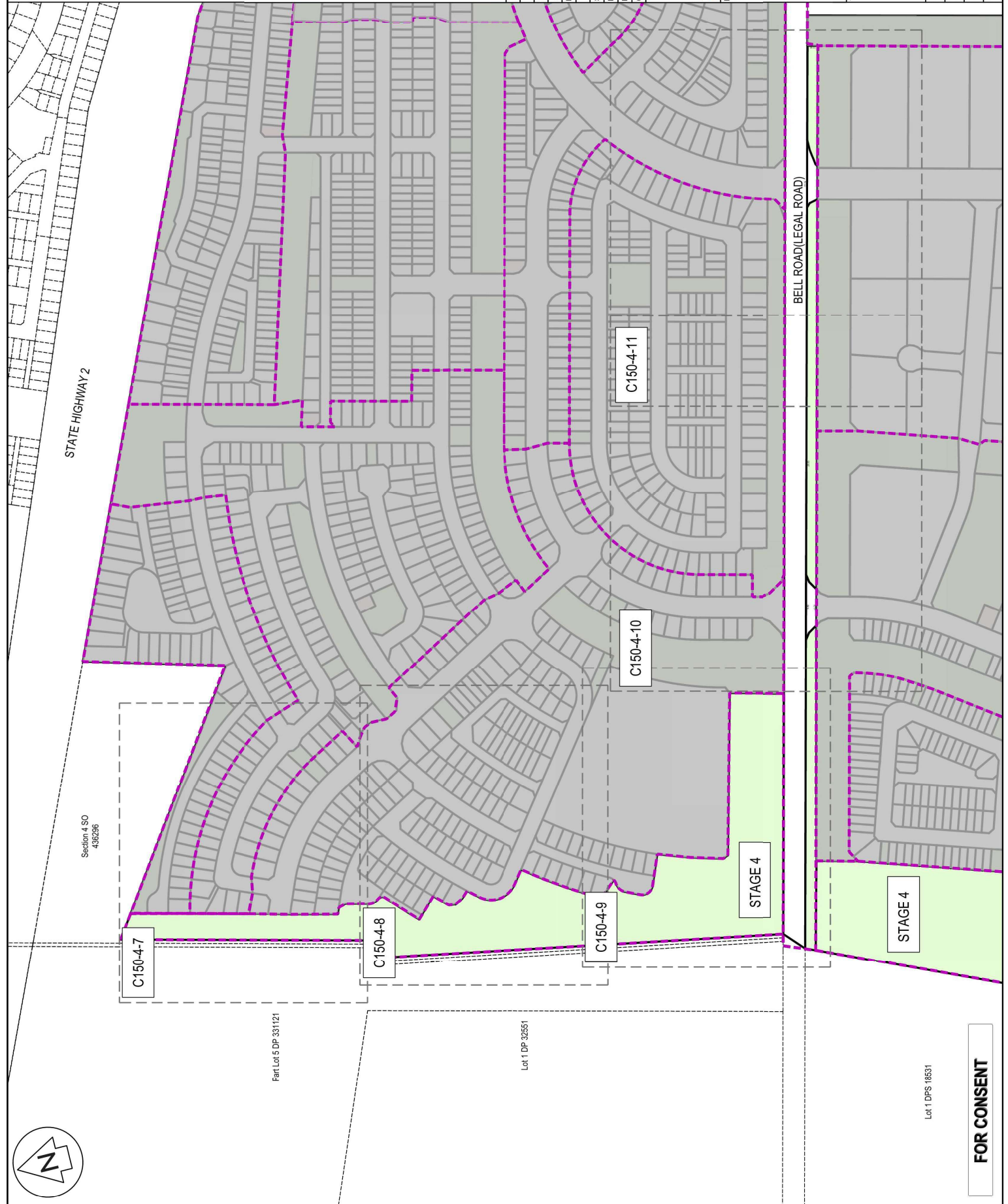
Project no. BOP0749

Scale 1:4000

Card file BOP0749 BELL ROAD SCHEME PLAN (B) DWG

Drawing no. C150-4-6

Rev B



FOR CONSENT

Section 4 SO 436296

Part Lot 5 DP 331121

Lot 1 DP 32551

Lot 1 DPS 18531



- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS OF RAY OF PLENTY 2000.
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Section 4 SO  
486206

272.81

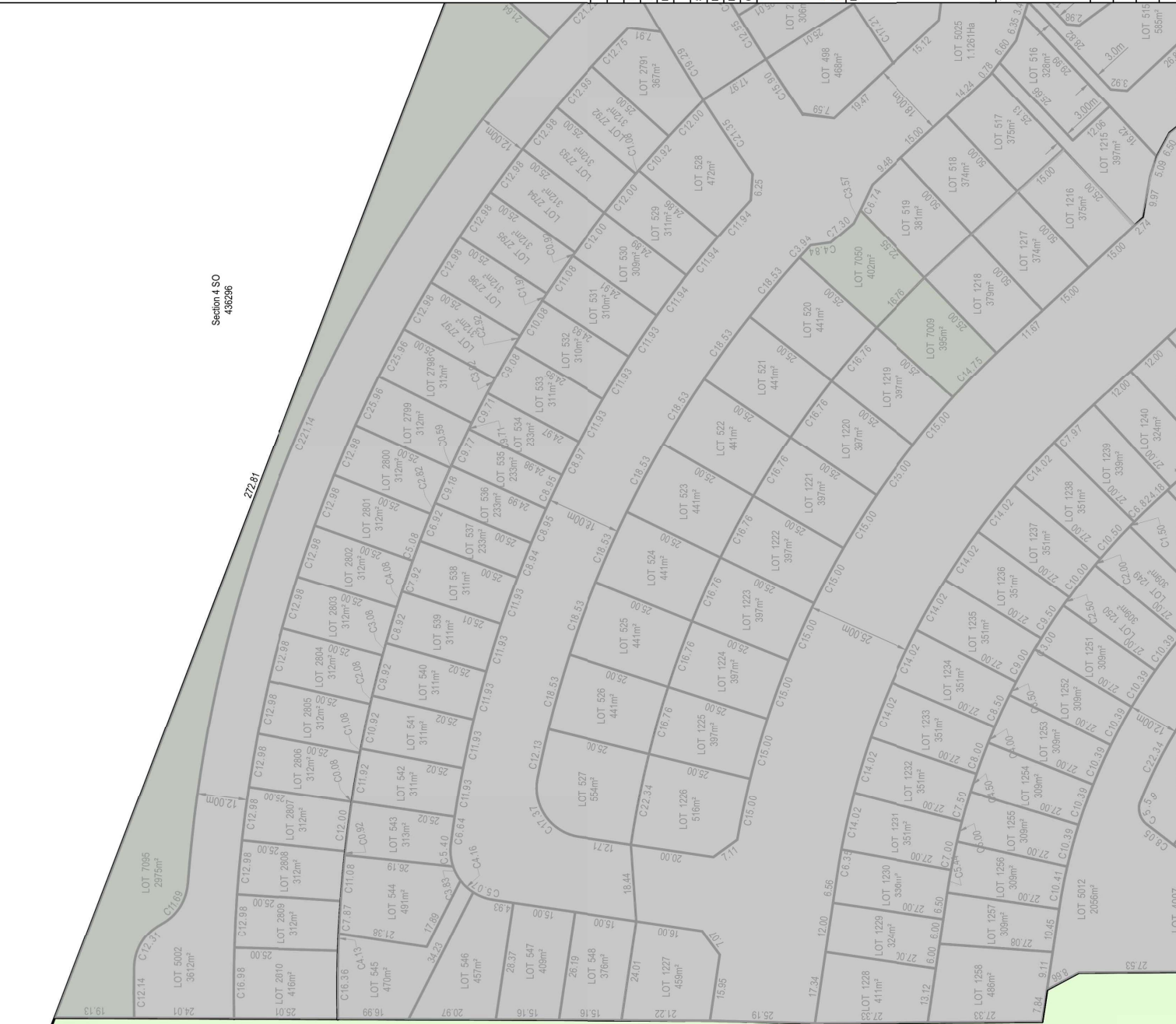
32.22

295.44

LOT 7094  
5.4808Ha  
LOCAL  
PURPOSE(DRAINAGE)  
RESERVE TO  
VEST

LEGEND

- EX ABUTTAL
- PR EASEMENT
- PR LOT BOUNDARY



FOR CONSENT	JM	03/20/26	
DRAFT FOR REVIEW	VHU	11/25	
Rev	Description	By	Date
1	Survey	HAYEN	05/20/25
2	Design	BOFFA MISKELL	03/26
3	Drawn	VHU	11/25
4	Checked	JG	03/26



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

Title

**PROPOSED  
SCHEME  
PLAN-STG-4**

Project no.	BOP0749
Scale	1:1000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWS
Drawing no.	C150-4-7
Rev	B

Part Lot 5 DP 33121

**FOR CONSENT**

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LEGEND

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

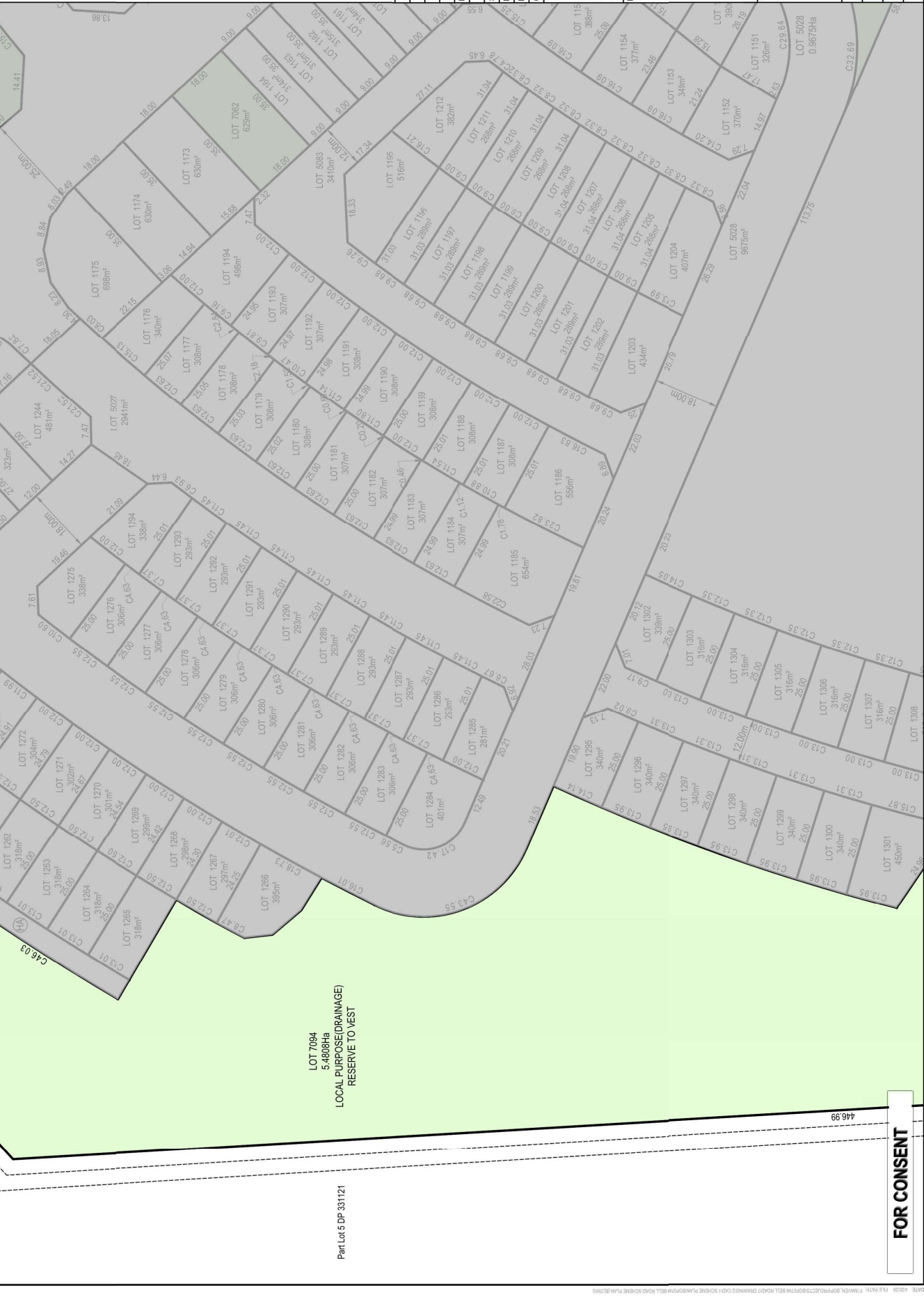
FOR CONSENT	JM	03/20/26	
DRAFT FOR REVIEW	YHU	11/25	
Rev	Description	By	Date
1	Survey	MAYEN	05/20/25
2	Design	BOFFA MISKELL	03/26
3	Drawn	VHU	11/25
4	Checked	JS	03/26

**MAMEN**  
 MAMEN Bay of Plenty  
 115 Tamamoa Street, Tamamoa  
 Bay of Plenty  
 www.mamen.co.nz  
 New Zealand

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

**The PROPOSED SCHEME PLAN-STG-4**

Project no. BOP0749  
 Scale 1:1000  
 Cad file BOP0749 BELL ROAD SCHEME PLAN (B) DWG  
 Drawing no. C150-4-8  
 Rev B



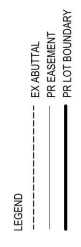
LOT 7094  
 5,480.94  
 LOCAL PURPOSE(DRAINAGE)  
 RESERVE TO WEST

Part Lot 5 DP 331121

FOR CONSENT



- NOTES
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  2. COPIES OF THIS PLAN MUST BE KEPT ON THE SITE.
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Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25

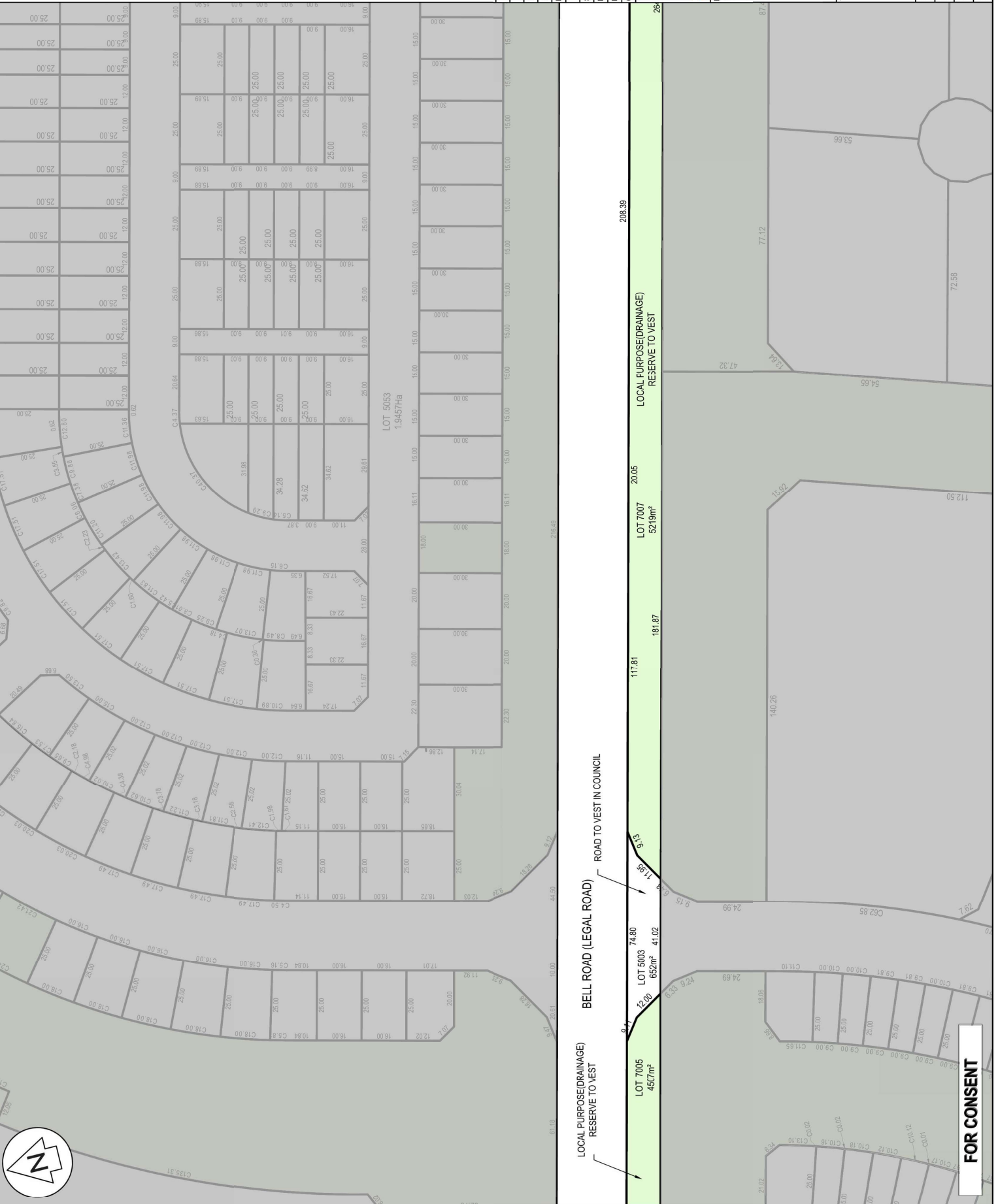
Survey	MAYEN	05/2025
Design	BOFFA MISKRELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

**MAYEN**  
 Moven Bay of Plenty  
 116 Johnson Street, Tauranga  
 www.mayen.co.nz  
 New Zealand

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

Title  
**PROPOSED SCHEME PLAN-STG-4**

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



**FOR CONSENT**





BELL ROAD(LEGAL ROAD)

- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 2004.
  2. COLOURS IN THIS PLAN ARE FOR INFORMATION ONLY. APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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  4. THIS DOCUMENT IS SUBJECT TO COPYRIGHT.
  5. STAGE DEPENDENT INTERNAL SERVICE EASEMENTS WILL BE SHOWN ON THE TITLE PLAN AT THE TIME OF SECTION 223 APPLICATION.

**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

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

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

**Title**  
**PROPOSED**  
**SCHEME**  
**PLAN-STG-4**

Project no.	BOP0749
Scale	1:5000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-4-12
Rev	<b>B</b>



Lot 1 DPS 18631

LOT 7048  
 15.9111 Ha  
 LOCAL PURPOSE  
 (DRAINAGE)  
 RESERVE TO VEST

LOT 7077  
 1.5089Ha  
 LOCAL PURPOSE(DRAINAGE)  
 RESERVE TO VEST

LOT 7006  
 64.6825Ha  
 LOCAL PURPOSE(DRAINAGE)  
 RESERVE TO VEST

**FOR CONSENT**





STATE HIGHWAY 2

BELL ROAD (LEGAL ROAD)

Lot 1 DP 30374

C150-5-3

C150-5-2

C150-5-4

STAGE 5

FOR CONSENT

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 223 IN TERMS OF RAY OF PLANNY 2000.
  2. ALL AREAS, DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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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	MAYEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

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

Title  
**PROPOSED**  
**SCHEME**  
**PLAN-STG-5**

Project no.	BOP0749
Scale	1:4000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-5-1
Rev	B

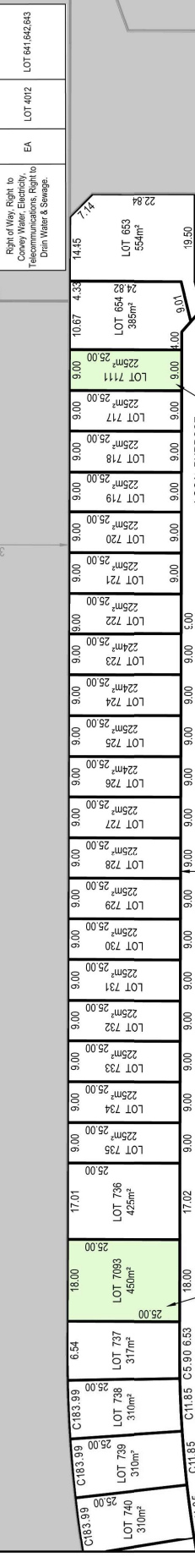
**AMALGAMATION CONDITION:**  
That Lot 4012 be held as three undivided one-third shares by the owners of Lots 641, 642, and 643 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

PROPOSED MEMORANDUM OF VESTMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way Right to Convey Water, Electricity, Telecommunications, Right to Drain Water & Sewage.	EA	LOT 4012	LOT 641, 642, 643

NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BY-LAWS IN FORCE AT THE TIME OF THIS PLAN.
- COPIES OF THIS PLAN IN TERMS OF BY-LAW 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000.
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LEGEND

- EX ABUTTAL PREASSESSMENT
- PR LOT BOUNDARY

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

Survey	Date
HAYEN	05/20/25
Design	BOFFA MISKELL
Drawn	VHU
Checked	JS

**M** **MAVEN BAY OF PLENTY**  
116 Papanoa Street, Tauranga  
www.maven.co.nz  
New Zealand

**M A V E N**

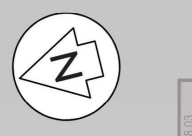
Project: **WAIRAKEI SOUTH FTA090 DEVELOPMENT**  
**BELL ROAD, PAPANOA FOR BELL ROAD LIMITED PARTNERSHIP**

Title	PROPOSED SCHEME	PLAN-STG-5
Project no.	BOP0749	
Scale	1:1000	
Card file	BOP0749 BELL ROAD SCHEME PLAN (B/DWG)	
Drawing no.	C150-5-2	
Rev	B	

Lot No.	Area (m²)	Notes
LOT 641	554m²	
LOT 642	398m²	
LOT 643	554m²	
LOT 651	229m²	
LOT 652	225m²	
LOT 653	225m²	
LOT 654	225m²	
LOT 655	225m²	
LOT 661	225m²	
LOT 662	225m²	
LOT 663	225m²	
LOT 664	225m²	
LOT 665	225m²	
LOT 671	225m²	
LOT 672	225m²	
LOT 673	225m²	
LOT 674	225m²	
LOT 675	225m²	
LOT 681	225m²	
LOT 682	225m²	
LOT 683	225m²	
LOT 684	225m²	
LOT 685	225m²	
LOT 691	225m²	
LOT 692	225m²	
LOT 693	225m²	
LOT 694	225m²	
LOT 695	225m²	
LOT 701	225m²	
LOT 702	225m²	
LOT 703	225m²	
LOT 704	225m²	
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LOT 725	225m²	
LOT 726	225m²	
LOT 727	225m²	
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LOT 735	225m²	
LOT 736	225m²	
LOT 737	225m²	
LOT 738	225m²	
LOT 739	225m²	
LOT 740	225m²	
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LOT 799	225m²	
LOT 800	225m²	
LOT 801	225m²	
LOT 802	225m²	
LOT 803	225m²	
LOT 804	225m²	
LOT 805	225m²	
LOT 806	225m²	
LOT 807	225	



NOTES  
 1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.  
 2. CO-ORDINATES IN TERMS OF PLYMOUTH 2000.  
 3. AREAS, BOUNDARIES AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.  
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LEGEND  
 - - - - - EX ABUTTAL  
 - - - - - PR EASEMENT  
 - - - - - PR LOT BOUNDARY



Rev	Description	By	Date
B	FOR CONSENT	JM	03/02/26
A	DRAFT FOR REVIEW	VHU	11/25

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



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

PROPOSED MEMORANDUM OF EASEMENTS	
PROPOSED	BURDENED LAND
SHOWN	BENEFITED LAND
Right of Way, Right to Convey Water, Easements, Traffic Easements, Right to Drain Water & Sewage.	LOT 4019
EB	LOT 567, 568

Title  
**PROPOSED SCHEME PLAN-STG-5**

Project no. BOP0749  
 Scale 1:1000  
 Cad file BOP0749 BELL ROAD SCHEME PLAN (B) DWG  
 Drawing no. C150-5-4  
 Rev B

AMALGAMATION CONDITION:  
 That Lot 4019 be held as two undivided one-half shares by the owners of Lots 567 and 568 as Tenants in Common in the said States and Individual Records of Title be issued in accordance therewith.

**FOR CONSENT**





**AMALGAMATION CONDITION**  
 That Lot 4013 be held as nine-eighths undivided one-nineteenth shares by the owners of Lots 849 - 854 and 884 - 886 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 LAND	BENEFITED LAND
Right of Way, Right to Convey Water, Electricity, Telecommunications, Right to Drain Water & Sewage.	LOT 4013	LOT 849 - 854, 884-886

**NOTES**

- ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAWS IN TERMS OF RAY OF PLENTY 2000.
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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	By	Date
HAYEN	05/20/25	

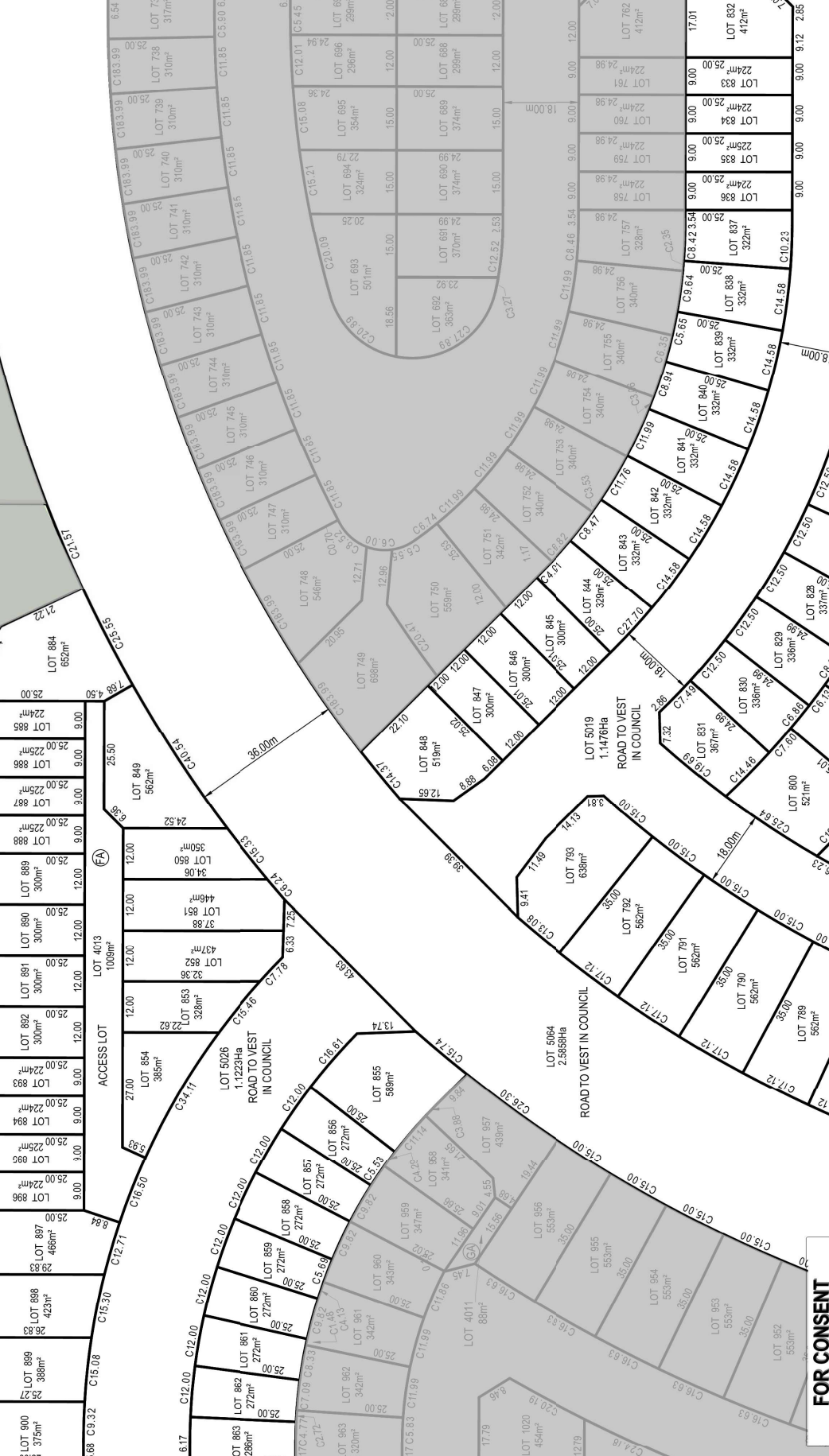
Design	By	Date
BOFFA MISKELL	03/26	

Drawn	By	Date
VHU	11/25	

Checked	By	Date
JS	03/26	

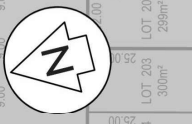


**MAMEN**  
 MAMEN CONSULTANTS LTD.  
 115 Johnson Street, Tauranga  
 New Zealand

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

**Title**  
**PROPOSED**  
**SCHEME**  
**PLAN-STG-6**

**Project no.** BOP0749  
**Scale** 1:1000  
**Card file** BOP0749 BELL ROAD SCHEME PLAN (B)100  
**Drawing no.** C150-6-3  
**Rev** B



**FOR CONSENT**

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND THE RESOURCE MANAGEMENT ACT 1991.
  2. COLOURS IN TERMS OF RAY OF PLANNY 2000.
  3. AREAS, DIMENSIONS AND NEAR SURVEYMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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LEGEND

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

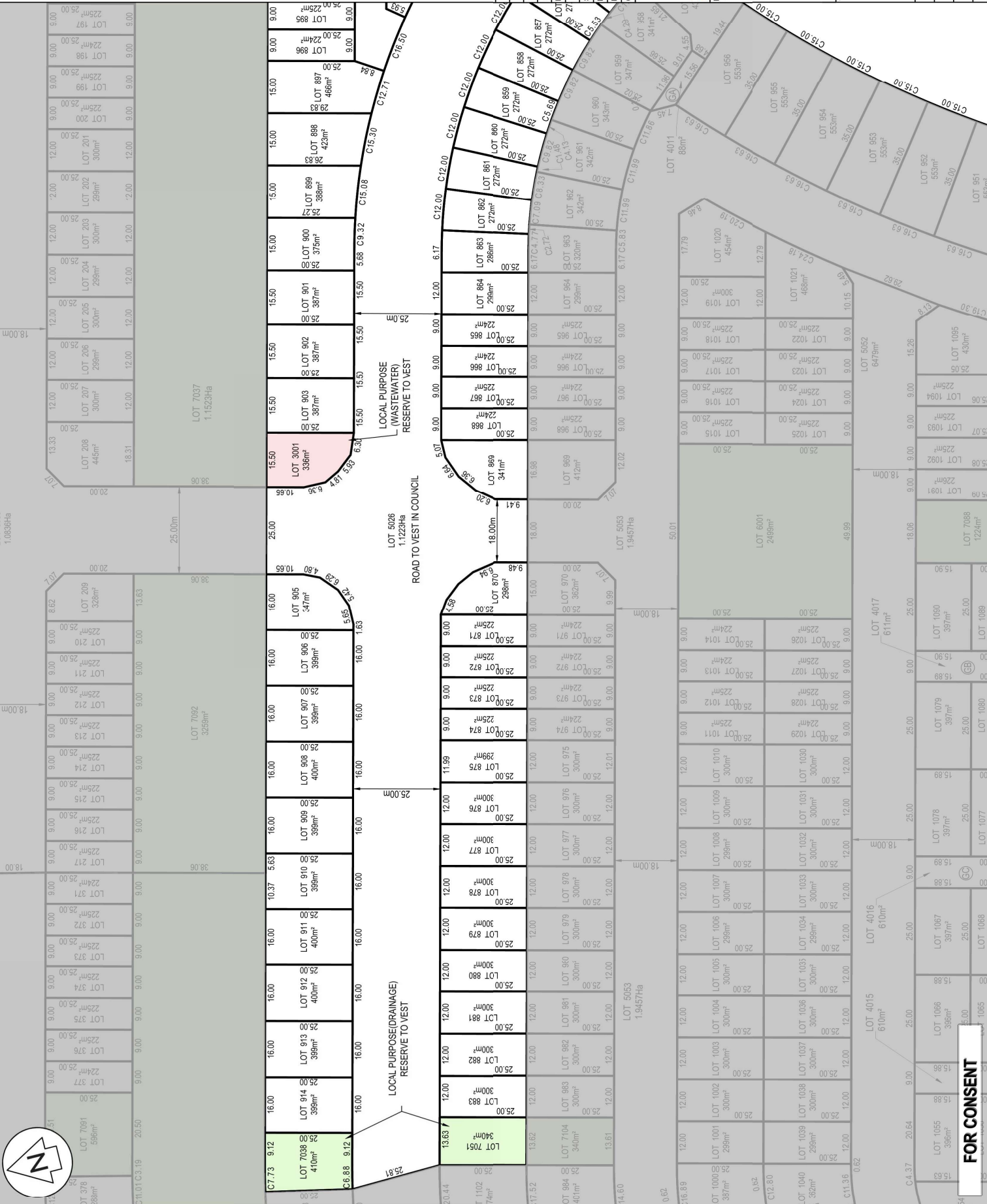
FOR CONSENT	JM	03/20/26
DRAFT FOR REVIEW	VHU	11/25
By		Date
Survey	HAYEN	05/20/25
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JS	03/26



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

Title  
**PROPOSED SCHEME PLAN-STG-6**

Project no. BOP0749  
Scale 1:1000  
Card file BOP0749 BELL ROAD SCHEME PLAN (B) DWS  
Drawing no. C150-6-4 Rev B



**NOTES**

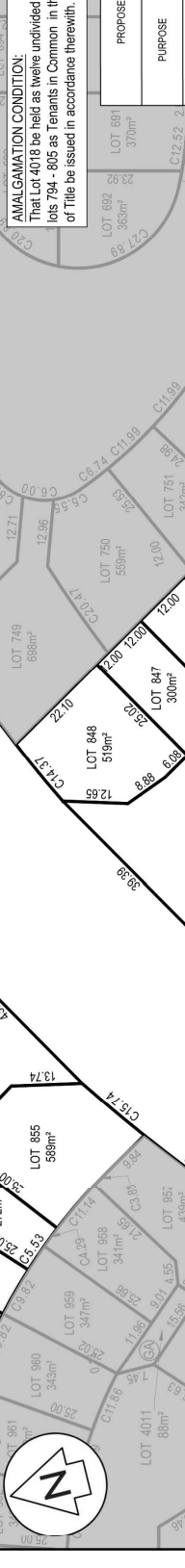
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**LEGEND**

- EX ABUTTAL
- PRE-ASSESSMENT
- PR LOT BOUNDARY

**AMALGAMATION CONDITION:**  
That Lot 4018 be held as twelve undivided one-twelfth shares by the owners of lots 794 - 805 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

PROPOSED MEMORANDUM OF EASEMENTS	
PURPOSE	BENEFITED LAND
Right of Way, Right to Convey Water, Electricity, Telecommunications, Right to Drain Water & Sewage.	LOT 4018
	FB
	LOT 794-805



Lot No.	Area (m²)	Notes
LOT 794	519m²	
LOT 795	559m²	
LOT 796	589m²	
LOT 797	562m²	
LOT 798	562m²	
LOT 799	562m²	
LOT 800	521m²	
LOT 801	346m²	
LOT 802	346m²	
LOT 803	346m²	
LOT 804	346m²	
LOT 805	346m²	
LOT 806	579m²	
LOT 807	493m²	
LOT 808	438m²	
LOT 809	409m²	
LOT 810	306m²	
LOT 811	300m²	
LOT 812	225m²	
LOT 813	225m²	
LOT 814	225m²	
LOT 815	225m²	
LOT 816	224m²	
LOT 817	224m²	
LOT 818	224m²	
LOT 819	224m²	
LOT 820	299m²	
LOT 821	350m²	
LOT 822	337m²	
LOT 823	337m²	
LOT 824	337m²	
LOT 825	337m²	
LOT 826	337m²	
LOT 827	337m²	
LOT 828	337m²	
LOT 829	338m²	
LOT 830	338m²	
LOT 831	367m²	
LOT 832	332m²	
LOT 833	224m²	
LOT 834	224m²	
LOT 835	224m²	
LOT 836	224m²	
LOT 837	322m²	
LOT 838	332m²	
LOT 839	332m²	
LOT 840	332m²	
LOT 841	332m²	
LOT 842	332m²	
LOT 843	332m²	
LOT 844	329m²	
LOT 845	300m²	
LOT 846	300m²	
LOT 847	300m²	
LOT 848	519m²	
LOT 849	340m²	
LOT 850	340m²	
LOT 851	340m²	
LOT 852	340m²	
LOT 853	340m²	
LOT 854	340m²	
LOT 855	589m²	
LOT 856	553m²	
LOT 857	553m²	
LOT 858	553m²	
LOT 859	553m²	
LOT 860	343m²	
LOT 861	370m²	
LOT 862	553m²	
LOT 863	553m²	
LOT 864	553m²	
LOT 865	553m²	
LOT 866	553m²	
LOT 867	553m²	
LOT 868	553m²	
LOT 869	553m²	
LOT 870	553m²	
LOT 871	553m²	
LOT 872	553m²	
LOT 873	517m²	
LOT 874	951m²	
LOT 875	699m²	
LOT 876	562m²	
LOT 877	255m²	
LOT 878	255m²	
LOT 879	314m²	
LOT 880	379m²	
LOT 881	379m²	
LOT 882	414m²	
LOT 883	2678m²	
LOT 884	517m²	
LOT 885	517m²	
LOT 886	562m²	
LOT 887	562m²	
LOT 888	562m²	
LOT 889	562m²	
LOT 890	562m²	
LOT 891	562m²	
LOT 892	562m²	
LOT 893	562m²	
LOT 894	562m²	
LOT 895	562m²	
LOT 896	562m²	
LOT 897	562m²	
LOT 898	562m²	
LOT 899	562m²	
LOT 900	562m²	
LOT 901	562m²	
LOT 902	562m²	
LOT 903	562m²	
LOT 904	562m²	
LOT 905	562m²	
LOT 906	562m²	
LOT 907	562m²	
LOT 908	562m²	
LOT 909	562m²	
LOT 910	562m²	
LOT 911	562m²	
LOT 912	285m²	
LOT 913	285m²	
LOT 914	285m²	
LOT 915	285m²	
LOT 916	285m²	
LOT 917	285m²	
LOT 918	285m²	
LOT 919	285m²	
LOT 920	285m²	
LOT 921	285m²	
LOT 922	285m²	
LOT 923	285m²	
LOT 924	285m²	
LOT 925	285m²	
LOT 926	285m²	
LOT 927	285m²	
LOT 928	285m²	
LOT 929	285m²	
LOT 930	285m²	
LOT 931	285m²	
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LOT 939	285m²	
LOT 940	285m²	
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LOT 946	285m²	
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LOT 959	285m²	
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LOT 962	285m²	
LOT 963	285m²	
LOT 964	285m²	
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LOT 973	285m²	
LOT 974	285m²	
LOT 975	285m²	
LOT 976	285m²	
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LOT 978	285m²	
LOT 979	285m²	
LOT 980	285m²	
LOT 981	285m²	
LOT 982	285m²	
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LOT 985	285m²	
LOT 986	285m²	
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LOT 990	285m²	
LOT 991	285m²	
LOT 992	285m²	
LOT 993	285m²	
LOT 994	285m²	
LOT 995	285m²	
LOT 996	285m²	
LOT 997	285m²	
LOT 998	285m²	
LOT 999	285m²	
LOT 1000	285m²	

**MAVEN Bay of Plenty**  
115 Johnson Street, Tauranga  
New Zealand

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

**FOR CONSENT**

Project no.	BOP0749
Scale	1:1000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-6-5
Rev	B

Survey	HAYEN	05/02/05
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JS	03/26

By	Date
HAYEN	05/02/05
BOFFA MISKELL	03/26
VHU	11/25
JS	03/26

**PROPOSED SCHEME PLAN-STG-6**

**FOR CONSENT**

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

**FOR CONSENT**

**PROPOSED SCHEME PLAN-STG-6**

**FOR CONSENT**

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

**FOR CONSENT**

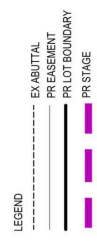
**PROPOSED SCHEME PLAN-STG-6**

**FOR CONSENT**

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

**FOR CONSENT**

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

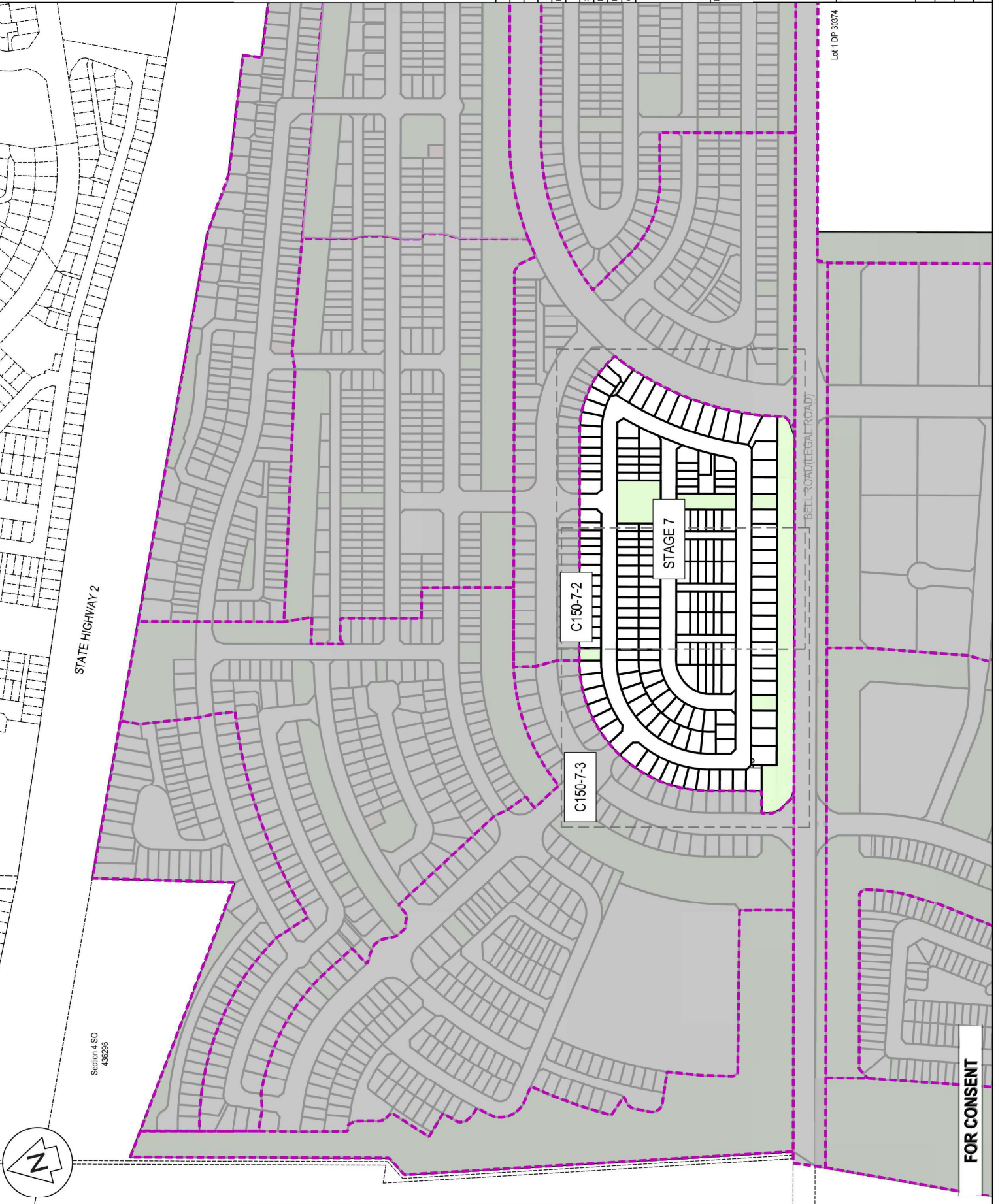
Survey	By	Date
Design	BOFFA MISRELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

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

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

Title: **PROPOSED SCHEME PLAN-STG-7**

Project no.	BOP0749
Scale	1:4000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-7-1
Rev	B



Lot 1 DP 30374

**FOR CONSENT**