

NOTES

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- 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
LOT 789	52m ²		

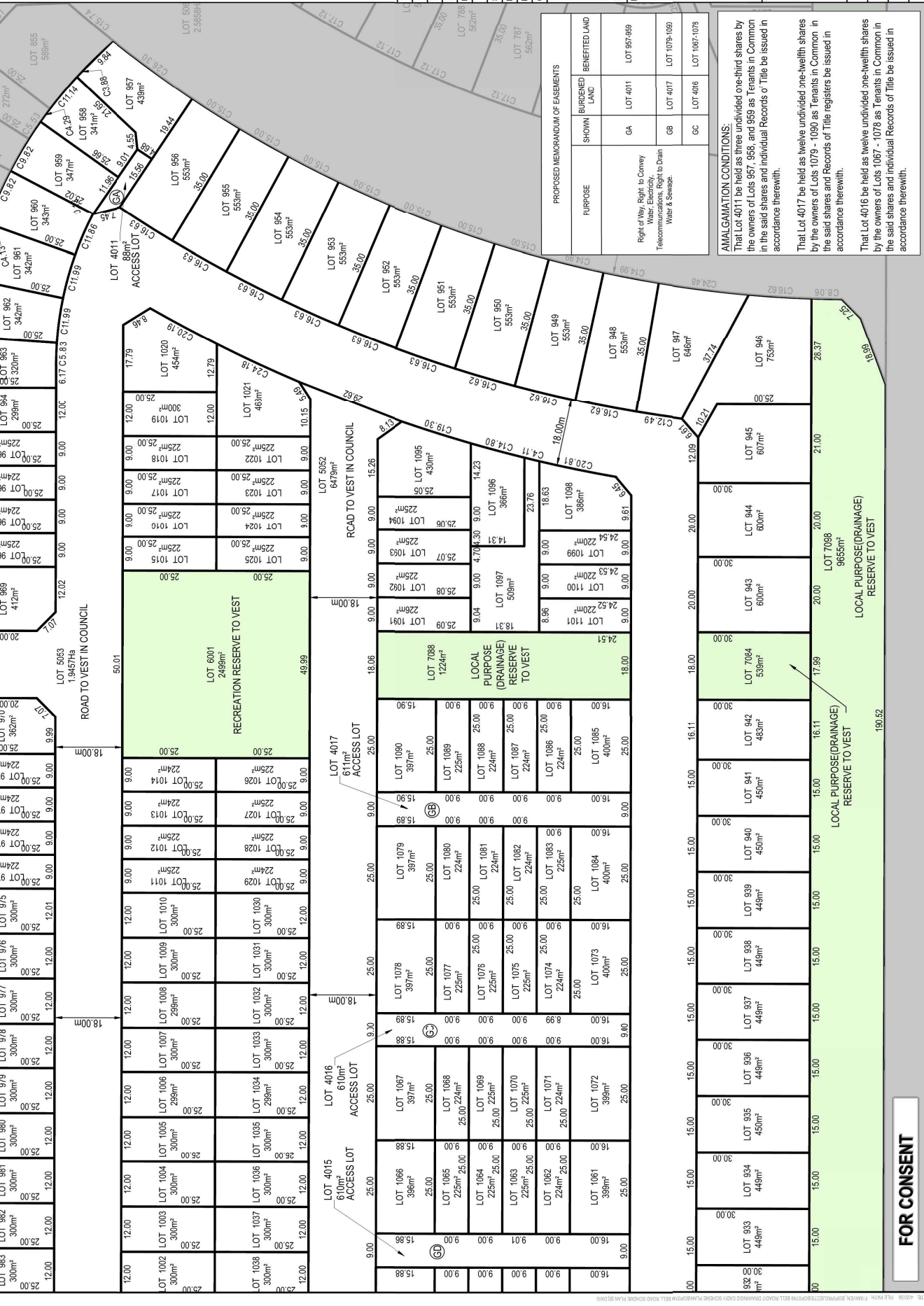
Project
MAVEN
 116 Johnson Street, Tauranga
 New Zealand
 www.maven.co.nz

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

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

PROPOSED SCHEME PLAN-STG-7

Project no.	Scale	Card file	Drawing no.	Rev
BOP0749	1:1000	BOP0749 BELL ROAD SCHEME PLAN (B/DWG)	C150-7-2	B



PROPOSED MEMORANDUM OF EASEMENTS	SHOWN	BURDENED LAND	BENEFITED LAND
PURPOSE	GA	LOT 4011	LOT 957-959
Right of Way, Right to Convey Water, Electricity, Gas, Telecommunications, Right to Drain Water & Sewage.	GB	LOT 4017	LOT 1079-1093
	GC	LOT 4016	LOT 1067-1078

AMALGAMATION CONDITIONS:
 That Lot 4011 be held as three undivided one-third shares by the owners of Lots 957, 958, and 959 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.
 That Lot 4017 be held as twelve undivided one-twelfth shares by the owners of Lots 1079 - 1090 as Tenants in Common in the said shares and Records of Title registers be issued in accordance therewith.
 That Lot 4016 be held as twelve undivided one-twelfth shares by the owners of Lots 1067 - 1078 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

FOR CONSENT

NOTES

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LEGEND

- EX ABUTTAL
- PR EASEMENT
- PR LOT BOUNDARY

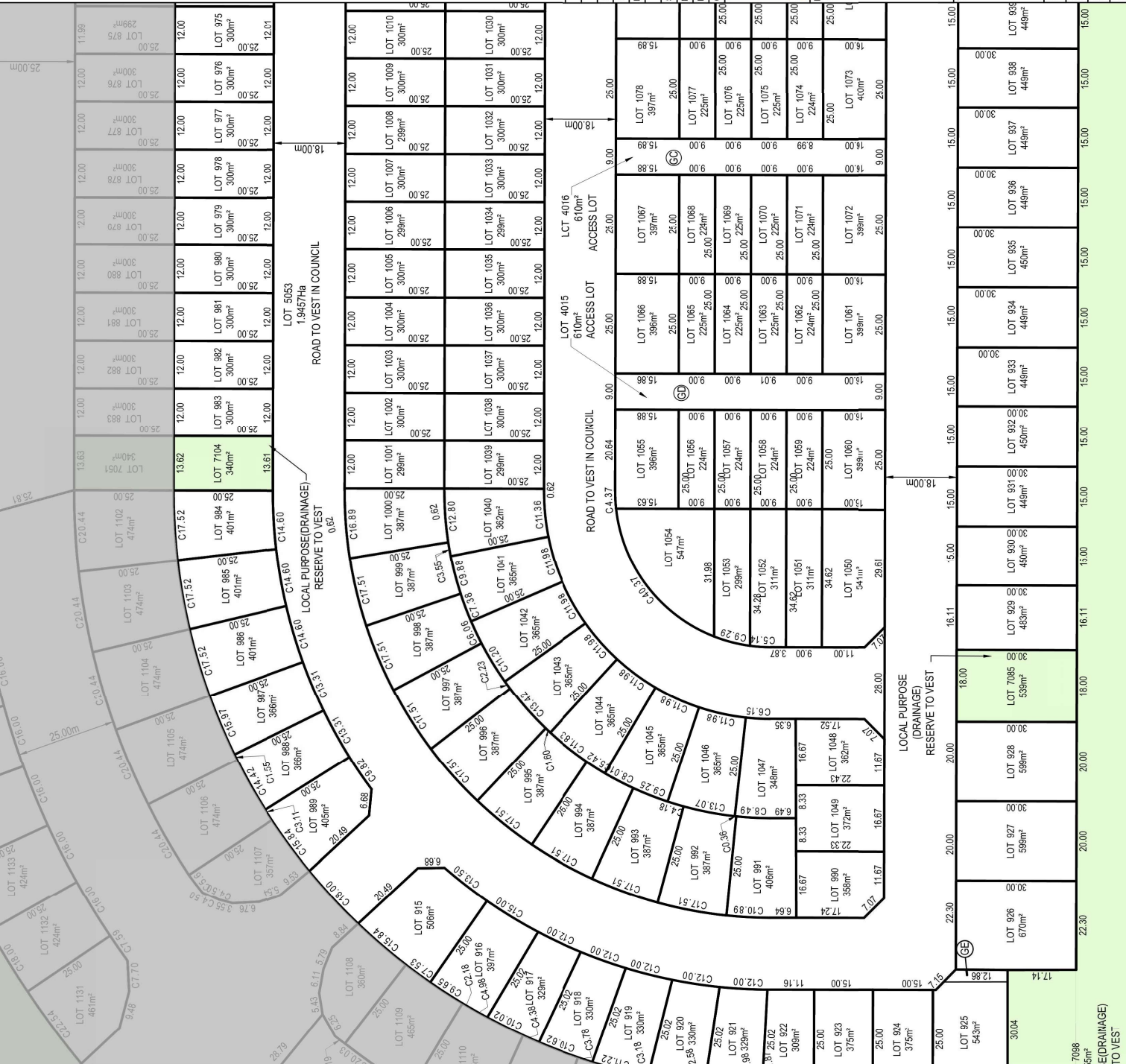
FOR CONSENT	JM	03/20/26
DRAFT FOR REVIEW	VHU	11/25
By	Date	
Survey	HAVEN	05/20/25
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JS	03/26



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

PROPOSED SCHEME PLAN-STG-7

Project no.	BOP0749
Scale	1:1000
Card file	BOP0749 BELL ROAD SCHEME PLAN (BIDWG)
Drawing no.	C1507-7-3
Rev	B

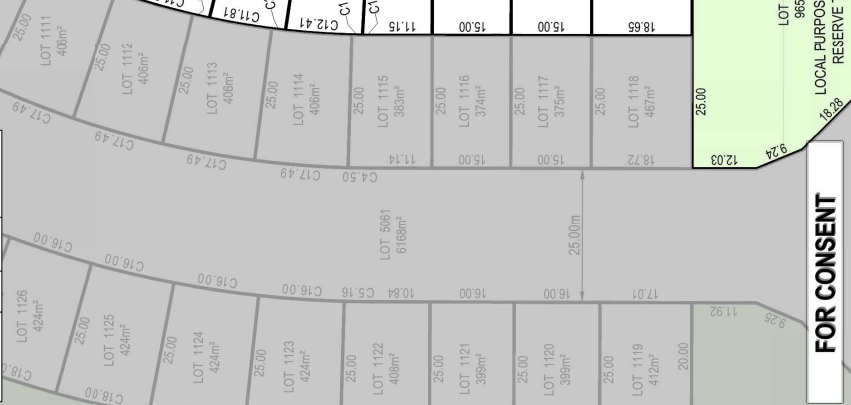


AMALGAMATION CONDITIONS:
 That Lot 4015 be held as twelve undivided one-twelfth shares by the owners of Lots 1055 - 1066 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

That Lot 4016 be held as twelve undivided one-twelfth shares by the owners of Lots 1067 - 1078 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

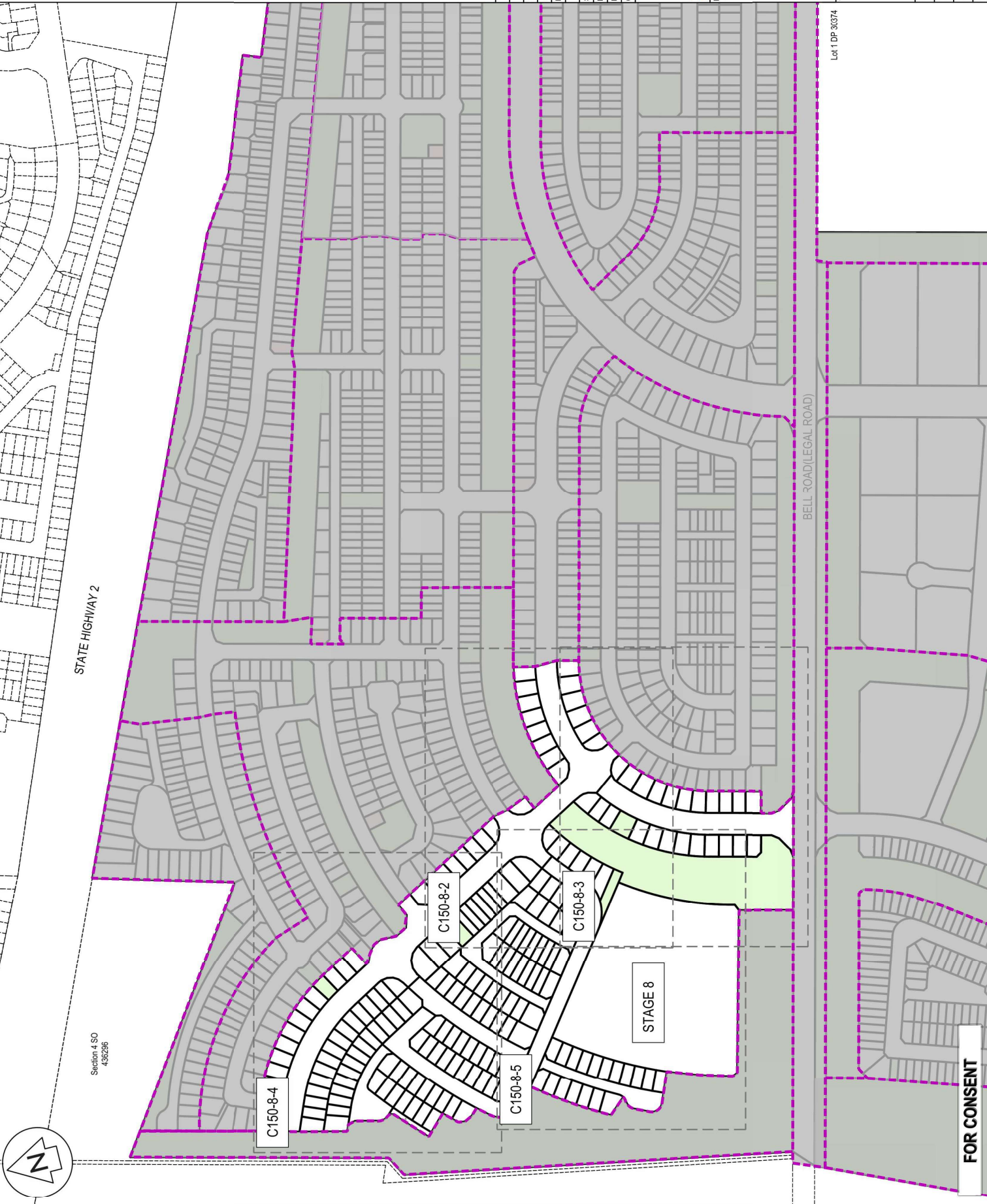
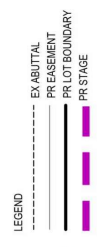
PROPOSED MEMORANDUM OF EASEMENTS	
SHOWN	BENEFITED LAND
Right of Way, Right to Convey Water, Electricity, Telephone, Right to Drain Water & Sewage	LOT 1055-1066
	LOT 1067-1078

SCHEDULE OF EASEMENTS IN GROSS	
SHOWN	GRANTEE
RIGHT TO DRAIN WATER	WESTERN BAY OF PLENTY LOCAL COUNCIL

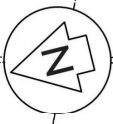


FOR CONSENT

- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 223 IN TERMS OF RAY OF PLANNY 2000.
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 5. STAGE DEPENDENT INTERNAL SERVICE EASEMENTS WILL BE SHOWN ON THE TITLE PLAN AT THE TIME OF SECTION 223 APPLICATION.



Section 4 SO
436296



FOR CONSENT

Rev	Description	By	Date
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

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New Zealand

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

Lot 1 DP 30374

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

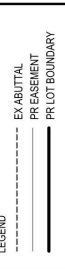
- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
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LEGEND

- EX ABUTTAL
- PR EASEMENT
- PR LOT BOUNDARY

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

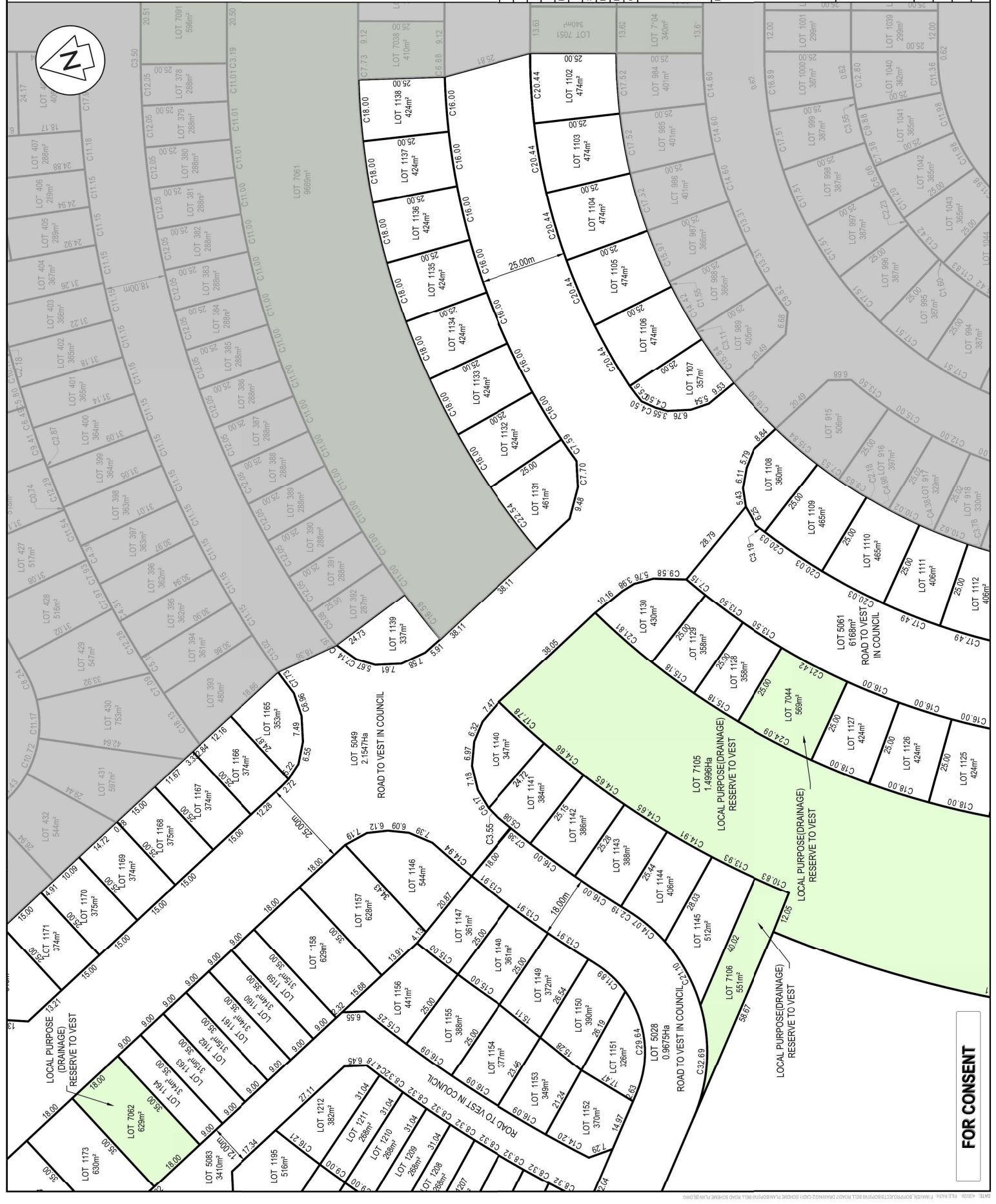
Rev	Description	By	Date
B	FOR CONSENT	JM	03/02/26
A	DRAFT FOR REVIEW	VHU	11/05



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
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL RULES.
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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

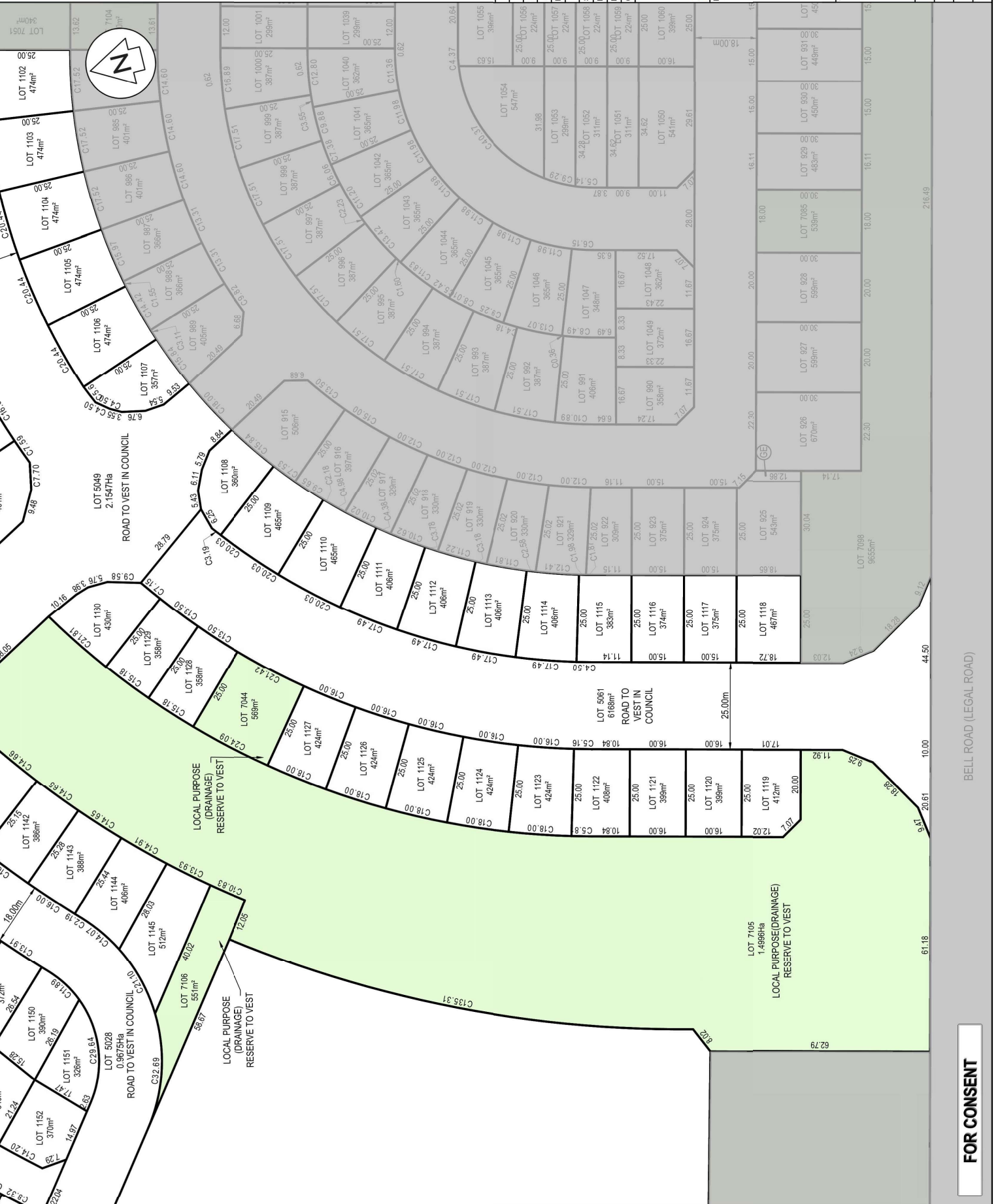


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 New Zealand

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. C150-8-3 Rev B



FOR CONSENT

NOTES

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LEGEND

- EX ABUTTAL
- PR EASEMENT
- PR LOT BOUNDARY

AMALGAMATION CONDITION:
That Lot 4007 be held as four undivided one-quarter shares by the owners of Lots 1262 - 1265 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
RIGHT OF WAY RIGHT TO CONVEY WATER, TELECOMMUNICATIONS, POWER RIGHT TO DRAIN WATER & SEWAGE.	HA LOT 4007 LOT 1262, 1265

By	Date
HAVERN	05/02/25
BOFFA MISRELL	03/26
VHU	11/25
JS	03/28

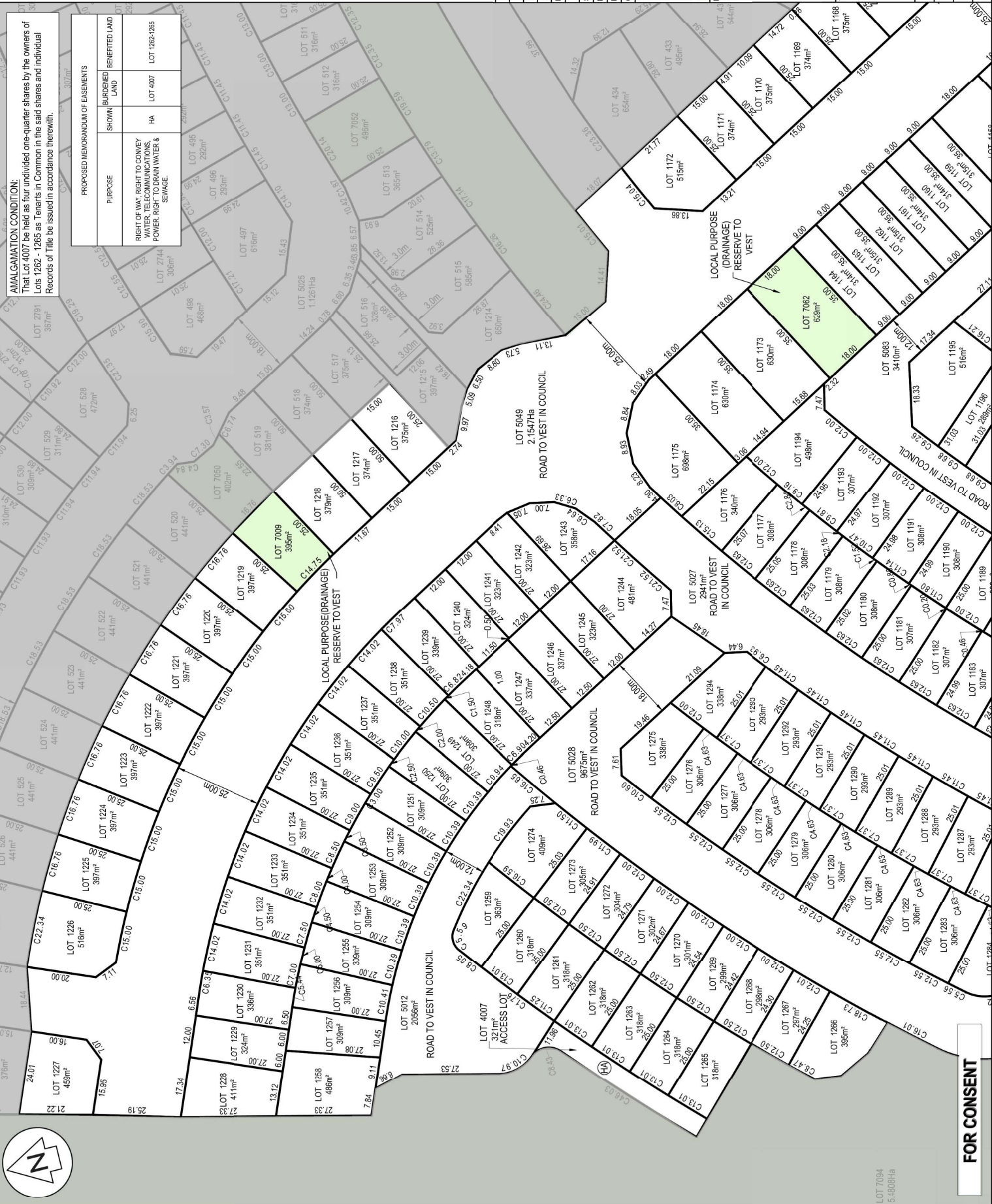
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25
Rev	Description	By	Date



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

PROPOSED SCHEME PLAN-STG-8

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



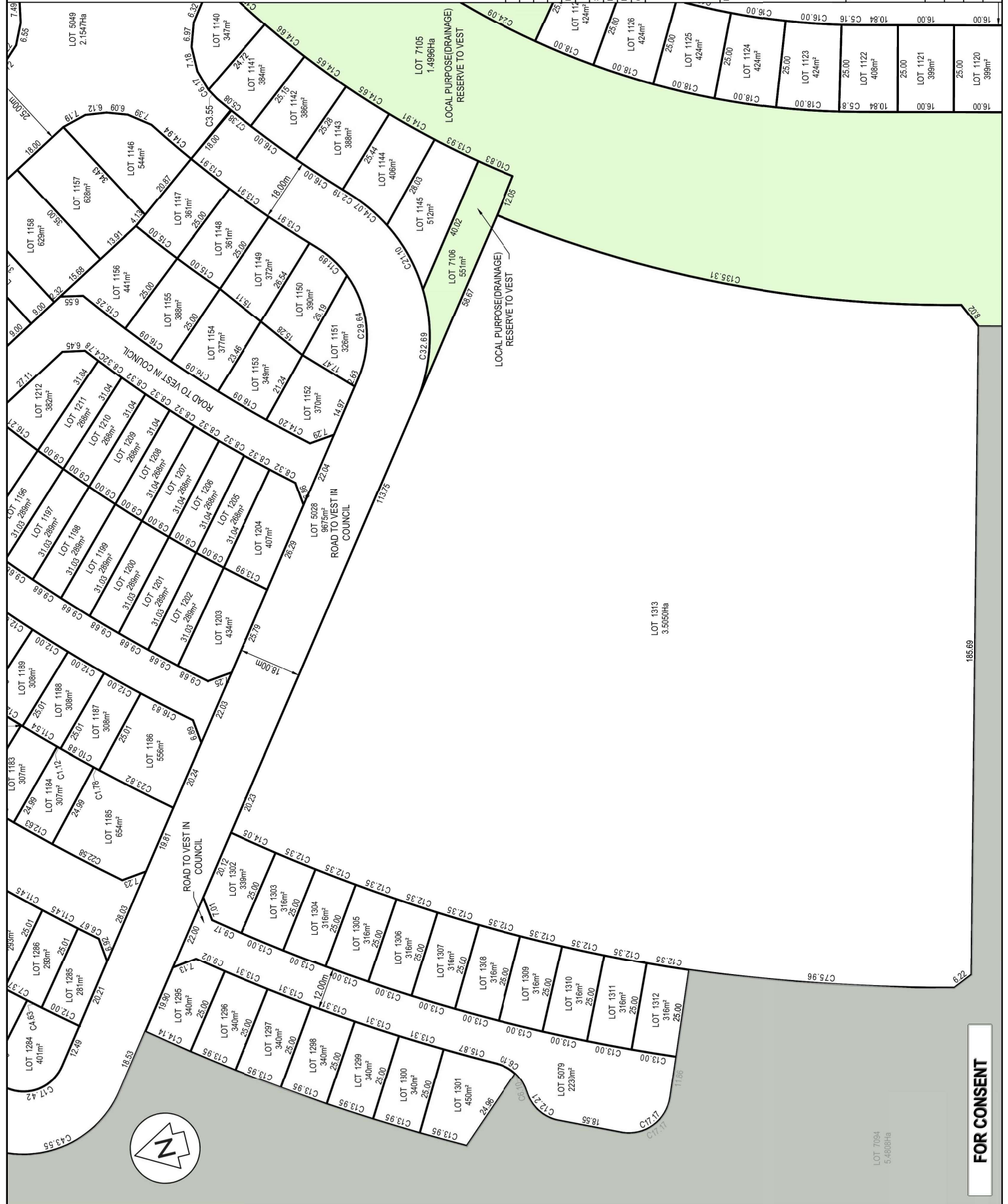
FOR CONSENT

LOT 7094
5,400Ha

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL ACTING COUNCILS.
 2. CO-ORDINATES IN TERMS OF RAY OF ELEVATION 2000.
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LEGEND

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



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

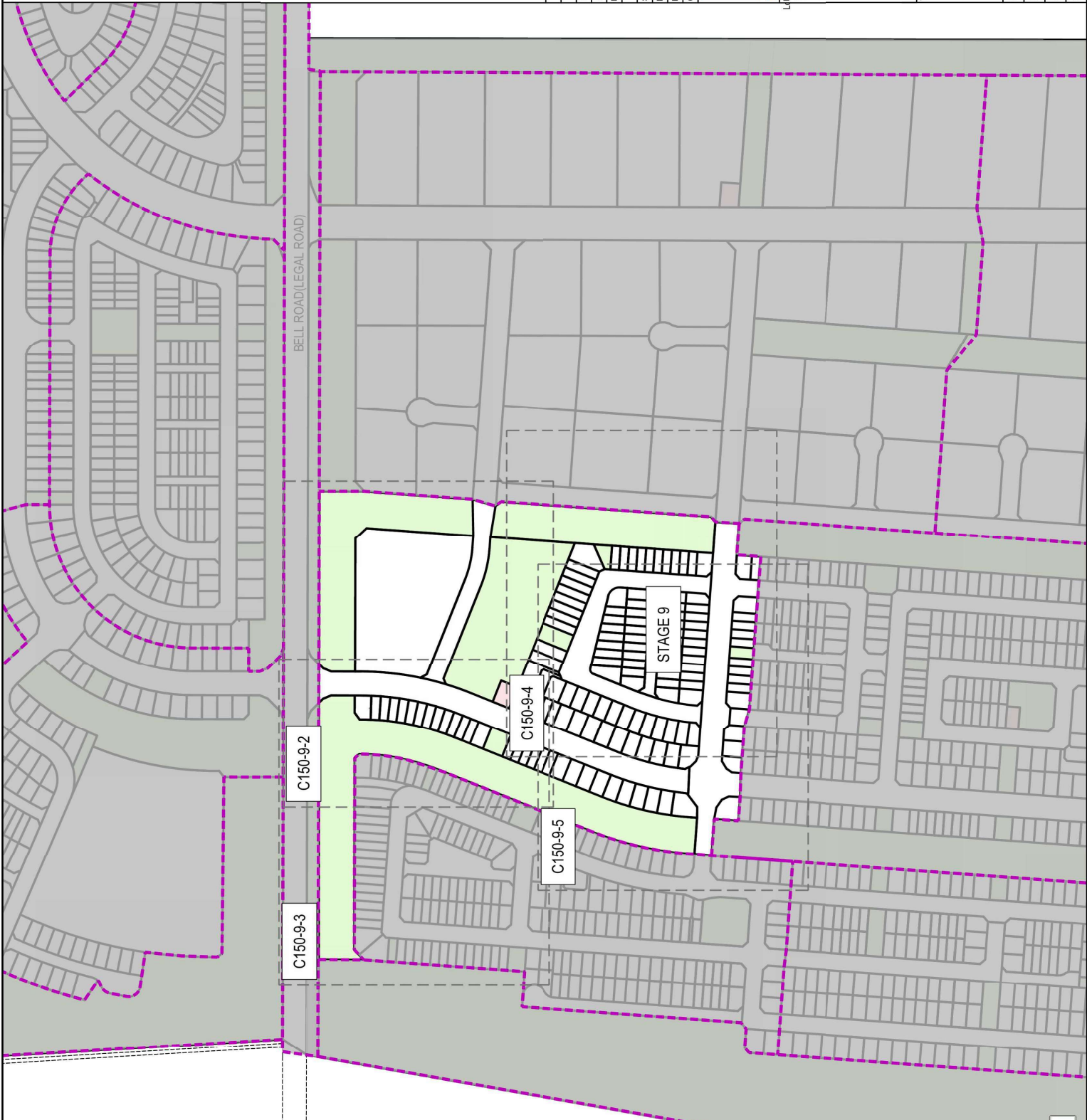
M Maven Bay of Plenty
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 New Zealand

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

Title		PROPOSED SCHEME PLAN-STG-8
Project no.	BOP0749	
Scale	1:1000	
Case file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG	
Drawing no.	C150-8-5	Rev B



Lot 1 DPS 18631



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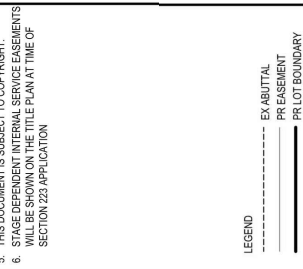
Project: **WAIRAKEI SOUTH FTA090 DEVELOPMENT**
BELL ROAD, PAPAMOA FOR BELL ROAD LIMITED PARTNERSHIP

Title: **PROPOSED SCHEME PLAN-STG-9**

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

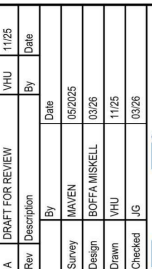
FOR CONSENT

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 2016.
 2. COORDINATES ARE IN TERMS OF THE NEW ZEALAND DATUM.
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Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

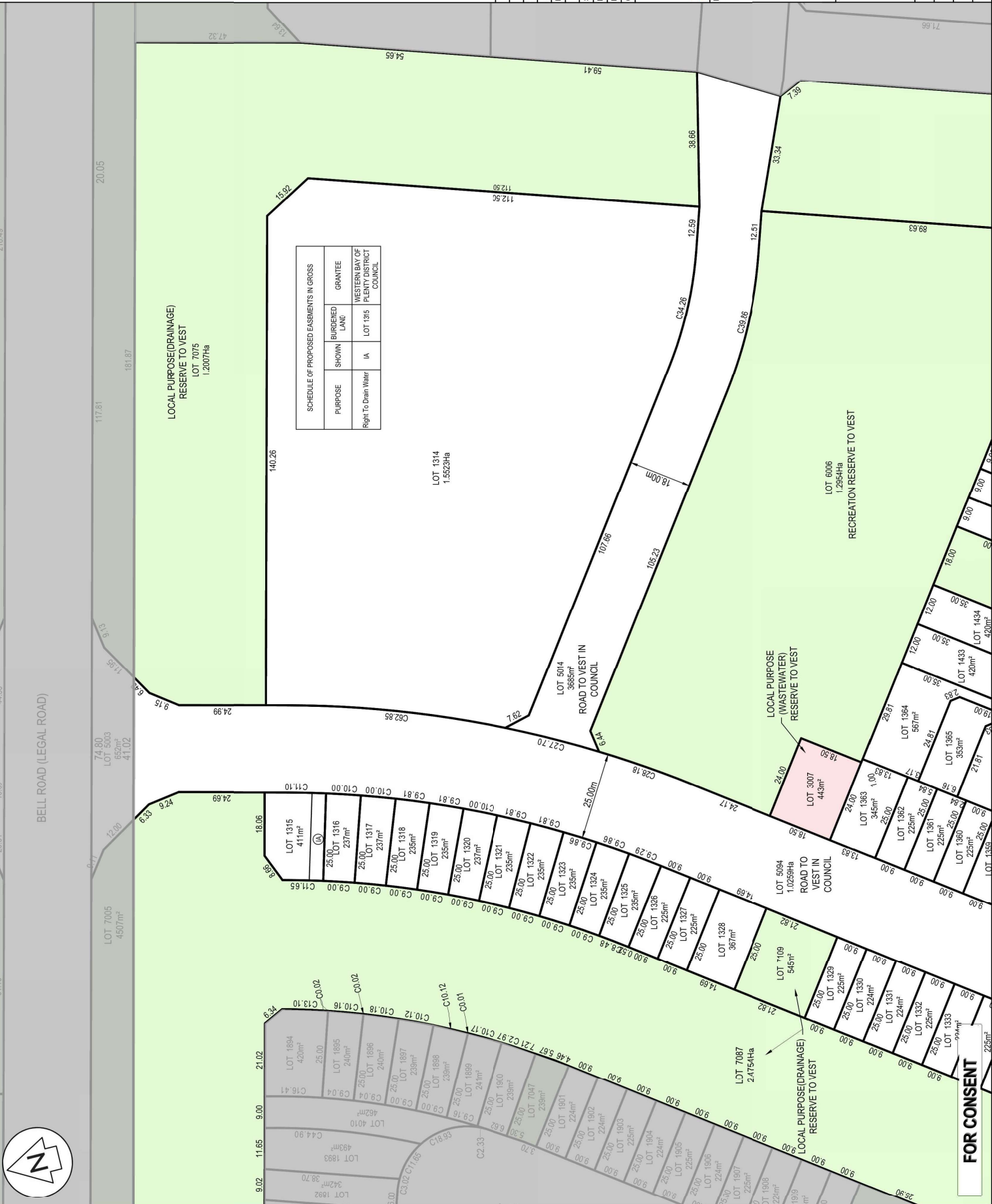
Survey	MAVEN	05/20/25
Design	BOFFAMISKRELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26



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

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

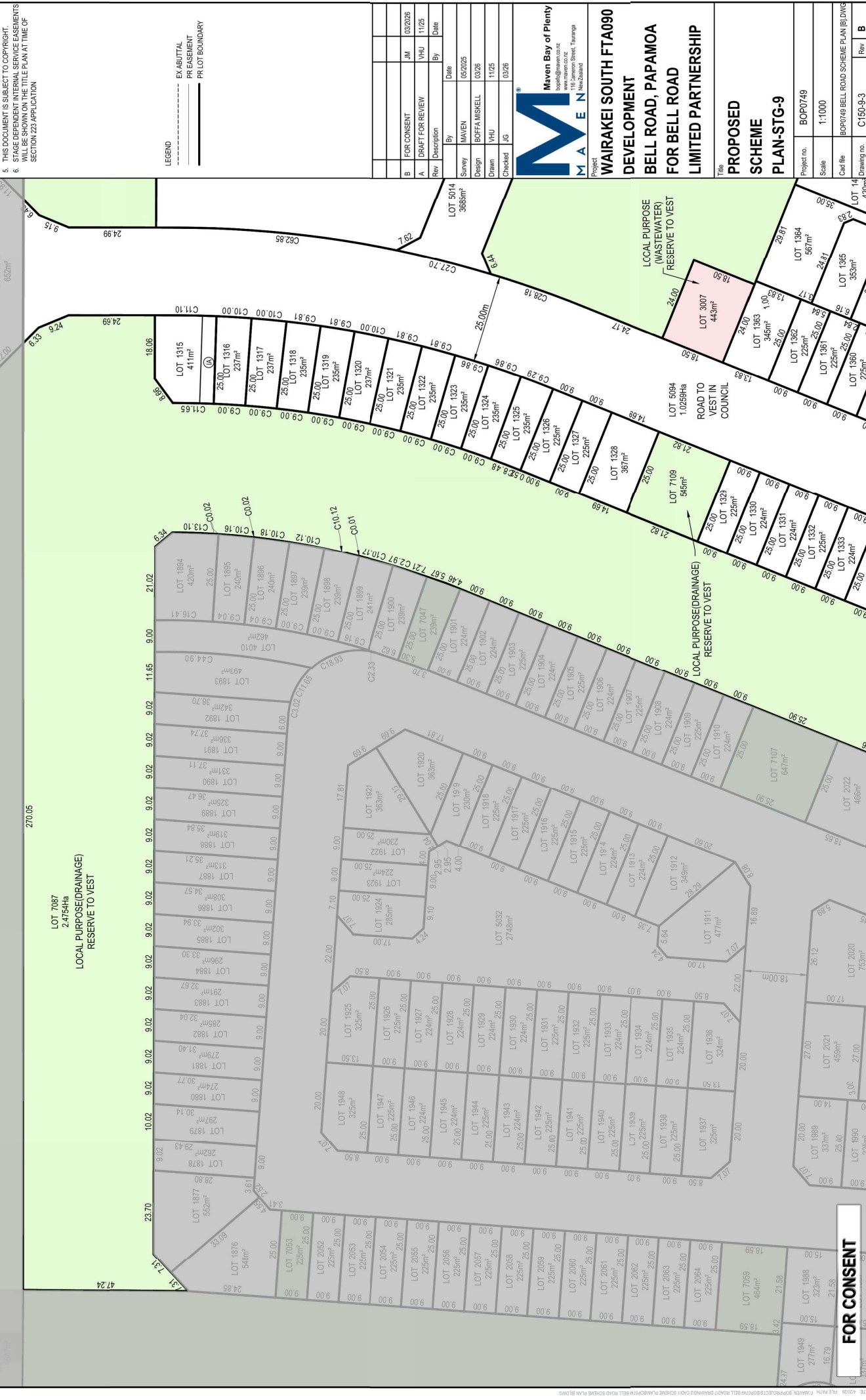
Survey	By	Date
MAVEN	05/20/25	
Design	BOFFA MISKELL	03/26
Drawn	YHU	11/25
Checked	JS	03/26

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 New Zealand

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

The PROPOSED SCHEME PLAN-STG-9

Project no.	Scale	Card file	Drawing no.
BOP0749	1:1000	BOP0749 BELL ROAD SCHEME PLAN (BIDING)	C150-9-3



- NOTES
1. WORKS TO BE IN ACCORDANCE WITH LOCAL ACTING COUNCILS.
 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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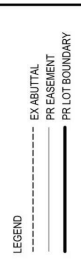
Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

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

PROPOSED SCHEME PLAN-STG-9

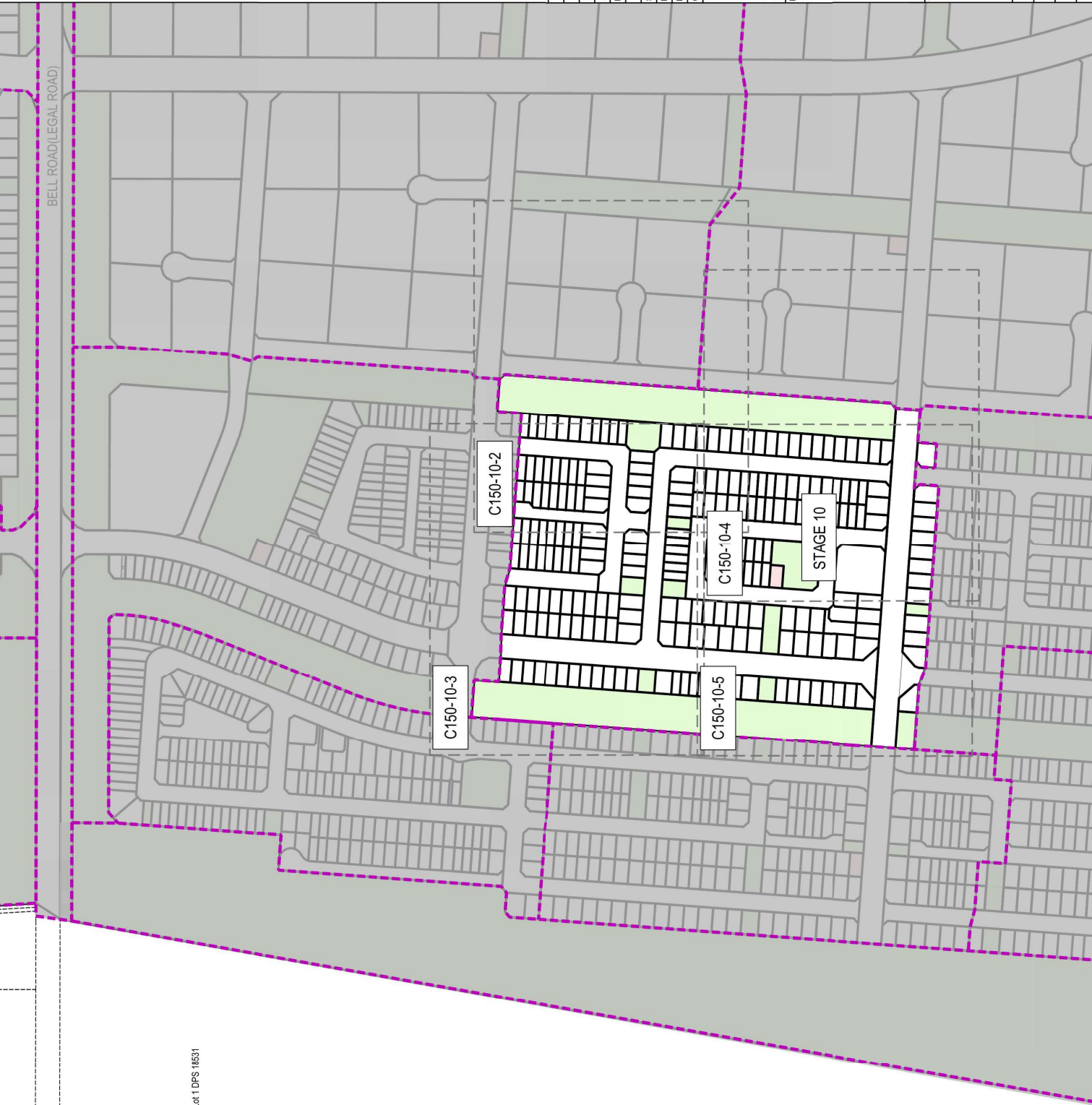
Project no.	BOP0749
Scale	1:1000
Cell file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C1503-9-5
Rev	B



FOR CONSENT



Lot 1 DPS 18531



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

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

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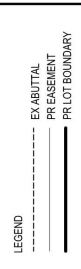
Project
WAIRAKEI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD
LIMITED PARTNERSHIP

Title
PROPOSED
SCHEME
PLAN-STG-10

Project no.	BOP0749
Scale	1:4000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-10-1
Rev	B

FOR CONSENT

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

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

WAIRAKEI 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



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

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

M A V E N

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

FOR CONSENT

NOTES

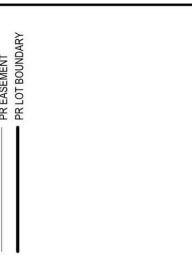
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LEGEND

- EX ABUTTAL
- PR EASEMENT
- PR LOT BOUNDARY

By	Date
Survey	HAYDEN 05/02/05
Design	BOFFA MISKELL 03/26
Drawn	VHU 11/25
Checked	JS 03/28

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

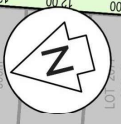


Project
WAIRAKAI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOHA FOR BELL ROAD LIMITED PARTNERSHIP

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

Project no. BOP0749
Scale 1:1000
Card file BOP0749 BELL ROAD SCHEME PLAN (B/DWG)

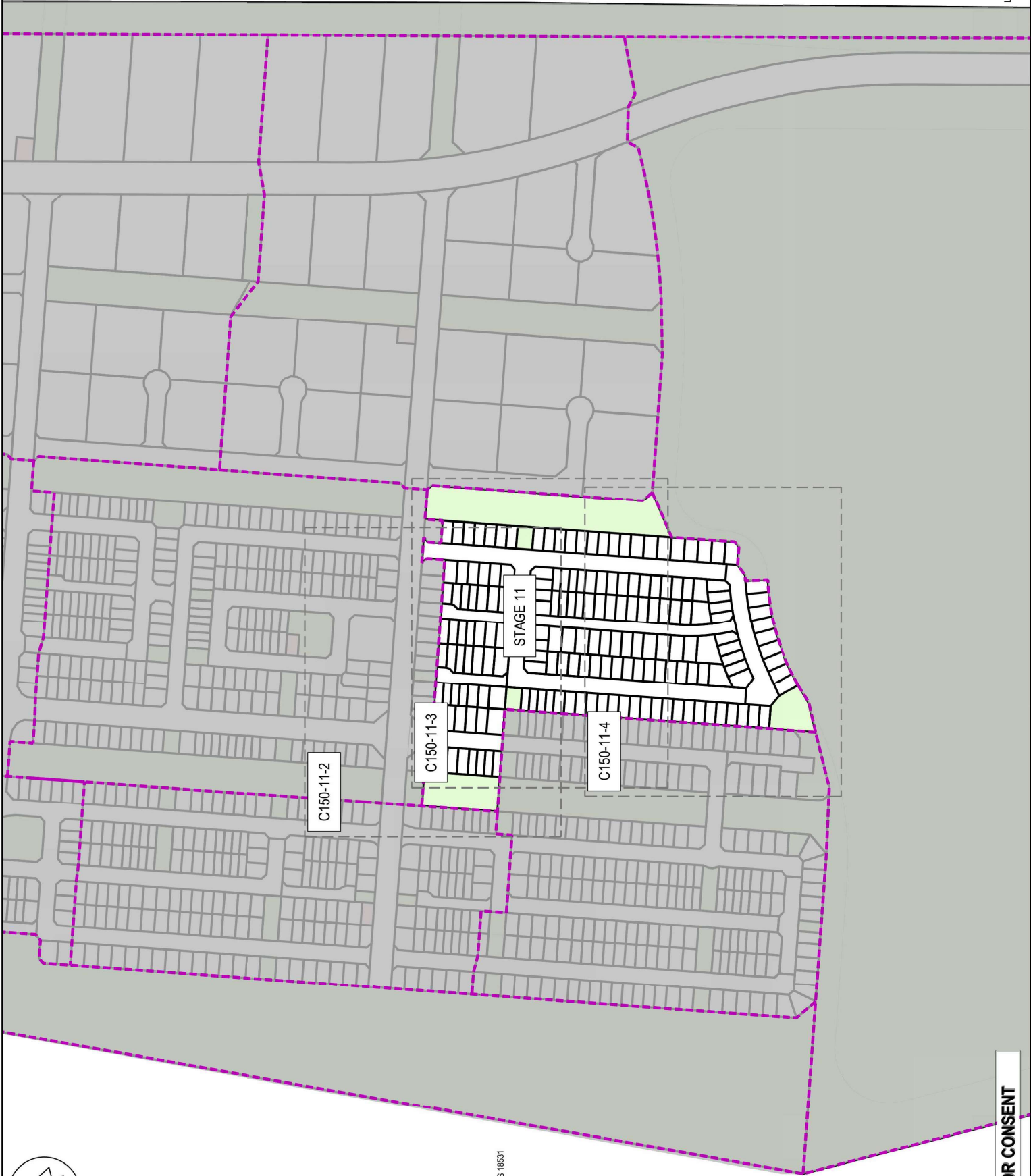
Drawing no. C150-10-5
Rev B



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
 www.maven.co.nz
 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	1:4000
Cell file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-11-1
Rev	B

FOR CONSENT

- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 2008.
 2. COLOURS IN TERMS OF RAY OF FRIENDLY 2000.
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LEGEND

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



By	Date
HAYEN	05/02/25
Design	BOFFA MISKELL 03/26
Drawn	VHU 11/25
Checked	JS 03/26
Survey	HAYEN
For Consent	JM 03/20/26
Draft For Review	VHU 11/25

M **MAVEN**

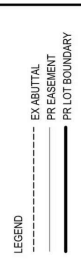
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 New Zealand

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

This **PROPOSED SCHEME PLAN-STG-11**

Project no.	BOP0749
Scale	1:1000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B)10
Drawing no.	C150-11-2
Rev	B

- NOTES**
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By	Date		
HAYEN	05/02/25		
BOFFA MISRELL	03/26		
Drawn	VHU		
Checked	JS		
For Consent	JM		
Draft for Review	VHU		
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

This **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



FOR CONSENT

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Lot 7080
1.0248Ha
LOCAL PURPOSE
(DRAINAGE)
RESERVE TO
VEST

LEGEND

- EX ABUTTAL
- PR EASEMENT
- PR LOT BOUNDARY

By	Date
MAVEN	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

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

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) DWGS
Drawing no.	C150-11-4
Rev	B





Lot 1 DPS 18531

C150-12-2

STAGE 12

C150-12-3

BELL ROAD (LEGAL ROAD)

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS OF RAY OF PLUNITY 2000.
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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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 New Zealand

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

Title
PROPOSED
SCHEME
PLAN-STG-12

Project no.	BOP0749
Scale	1:4000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-12-1
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



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

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

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

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

PROPOSED SCHEME PLAN-STG-12

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

FOR CONSENT

NOTES

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LEGEND

- EX ABUTTAL
- PRE EASEMENT
- PR LOT BOUNDARY

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

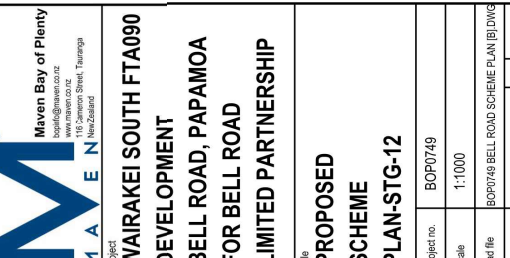
Survey	HAYEN	05/20/25
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JS	03/26



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

PROPOSED SCHEME PLAN-STG-12

Project no. BOP0749
 Scale 1:1000
 Card file BOP0749 BELL ROAD SCHEME PLAN (BID)05
 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	Shown	Lot 2007, 2006
Right of Way, Right to Convey Water, Electricity, Gas, Right to Drain Water & Sewage.	UB	Lot 4024

FOR CONSENT



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

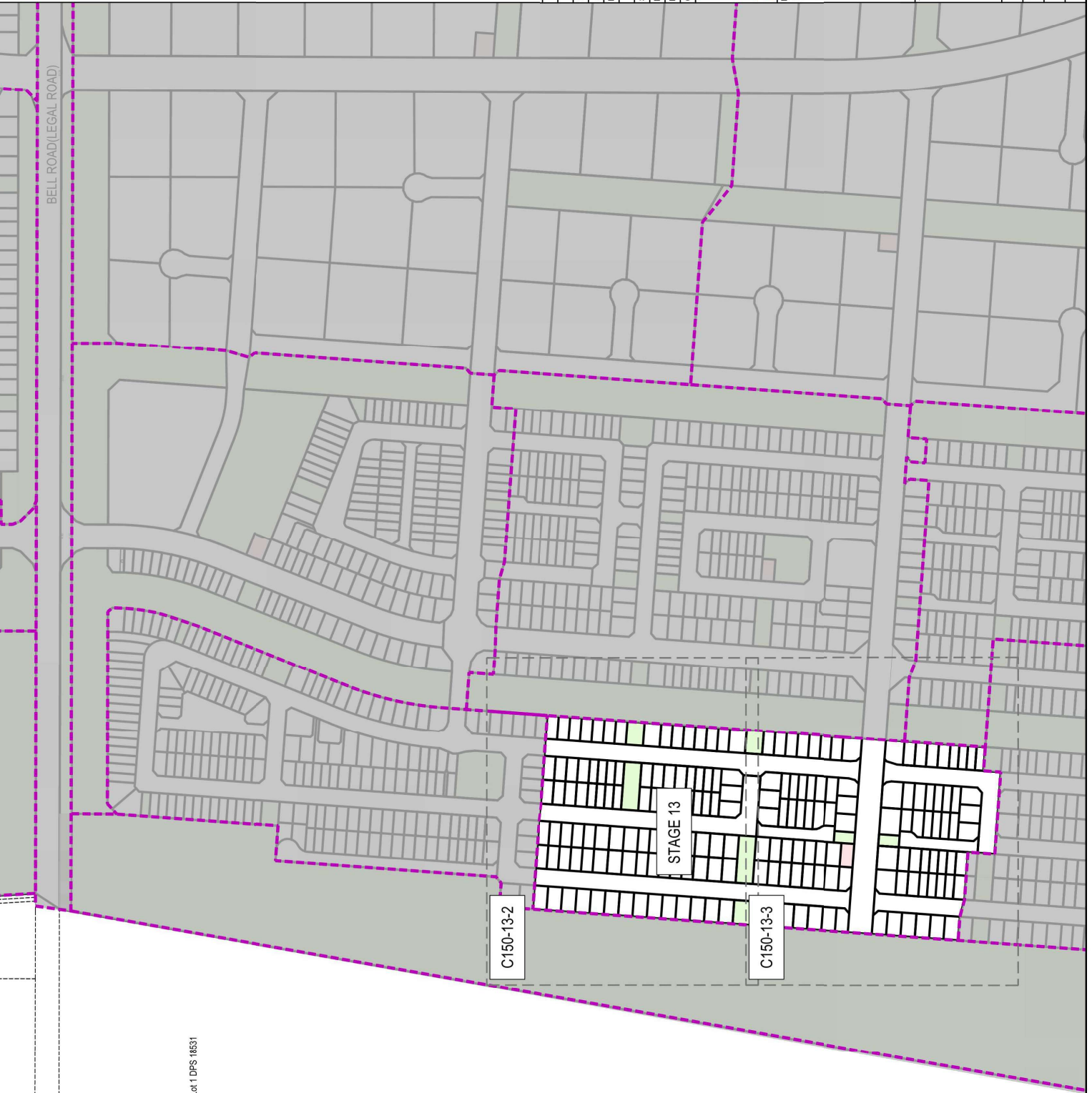
Survey	MAVEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

Maven Bay of Plenty
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 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



NOTES

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LEGEND

- EX ABUTTAL
- PRE EASEMENT
- PR LOT BOUNDARY

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

M **MAVEN**

Maven Bay of Plenty
116 Johnson Street, Tauranga
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New Zealand

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

PROPOSED SCHEME PLAN-STG-13

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



FOR CONSENT

NOTES

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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	BOFFAMSKRELL	03/26
Drawn	VHU	11/25
Checked	JS	03/26

MAMEN
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 116 Johnson Street, Tauranga
 New Zealand
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Project
WAIRAKEI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD
LIMITED PARTNERSHIP

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

Project no. BOP0749
 Scale 1:1000
 Card file BOP0749 BELL ROAD SCHEME PLAN (B) DWS
 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

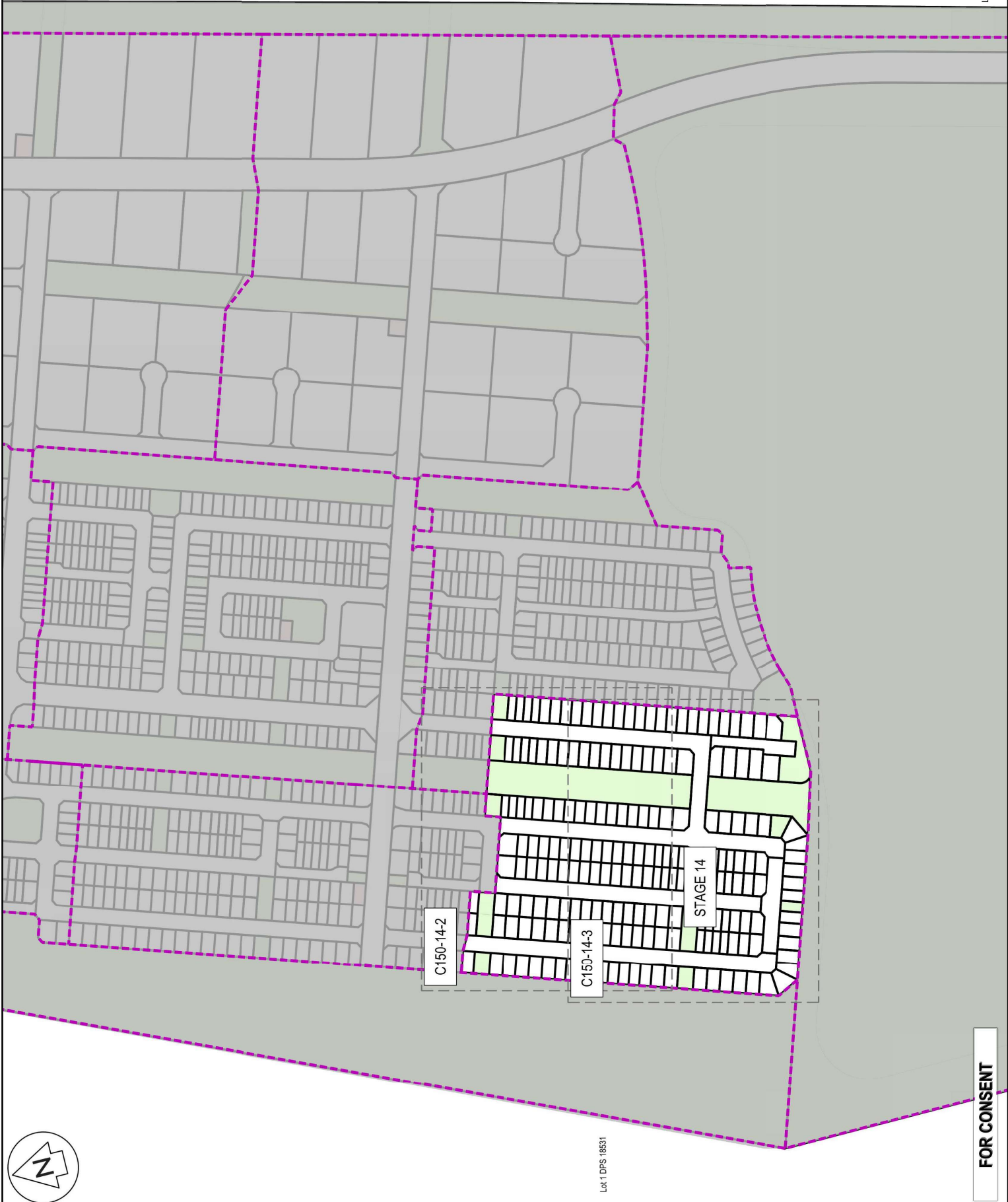
Survey	MAVEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

M A E N
 Mavon Bay of Plenty
 116 Tamon Street, Tauranga
 www.mavon.co.nz
 New Zealand

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

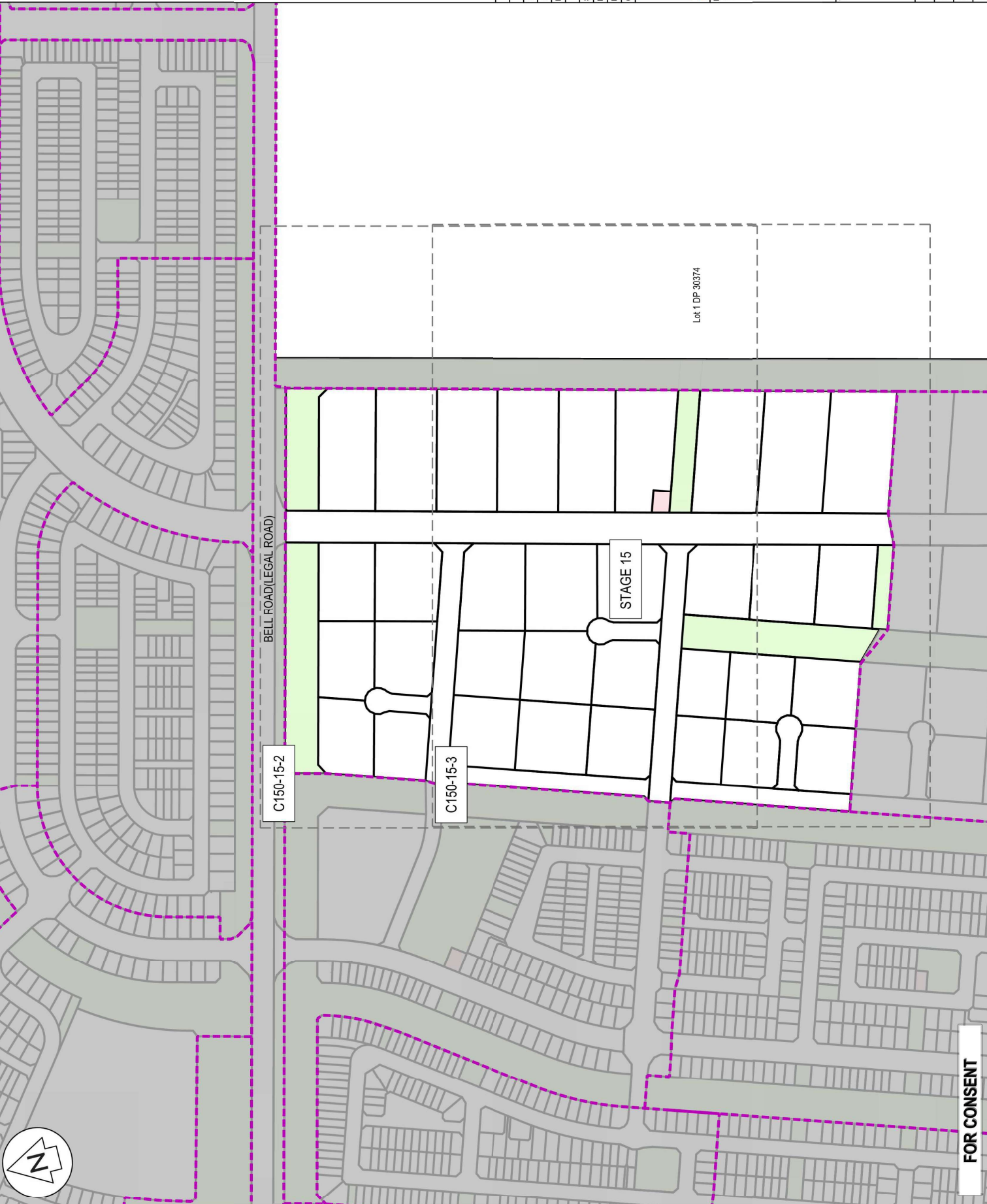
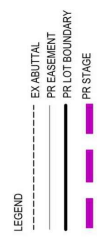


Lot 1 DPS 18531

FOR CONSENT



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

Survey	By	Date
MAYEN	MAYEN	05/2025

Design	By	Date
BOFFA MISKELL	BOFFA MISKELL	03/26

Drawn	By	Date
VHU	VHU	11/25

Checked	By	Date
JG	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
- ALL WORKS TO BE IN ACCORDANCE WITH LOCAL ACTING COUNCIL REQUIREMENTS.
 - COORDINATES IN TERMS OF DATUM OF 1983.
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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

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

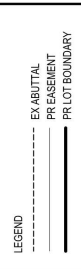
Project
WAIRAKEI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPANUI
FOR BELL ROAD
LIMITED PARTNERSHIP

The 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 COUNCIL STANDARDS AND THE RESOURCE MANAGEMENT ACT 1991.
2. COORDINATES AND BEARINGS OF BAY OF PLENTY 2000.
3. AREAS, DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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6. STAGE DEPENDENT INTERNAL SERVICE EASEMENTS WILL BE SHOWN ON THE TITLE PLAN AT TIME OF SECTION 223 APPLICATION.



Lot 1 DP 30374

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

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

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

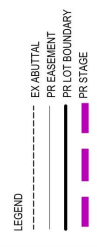
Title
PROPOSED SCHEME PLAN-STG-15

Project no.	BOP0749
Scale	1:2000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-15-3
Rev	B



FOR CONSENT

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL AND NATIONAL STANDARDS.
 2. COORDINATES OF BAY OF PLENTY 2000.
 3. AREAS, DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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 5. THIS DOCUMENT IS SUBJECT TO COPYRIGHT.
 6. STAGE DEPENDENT INTERNAL SERVICE EASEMENTS WILL BE SHOWN ON THE TITLE PLAN AT TIME OF SECTION 223 APPLICATION.



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

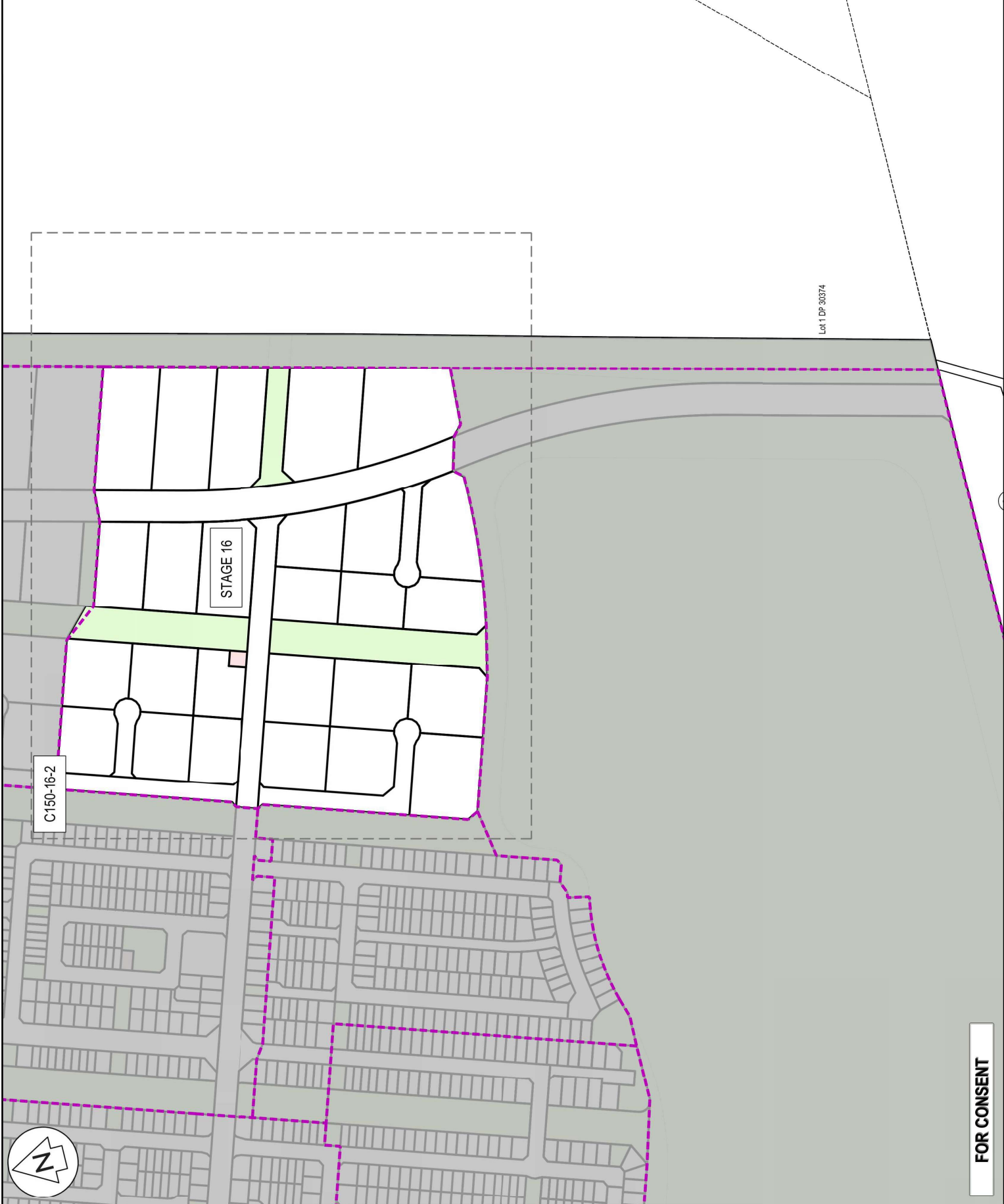
Survey	MAVEN	05/2025
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

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-16

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



Lot 1 DP 30374

FOR CONSENT



- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL ACTING COUNCIL ORDERS.
 2. CO-ORDINATES IN TERMS OF BAY OF PLENTY 2000.
 3. AREAS, BOUNDARIES AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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 5. THIS DOCUMENT IS SUBJECT TO COPYRIGHT.
 6. STAGE DEPENDENT INTERNAL SERVICE EASEMENTS WILL BE SHOWN ON THE TITLE PLAN AT 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

Maven Bay of Plenty
 115 Papanui Street, Tauranga
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Project
WAIRAKEI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPA MOA
FOR BELL ROAD
LIMITED PARTNERSHIP

Title
PROPOSED
SCHEME
PLAN-STG-16

Project no.	BOP0749
Scale	1:2000
Case file	BOP0749 BELL ROAD SCHEME PLAN (BI) DWG
Drawing no.	C150-16-2
Rev	B

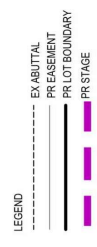


Lot 1 DP 30374

FOR CONSENT

NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BY-LAWS AND THE RESOURCE MANAGEMENT ACT 1976.
- COPIES OF THIS PLAN IN ACCORDANCE WITH THE RESOURCE MANAGEMENT ACT 1976.
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Rev	Description	By	Date
B	FOR CONSENT	JM	03/2026
A	DRAFT FOR REVIEW	VHU	11/25

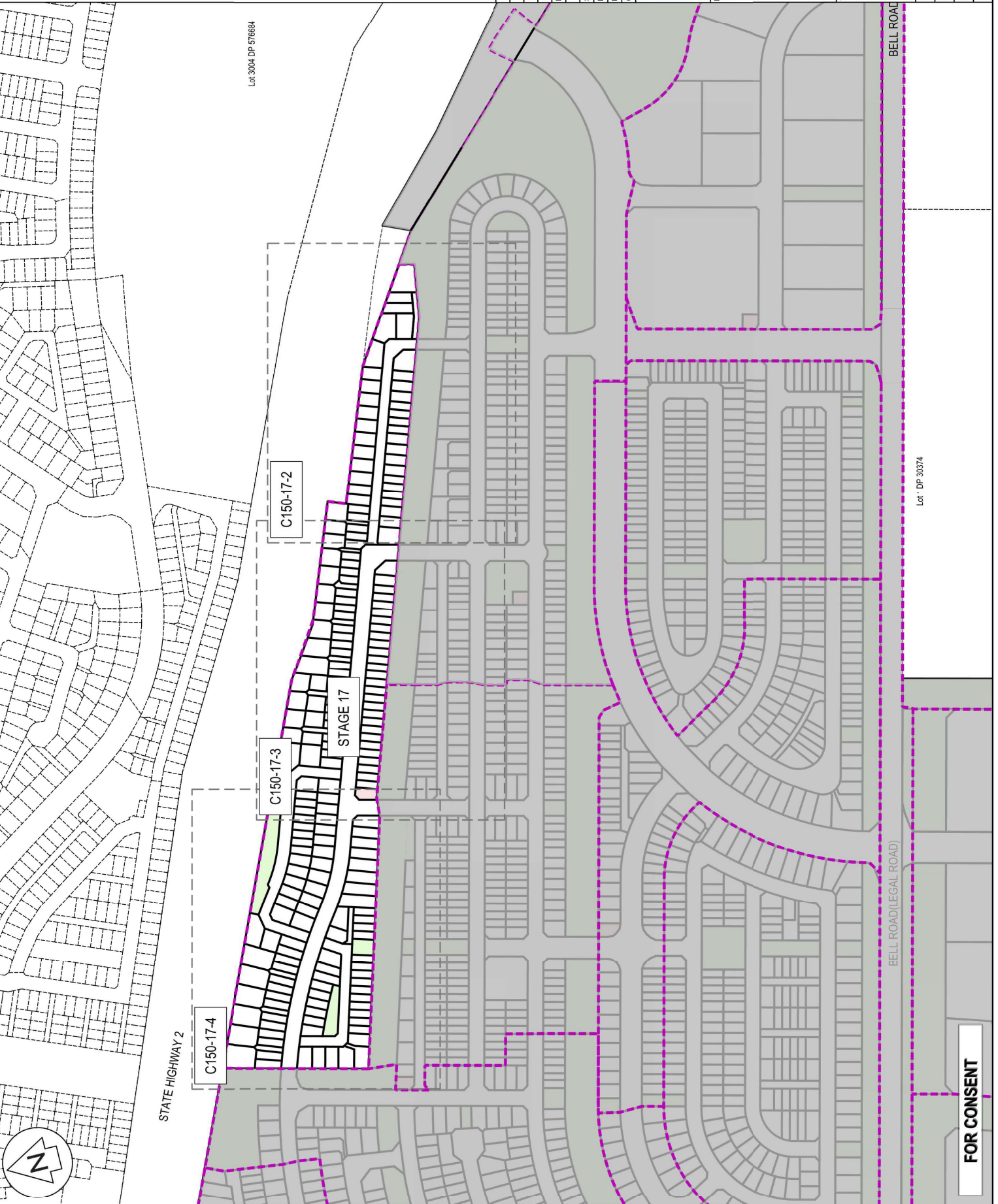
Survey	By	Date
MAVEN	05/2025	
Design	BOFFA MISKELL	03/26
Drawn	VHU	11/25
Checked	JG	03/26

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-17

Project no.	BOP0749
Scale	1:4000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-17-1
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 LAND	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 R.F. 2000.
 - AREAS, DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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LEGEND

----- EX ABUTTAL
 ----- PREASEMENT
 _____ PR LOT BOUNDARY

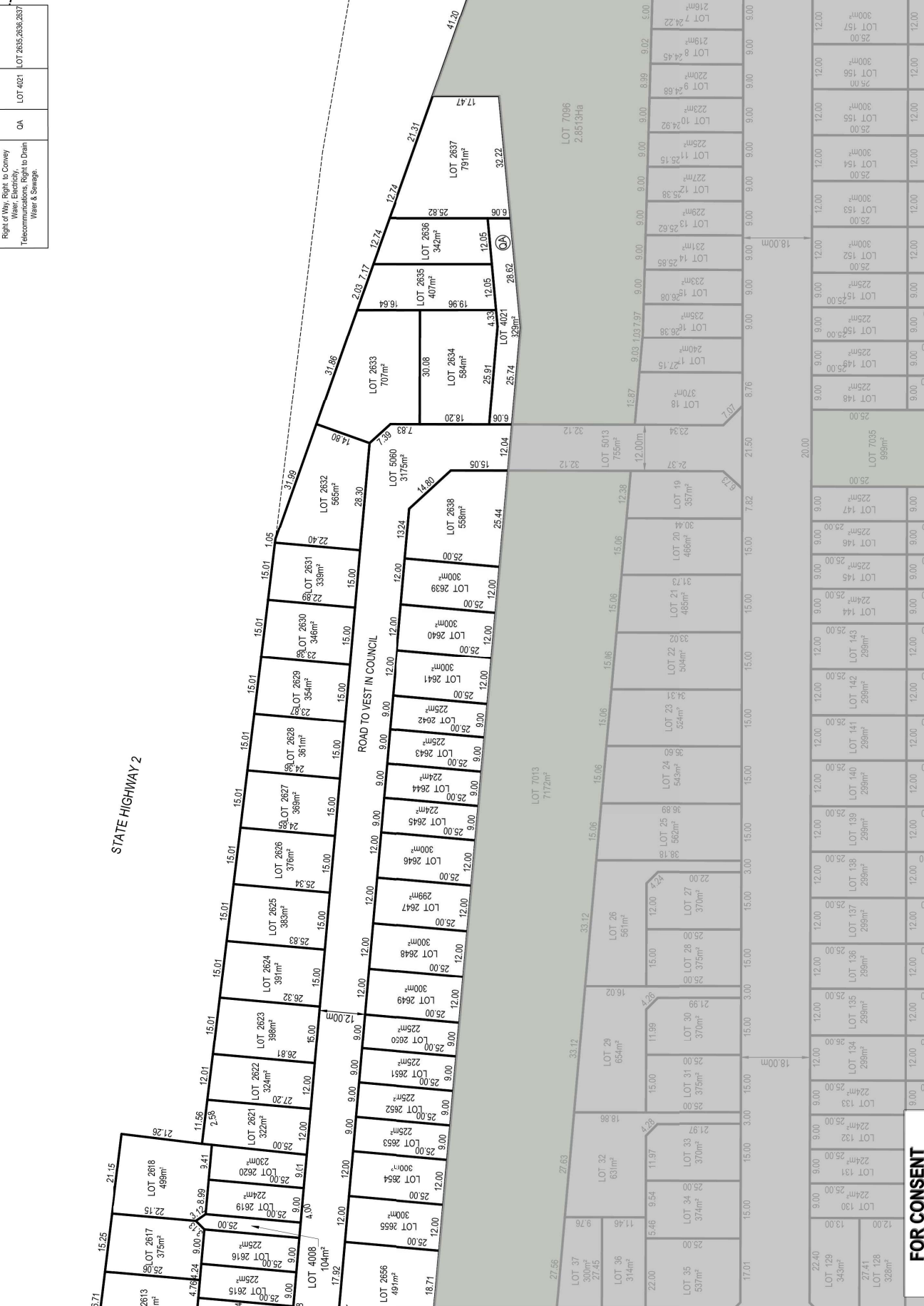
Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

By	Date
Survey	HAYEN 05/20/25
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

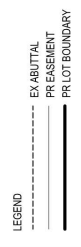
The PROPOSED SCHEME PLAN-STG-17	
Project no.	BOP0749
Scale	1:1000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWS
Drawing no.	C150-17-2
Rev	B



FOR CONSENT



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

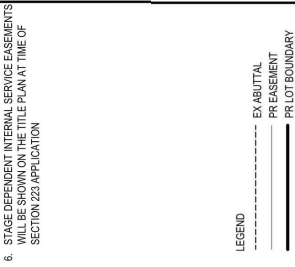
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

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

By	Date
Survey	MAVEN 05/02/25
Design	BOP/AMSKRELL 03/26
Drawn	VHU 11/25
Checked	JG 03/26

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

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BY-LAWS AND THE RESOURCES MANAGEMENT ACT 1991.
 2. COORDINATES IN TERMS OF BAY OF PLENTY 2000.
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Rev	Description	By	Date
1	FOR CONSENT	JM	03/20/26
2	DRAFT FOR REVIEW	VHU	11/25
3			
4			
5			

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WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOEA 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) DIV5
 Drawing no. C150-17-4 Rev B

STATE HIGHWAY 2



AMALGAMATION CONDITIONS:
 That Lot 4000 be held as two undivided one-half shares by the owners of Lots 2530 and 2531 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

That Lot 4001 be held as two undivided one-half shares by the owners of Lots 2524 and 2525 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

That Lot 4002 be held as two undivided one-half shares by the owners of Lots 2536 and 2537 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

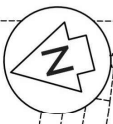
That Lot 4022 be held as six undivided one-sixth shares by the owners of Lots 2594, 2695, 2721, 2722, 2723, and 2724 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

PURPOSE	PROPOSED MEMORANDUM OF EASEMENTS	
	SHOWN	BURIED/LAND
Right of Way, Right to Cross, Right to Use, Electricity, Telecommunications, Right to Drain Water & Sewage.	OK	OK
	OK	OK
	OK	OK
	OK	OK
	OK	OK

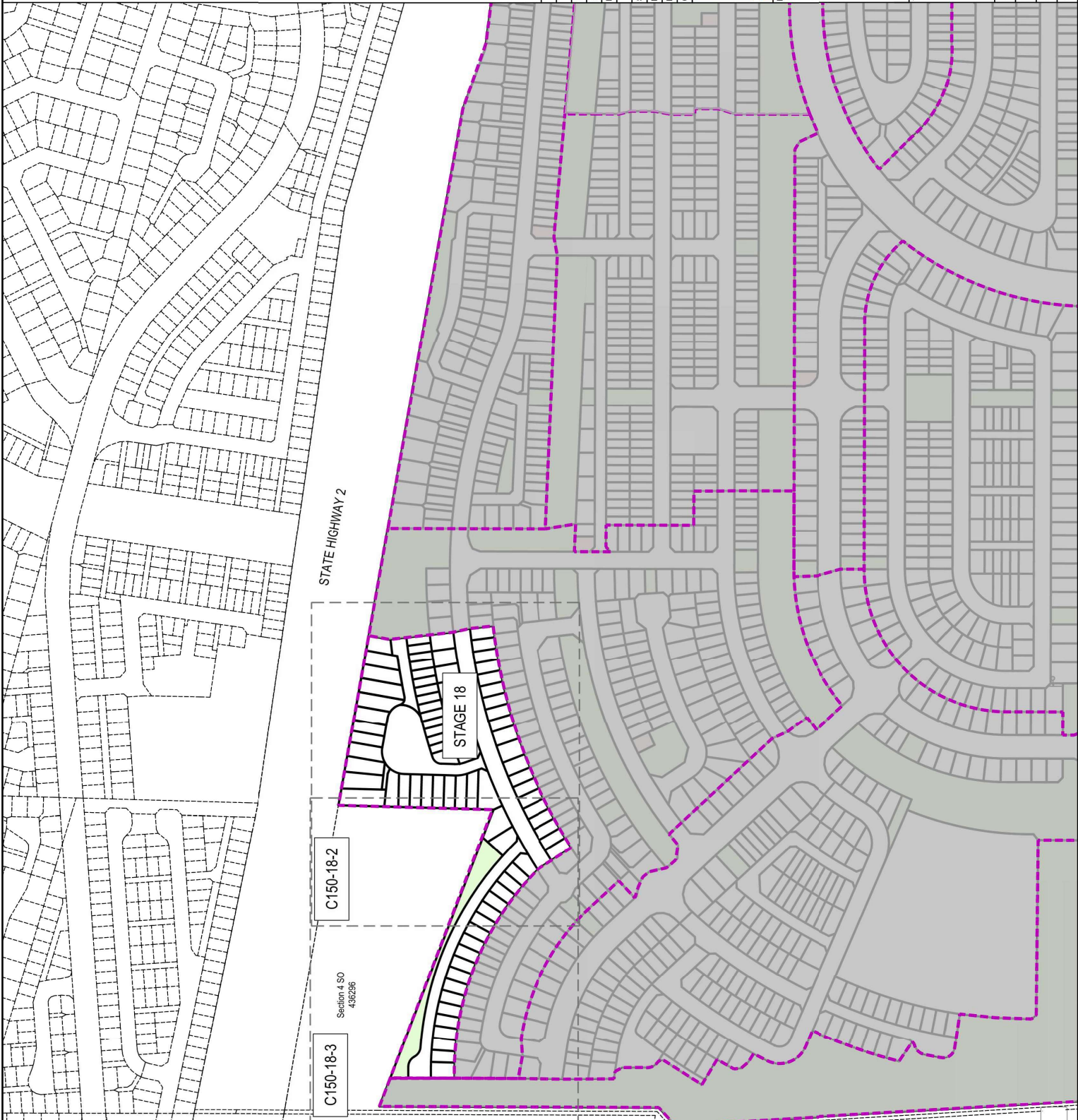
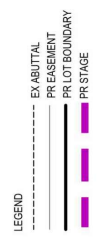
LOT	AREA (m²)	OWNER
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LOT 2503	2503	...
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LOT 2505	2505	...
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LOT 2507	2507	...
LOT 2508	2508	...
LOT 2509	2509	...
LOT 2510	2510	...
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LOT 2596	2596	...
LOT 2597	2597	...
LOT 2598	2598	...
LOT 2599	2599	...



FOR CONSENT



- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 222 IN TERMS OF RAY OF PLENSITY 2000.
 2. AREAS, DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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 5. STAGE DEPENDENT INTERNAL SERVICE EASEMENTS WILL BE SHOWN ON THE TITLE PLAN AT TIME OF SECTION 223 APPLICATION.



Part Lot 5 DP-331121

1 of 1 DP 32551

FOR CONSENT

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

MAMEN
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 Wairakei South
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 New Zealand
 www.mamen.co.nz
 07 778 9000

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

Title:
 PROPOSED
 SCHEME
 PLAN-STG-18

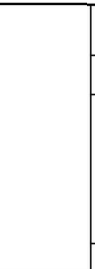
Project no.	BOP0749
Scale	1:4000
Card file	BOP0749 BELL ROAD SCHEME PLAN (B) DWG
Drawing no.	C150-18-1
Rev	B

- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BY-LAWS IN TERMS OF THE RESOURCE MANAGEMENT ACT 1991 AND THE RESOURCE MANAGEMENT (MAYORALTY) ACT 2000.
 2. AREAS, DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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- LEGEND**
- EX ABUTTAL
 - PRE EASEMENT
 - PR LOT BOUNDARY

Survey	By	Date
Design	By	Date
Drawn	By	Date
Checked	By	Date

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



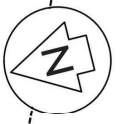
Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

The PROPOSED SCHEME PLAN-STG-18

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

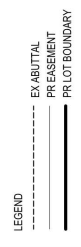
AMALGAMATION CONDITION:
 That Lot 4023 be held as three undivided one-third shares by the owners of Lots 2777, 2778, and 2779 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.

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



FOR CONSENT

- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BYLAW 2008.
 2. COPIES OF THIS PLAN IN TERMS OF THE ACT OF 2008.
 3. AREAS, DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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 5. THIS DOCUMENT IS SUBJECT TO COPYRIGHT.
 6. STAGE DEPENDENT INTERNAL SERVICE EASEMENTS WILL BE SHOWN ON THE TITLE PLAN AT TIME OF SECTION 223 APPLICATION.



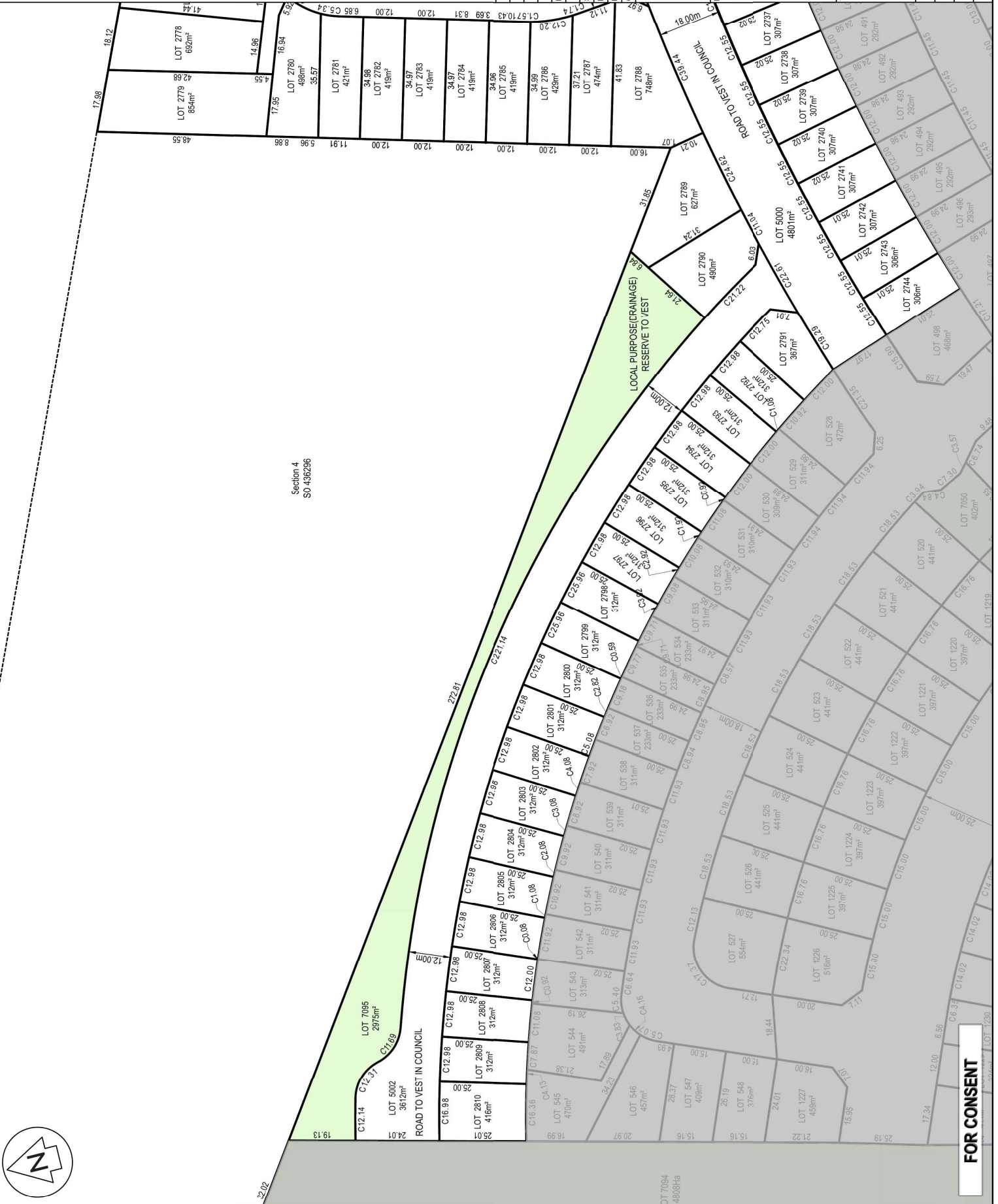
Rev	Description	By	Date
B	FOR CONSENT	JM	03/20/26
A	DRAFT FOR REVIEW	VHU	11/25

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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/D/DO)
Drawing no.	C150-18-3
Rev	B



FOR CONSENT