



beach access

Boulevard Beach Park

beach access

Coastal Protection Zone

beach access

Urupa Buffer Zone

Eastern Park

Retirement precinct road access

Retirement precinct road access or conventional residential allotment

Retirement Precinct

Retirement precinct pedestrian access and walkway link to Landscape Buffer Zone

Landscape Buffer Zone

Destination Park and Community Hub

Urupa Buffer Zone

PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, WASTEWATER, STORMWATER, ELECTRICITY, TELECOMMUNICATIONS & COMPUTER MEDIA	A	LOT 501 HEREON	LOTS 8 & 9 HEREON
	B	LOT 502 HEREON	LOTS 11 & 12 HEREON
	C	LOT 503 HEREON	LOTS 35 & 36 HEREON
	D	LOT 504 HEREON	LOTS 41, 42, 43, 44, 45 & 46 HEREON
	E	LOT 505 HEREON	LOTS 64 & 65 HEREON
	F	LOT 506 HEREON	LOTS 67 & 68 HEREON
	G	LOT 507 HEREON	LOTS 78, 79 & 80 HEREON
	H	LOT 508 HEREON	LOTS 79 & 80 HEREON
	I	LOT 509 HEREON	LOTS 100 & 101 HEREON
	J	LOT 510 HEREON	LOTS 111 & 112 HEREON
	K	LOT 511 HEREON	LOTS 115, 116, 117, 118, 119 & 120 HEREON
	L	LOT 512 HEREON	LOTS 128 & 129 HEREON
	M	LOT 513 HEREON	LOTS 141 & 142 HEREON

AMALGAMATION CONDITIONS	
THAT LOT 501 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 8 AND 9 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.	THAT LOT 506 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 64 AND 65 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
THAT LOT 502 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 11 AND 12 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.	THAT LOT 507 HEREON (LEGAL ACCESS) BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 78, 79 AND 80 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
THAT LOT 503 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 35 AND 36 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.	THAT LOT 508 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 79 AND 80 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
THAT LOT 504 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE SIXTH SHARES BY THE OWNERS OF LOTS 41, 42, 43, 44, 45 AND 46 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.	THAT LOT 509 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 100 AND 101 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
THAT LOT 505 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 64 AND 65 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.	THAT LOT 510 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 111 AND 112 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
THAT LOT 511 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE SIXTH SHARES BY THE OWNERS OF LOTS 115, 116, 117, 118, 119 AND 120 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.	THAT LOT 512 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 128 AND 129 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
THAT LOT 513 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 141 AND 142 HEREON AND INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.	



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ENGINEERS NEW ZEALAND

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ASSURED

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NOTES:

1. AREAS & DIMENSIONS ARE APPROXIMATE ONLY & ARE SUBJECT TO SURVEY.

2. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991 AND SHOULD NOT BE RELIED ON FOR ANY OTHER PURPOSE.

3. REFER TO DRAWINGS RC010 AND RC020 FOR THE UNDERLYING TITLE INFORMATION AND THE PROPOSED CREATION OF DEVELOPMENT BLOCKS 2001 TO 2004.

LEGEND:

STAGE 1

STAGE 2

STAGE 3

STAGE 4

STAGE 5

STAGE 6

STAGE 7

STAGE 8



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10	ISSUED FOR RESOURCE CONSENT	GPR	03.12.19
9	FULL UPDATE	GPR	28.11.19
8	REVISED TITLE TO REFER TO DEVELOPMENT BLOCKS	GPR	18.07.19
7	ISSUED FOR RESOURCE CONSENT	GPR	10.05.19
6	STAGE 2G EXTENDED	GPR	26.04.19
5	STAGE 2G ADDED	GPR	14.03.19
4	BOUNDARIES AND AREAS UPDATED	GPR	11.03.19
REF	REVISIONS	BY	DATE

PROJECT:

MMS GP LIMITED
77 BUNYAN ROAD
WHAKATANE

TITLE:

PROPOSED SUBDIVISION OF
DEVELOPMENT BLOCK
LOTS 1001, 1002, 1003 & 1004

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
RJM	08.01.19		JTL
DRAWN:	DATE:	SIGNED:	PLOT DATE:
JTL	29.11.19		03.12.19
CHECKED:	DATE:	SIGNED:	SURVEY BY:
RJM	03.12.19		
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
GPR	03.12.19		

ISSUE STATUS:

RESOURCE CONSENT

PROJECT No:	SCALES:	
1550-144881-01	1:1250 - A1 1:2500 - A3	A1
DRAWING No:		REV
144881-01-RC100		10