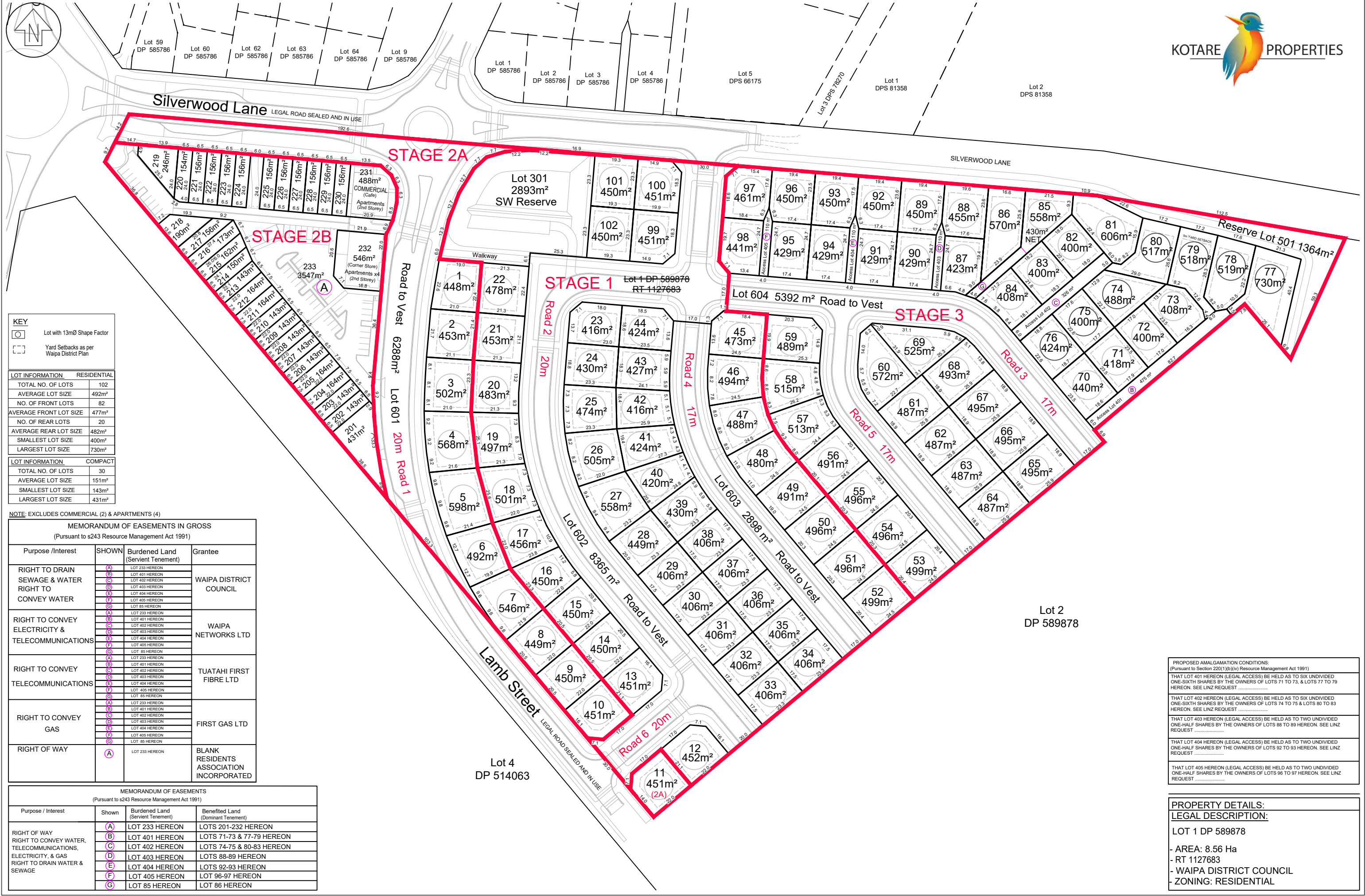


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KEY	
	Lot with 13mØ Shape Factor
	Yard Setbacks as per Waipa District Plan
LOT INFORMATION RESIDENTIAL	
TOTAL NO. OF LOTS	102
AVERAGE LOT SIZE	492m²
NO. OF FRONT LOTS	82
AVERAGE FRONT LOT SIZE	477m²
NO. OF REAR LOTS	20
AVERAGE REAR LOT SIZE	482m²
SMALLEST LOT SIZE	400m²
LARGEST LOT SIZE	730m²
LOT INFORMATION COMPACT	
TOTAL NO. OF LOTS	30
AVERAGE LOT SIZE	151m²
SMALLEST LOT SIZE	143m²
LARGEST LOT SIZE	431m²

NOTE: EXCLUDES COMMERCIAL (2) & APARTMENTS (4)

MEMORANDUM OF EASEMENTS IN GROSS (Pursuant to s243 Resource Management Act 1991)			
Purpose /Interest	SHOWN	Burdened Land (Servient Tenement)	Grantee
RIGHT TO DRAIN SEWAGE & WATER RIGHT TO CONVEY WATER	(A)	LOT 233 HEREON	WAIPA DISTRICT COUNCIL
	(B)	LOT 401 HEREON	
	(C)	LOT 402 HEREON	
	(D)	LOT 403 HEREON	
	(E)	LOT 404 HEREON	
RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	(F)	LOT 405 HEREON	WAIPA NETWORKS LTD
	(G)	LOT 85 HEREON	
	(A)	LOT 233 HEREON	
	(B)	LOT 401 HEREON	
	(C)	LOT 402 HEREON	
RIGHT TO CONVEY TELECOMMUNICATIONS	(D)	LOT 403 HEREON	TUATAHI FIRST FIBRE LTD
	(E)	LOT 404 HEREON	
	(F)	LOT 405 HEREON	
	(G)	LOT 85 HEREON	
	(A)	LOT 233 HEREON	
RIGHT TO CONVEY GAS	(B)	LOT 401 HEREON	FIRST GAS LTD
	(C)	LOT 402 HEREON	
	(D)	LOT 403 HEREON	
	(E)	LOT 404 HEREON	
	(F)	LOT 405 HEREON	
RIGHT OF WAY	(G)	LOT 85 HEREON	BLANK RESIDENTS ASSOCIATION INCORPORATED
	(A)	LOT 233 HEREON	

MEMORANDUM OF EASEMENTS (Pursuant to s243 Resource Management Act 1991)			
Purpose / Interest	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
RIGHT OF WAY RIGHT TO CONVEY WATER, TELECOMMUNICATIONS, ELECTRICITY, & GAS RIGHT TO DRAIN WATER & SEWAGE	(A)	LOT 233 HEREON	LOTS 201-232 HEREON
	(B)	LOT 401 HEREON	LOTS 71-73 & 77-79 HEREON
	(C)	LOT 402 HEREON	LOTS 74-75 & 80-83 HEREON
	(D)	LOT 403 HEREON	LOTS 88-89 HEREON
	(E)	LOT 404 HEREON	LOTS 92-93 HEREON
	(F)	LOT 405 HEREON	LOT 96-97 HEREON
	(G)	LOT 85 HEREON	LOT 86 HEREON

PROPOSED AMALGAMATION CONDITIONS: (Pursuant to Section 220(1)(b)(iv) Resource Management Act 1991)
THAT LOT 401 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 71 TO 73, & LOTS 77 TO 79 HEREON. SEE LINZ REQUEST
THAT LOT 402 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 74 TO 75 & LOTS 80 TO 83 HEREON. SEE LINZ REQUEST
THAT LOT 403 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 88 TO 89 HEREON. SEE LINZ REQUEST
THAT LOT 404 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 92 TO 93 HEREON. SEE LINZ REQUEST
THAT LOT 405 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 96 TO 97 HEREON. SEE LINZ REQUEST

PROPERTY DETAILS: LEGAL DESCRIPTION:
LOT 1 DP 589878
- AREA: 8.56 Ha
- RT 1127683
- WAIPA DISTRICT COUNCIL
- ZONING: RESIDENTIAL

CONTOUTR INTERVAL
DPKU : GEODETIC CODE
685827.06 :N 460414.42 :E 63.4 :Z :COORDINATE

Mt Eden 2000
Motuwhi 1953
IT IV DPS 39924 :ORIGIN MARK
NOTES
DOCUMENT CONTROL TO BE RESPONSIBILITY OF PLAN HOLDER.
DESIGN IN REFERENCE TO R.I.T.S. / N.Z.S. UNLESS DETAILED.

LIVIA

CLIENT
PROJECT

KOTARE PROPERTIES

KOTARE PARK SOUTH

PLAN

SUBDIVISION CONCEPT PLAN SET - SCHEME PLAN

LOTS 1-102, 201-233, 301, 401-404, 501, 601-604 BEING A SUBDIVISION OF LOT 1 DP 589878

AT 37 LAMB ST, CAMBRIDGE 3495

BY: TM
CHK: MA
STATUS: APPROVAL

CHANGELOG:
REFER TO DRAWING REGISTER

APR:

SCALE: 1:1500
(A3)

DATE 27.09.2024

PLAN

1109-00-SC-011

REV

K:\KC - DOCUMENTS\1109-00 SOUTH\01 CAD\1109-00-SC-011 - SCHEME.DWG | 2024-11-27 18:25:32