

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
	A	LOT 47 HEREON	LOT 48 HEREON
	B	LOT 48 HEREON	LOT 47 HEREON
	C	LOT 48 HEREON	LOT 49 HEREON
	D	LOT 49 HEREON	LOT 48 HEREON
	E	LOT 50 HEREON	LOT 51 HEREON
	F	LOT 51 HEREON	LOT 50 HEREON
	G	LOT 52 HEREON	LOT 53 HEREON
	H	LOT 53 HEREON	LOT 52 HEREON
	I	LOT 54 HEREON	LOT 55 HEREON
	J	LOT 55 HEREON	LOT 54 HEREON
	K	LOT 24 HEREON	LOT 23 HEREON
	L	LOT 23 HEREON	LOT 24 HEREON
	M	LOT 22 HEREON	LOT 21 HEREON
	N	LOT 21 HEREON	LOT 22 HEREON
	O	LOT 20 HEREON	LOT 19 HEREON
	P	LOT 19 HEREON	LOT 20 HEREON
	Q	LOT 18 HEREON	LOT 17 HEREON
	R	LOT 17 HEREON	LOT 18 HEREON
	S	LOT 16 HEREON	LOT 15 HEREON
	T	LOT 15 HEREON	LOT 16 HEREON
	U	LOT 14 HEREON	LOT 13 HEREON
	V	LOT 13 HEREON	LOT 14 HEREON
	Y	LOT 56 HEREON	LOT 57 HEREON
	Z	LOT 57 HEREON	LOT 56 HEREON
	W	LOT 41 HEREON	LOT 12 HEREON

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY			
RIGHT OF WAY			
RIGHT TO CONVEY WATER			
RIGHT TO CONVEY TELECOMMUNICATIONS			
RIGHT TO CONVEY ELECTRICITY			
RIGHT TO CONVEY GAS			
RIGHT TO STORE RUBBISH & RECYCLING			
RIGHT TO STAND BICYCLE			
RIGHT TO INSTALL LETTERBOX			
RIGHT TO CONVEY ELECTRICITY			

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
	MA	LOT 2 HEREON	LOT 1 HEREON
	MB	LOT 3 HEREON	LOT 2 HEREON
	MC	LOT 4 HEREON	LOT 3 HEREON
	MD	LOT 5 HEREON	LOT 4 HEREON
	ME	LOT 6 HEREON	LOT 5 HEREON
	MF	LOT 7 HEREON	LOT 6 HEREON
	MG	LOT 9 HEREON	LOT 8 HEREON
	MH	LOT 10 HEREON	LOT 9 HEREON
	MI	LOT 11 HEREON	LOT 10 HEREON
	MJ	LOT 26 HEREON	LOT 25 HEREON
	MK	LOT 27 HEREON	LOT 26 HEREON
	ML	LOT 28 HEREON	LOT 27 HEREON
	MM	LOT 29 HEREON	LOT 28 HEREON
	MN	LOT 30 HEREON	LOT 29 HEREON
	MO	LOT 31 HEREON	LOT 30 HEREON
	MP	LOT 32 HEREON	LOT 31 HEREON
	MQ	LOT 33 HEREON	LOT 32 HEREON
	MR	LOT 35 HEREON	LOT 34 HEREON
	MS	LOT 36 HEREON	LOT 35 HEREON
	MT	LOT 37 HEREON	LOT 36 HEREON
	MU	LOT 38 HEREON	LOT 37 HEREON
	MV	LOT 39 HEREON	LOT 38 HEREON
	MW	LOT 40 HEREON	LOT 39 HEREON
	MX	LOT 41 HEREON	LOT 40 HEREON
	MY	LOT 43 HEREON	LOT 42 HEREON
	MZ	LOT 44 HEREON	LOT 43 HEREON
	NA	LOT 45 HEREON	LOT 44 HEREON
	NB	LOT 46 HEREON	LOT 45 HEREON
	NC	LOT 59 HEREON	LOT 58 HEREON
	ND	LOT 60 HEREON	LOT 59 HEREON
	NE	LOT 61 HEREON	LOT 60 HEREON
	NF	LOT 62 HEREON	LOT 61 HEREON
	NG	LOT 1 HEREON	LOT 62 HEREON

AMALGAMATION CONDITIONS
(Pursuant to s220 Resource Management Act 1991)

THAT LOT 47 AND LOTS 147 & 154 (PARKING) HEREON ARE TO BE HELD IN THE SAME OWNERSHIP AND AN INDIVIDUAL RECORD OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 48 AND LOT 148 (PARKING) HEREON ARE TO BE HELD IN THE SAME OWNERSHIP AND AN INDIVIDUAL RECORD OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 49 AND LOTS 149 & 153 (PARKING) HEREON ARE TO BE HELD IN THE SAME OWNERSHIP AND AN INDIVIDUAL RECORD OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 50 AND LOT 150 (PARKING) HEREON ARE TO BE HELD IN THE SAME OWNERSHIP AND AN INDIVIDUAL RECORD OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

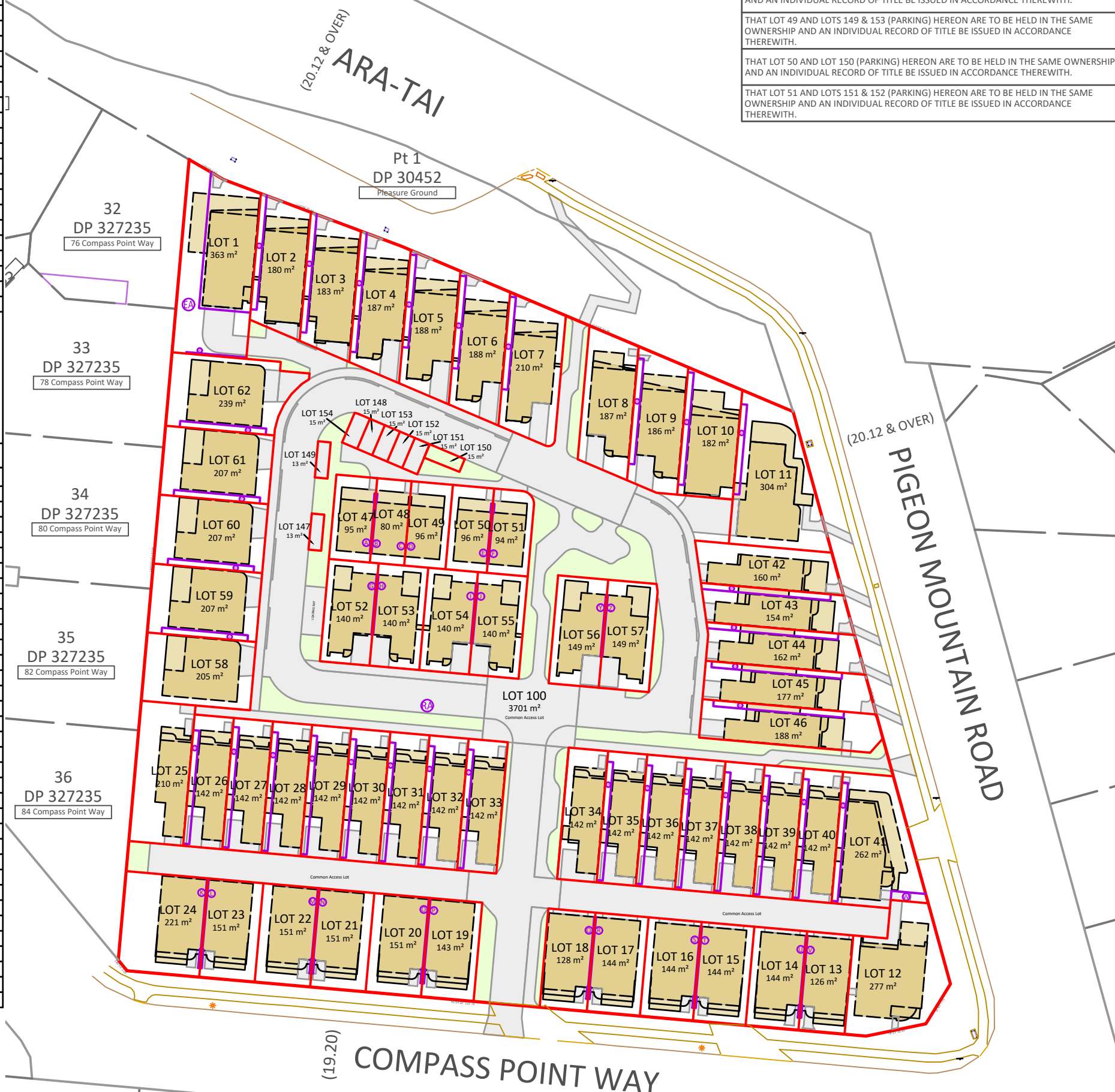
THAT LOT 51 AND LOTS 151 & 152 (PARKING) HEREON ARE TO BE HELD IN THE SAME OWNERSHIP AND AN INDIVIDUAL RECORD OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

DISCLAIMER:

THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSES AGREED BY ENVIVO LTD AND ITS CLIENT. ENVIVO LTD ACCEPTS NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR, OR IN RESPECT OF, ANY USE OF, OR RELIANCE UPON THIS DRAWING BY ANY THIRD PARTY.

NOTES:

- HORIZONTAL DATUM IS NZGD 2000 (CIRCUIT IS MOUNT EDEN 2000).
- HEIGHT DATUM IS NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016) FROM BP 7363 SO 57793 (CL2N) RL=15.52m (JAN 2025)
- BOUNDARIES SHOWN ON THIS PLAN ARE FROM LANDONLINE. IF THE POSITION OF THE BOUNDARIES IS REQUIRED A REDEFINITION SURVEY SHOULD BE UNDERTAKEN.
- SOURCED FROM THE LINZ DATA SERVICE AND LICENSED FOR REUSE UNDER THE CC BY 4.0 LICENCE.
- EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN. A FULL INVESTIGATION OF LEGAL RECORDS SHOULD BE UNDERTAKEN.
- NOT ALL PUBLIC & PRIVATE DRAINAGE INFORMATION IS SHOWN ON THIS PLAN. SYMBOLS AND MODELS OF SERVICES ARE SHOWN DIAGRAMMATICALLY ONLY AND NOT TO SCALE.
- UNLESS OTHERWISE SHOWN THE POSITION AND ALIGNMENT OF SERVICES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM COUNCIL RECORDS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA, THEY SHOULD NOT BE USED FOR DESIGN PURPOSES. ALL SERVICES SHOULD BE LOCATED BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.
- IF SHOWN, SPECIFIED UNDERGROUND UTILITIES AND DRAINAGE HAVE BEEN LOCATED USING INDUSTRY BEST PRACTICE METHODS AND FOLLOWING NZIAGS CODE OF PRACTICE. DIFFERENCES IN LOCATION BETWEEN THE VARIOUS METHODS IS NORMAL.
- CRITICAL LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN. THE LEVELS SHOWN ON THIS PLAN MAY NOT CORRESPOND TO THE COUNCIL'S DEFINITION OF GROUND LEVEL FOR DESIGN PURPOSES.
- AREAS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
- THE POSITION AND OUTLINE OF PROPOSED BUILDINGS & AREAS SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE ARCHITECTS DESIGN PLANS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA.



SCHEME PLAN

LEGEND

LOT BOUNDARIES	Red solid line
ROAD BOUNDARIES	Grey dashed line
ABUTMENT BOUNDARIES	Black dashed line
EASEMENT BOUNDARIES	Purple dashed line
MEASUREMENTS (METRES)	25.67
EXISTING BUILDINGS (EXTERIOR CLADDING)	Light brown shaded area
BUILDING DECK	Light grey shaded area
BUILDING EAVES (TOP OF GUTTER)	Black dashed line
BUILDING RIDGES/ROOFLINE	Black dashed line
EDGE OF CONCRETE	Yellow dashed line
IMPERMEABLE SURFACE	Light blue shaded area
EXISTING STORM WATER LINE	Red dashed line
EXISTING WASTE WATER LINE	Blue dashed line
EXISTING WATER MAIN LINE	Green dashed line
PROPOSED BUILDING COVERAGE	Light brown shaded area
PROPOSED LANDSCAPED AREA	Light green shaded area
PROPOSED STORM WATER LINE	Red dashed line with 'W'
PROPOSED WASTE WATER LINE	Blue dashed line with 'W'
PROPOSED WATER MAIN LINE	Green dashed line with 'W'
PRIVATE LINE	PVT - PVT - PVT
UNDERLYING RECORD OF TITLE BOUNDARY	RT - RT - RT
FRONT YARD	49.6 m ²

envivo
envivo ltd po box 109 207 newmarket auckland 1149
+64 9 630 9512 admin@envivo.nz www.envivo.nz

REV	BY	DATE	APP'D	REVISION/COMMENTS
B	SC	13/11/25	TB	UPDATED DESIGN
C	SC	16/12/25	TB	CARPARK LOTS
D	SC	21/01/26	TB	LOTS 101-102, 62, AC PARKING
E	SC	30/01/26	TB	MAINTENANCE EASEMENTS
F	SC	27/03/26	TB	LOTS 56-57, PARKING

TITLE			
SCHEME PLAN			
PROJECT/LOCATION			
1-9 PIGEON MOUNTAIN ROAD, HALF MOON BAY			
LEGAL DESCRIPTION			
LOT 1 DP 212125			
RECORD OF TITLE			
NA140A/266, 1.4073 ha			
SURVEYED	DRAWN	DESIGNED	APPROVED
KP	MR	SC	MA
DATE	DATE	DATE	DATE
21/06/22	22/06/22	25/02/25	25/02/25
SCALE @A3	ZONING		
1:750	MIXED HOUSING SUBURBAN		
PROJECT	ORIG	ZONE	LOC
34948-ENV-00-XX-DR-V	-	-	-
TYPE	RL	DRG No	SUIT
-	-	-	-
REV			
-			

LOT 100 IS TO BE OWNED BY A RESIDENTS ASSOCIATION INC.



DATE: 09/02/2025 12:28:50 PM LOGIN NAME: SARAH CAMMICK LOCATION: C:\2525\envivo\34948-3\Pigeon Mountain Road_half Moon Bay_57003_CADD\03.02_CAD\34948-ENV-DR-V-130.dwg



DISCLAIMER:
 THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSES AGREED BY ENVIVO LTD AND ITS CLIENT. ENVIVO LTD ACCEPTS NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR, OR IN RESPECT OF, ANY USE OF, OR RELIANCE UPON THIS DRAWING BY ANY THIRD PARTY. SCALE WITH CAUTION. THIS DRAWING MAY HAVE DEFORMED DURING REPRODUCTION. IF CLARITY IS REQUIRED, REFER TO ENGINEER. THE CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE THE COPYRIGHT OF ENVIVO LTD. USE OR COPYING OF THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF ENVIVO LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

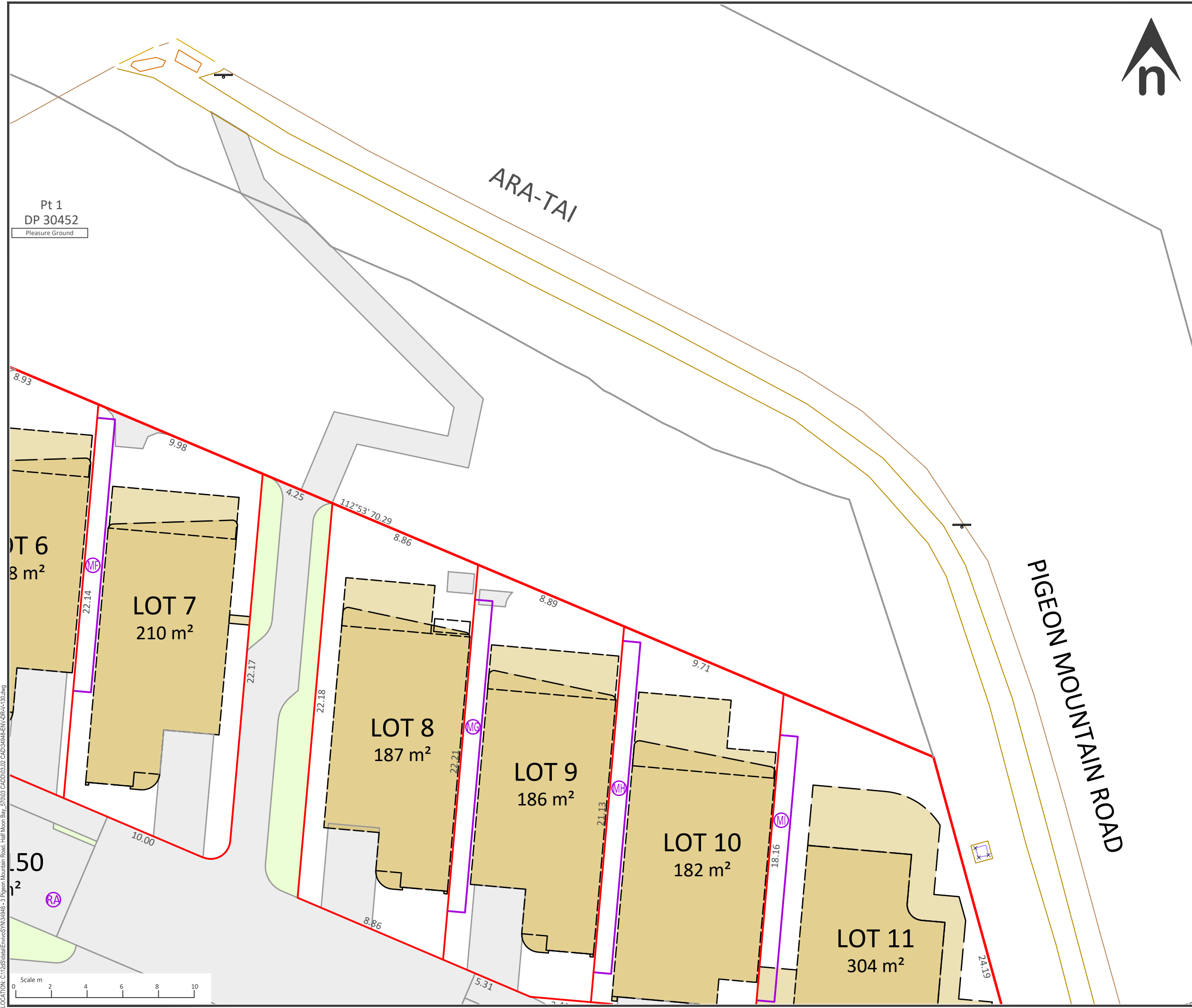
NOTES:

- HORIZONTAL DATUM IS NZGD 2000 (CIRCUIT IS MOUNT EDEN 2000).
- HEIGHT DATUM IS NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016) FROM BP 7363 SO 57793 (CL2N) RL=15.52m (JAN 2025)
- BOUNDARIES SHOWN ON THIS PLAN ARE FROM LANDONLINE. IF THE POSITION OF THE BOUNDARIES IS REQUIRED A REDEFINITION SURVEY SHOULD BE UNDERTAKEN.
- SOURCED FROM THE LINZ DATA SERVICE AND LICENSED FOR REUSE UNDER THE CC BY 4.0 LICENCE.
- EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN. A FULL INVESTIGATION OF LEGAL RECORDS SHOULD BE UNDERTAKEN.
- NOT ALL PUBLIC & PRIVATE DRAINAGE INFORMATION IS SHOWN ON THIS PLAN. SYMBOLS AND MODELS OF SERVICES ARE SHOWN DIAGRAMMATICALLY ONLY AND NOT TO SCALE.
- UNLESS OTHERWISE SHOWN THE POSITION AND ALIGNMENT OF SERVICES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM COUNCIL RECORDS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA, THEY SHOULD NOT BE USED FOR DESIGN PURPOSES. ALL SERVICES SHOULD BE LOCATED BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.
- IF SHOWN, SPECIFIED UNDERGROUND UTILITIES AND DRAINAGE HAVE BEEN LOCATED USING INDUSTRY BEST PRACTICE METHODS AND FOLLOWING NZIAG CODE OF PRACTICE. DIFFERENCES IN LOCATION BETWEEN THE VARIOUS METHODS IS NORMAL.
- CRITICAL LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN. THE LEVELS SHOWN ON THIS PLAN MAY NOT CORRESPOND TO THE COUNCIL'S DEFINITION OF GROUND LEVEL FOR DESIGN PURPOSES.
- AREAS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
- THE POSITION AND OUTLINE OF PROPOSED BUILDINGS & AREAS SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE ARCHITECTS DESIGN PLANS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA.

ARA-TAI

PIGEON MOUNTAIN ROAD

Pt 1
 DP 30452
 Pleasure Ground



DATE: 08/02/2025 12:28:56 pm LOGIN NAME: SARAH CAMMICK
 LOCATION: C:\245\envivo\envivo\34948-3\Pigeon Mountain Road_half Moon Bay_57003 CAD\03.02 CAD\34948-ENV-DR-V-132.dwg



REV	BY	DATE	APP'D	REVISION/ COMMENTS
B	SC	13/11/25	TB	UPDATED DESIGN
C	SC	16/12/25	TB	CARPARK LOTS
D	SC	21/01/26	TB	LOTS 101-102, 62, AC PARKING
E	SC	30/01/26	TB	MAINTENANCE EASEMENTS
F	SC	27/03/26	TB	LOTS 56-57, PARKING

TITLE		SCHEME PLAN	
PROJECT/LOCATION		1-9 PIGEON MOUNTAIN ROAD, HALF MOON BAY	
LEGAL DESCRIPTION		LOT 1 DP 212125	
RECORD OF TITLE			
NA140A/266, 1.4073 ha			
SURVEYED		DRAWN	
KP	MA	SC	MA
DATE		DATE	
21/06/22		25/02/25	
SCALE @A3		ZONING	
1:200		MIXED HOUSING SUBURBAN	
PROJECT	ORIG	ZONE	LOC
34948-ENV-00-XX-DR-V - 132 - CO-F			



34
DP 327235
80 Compass Point Way

35
DP 327235
82 Compass Point Way

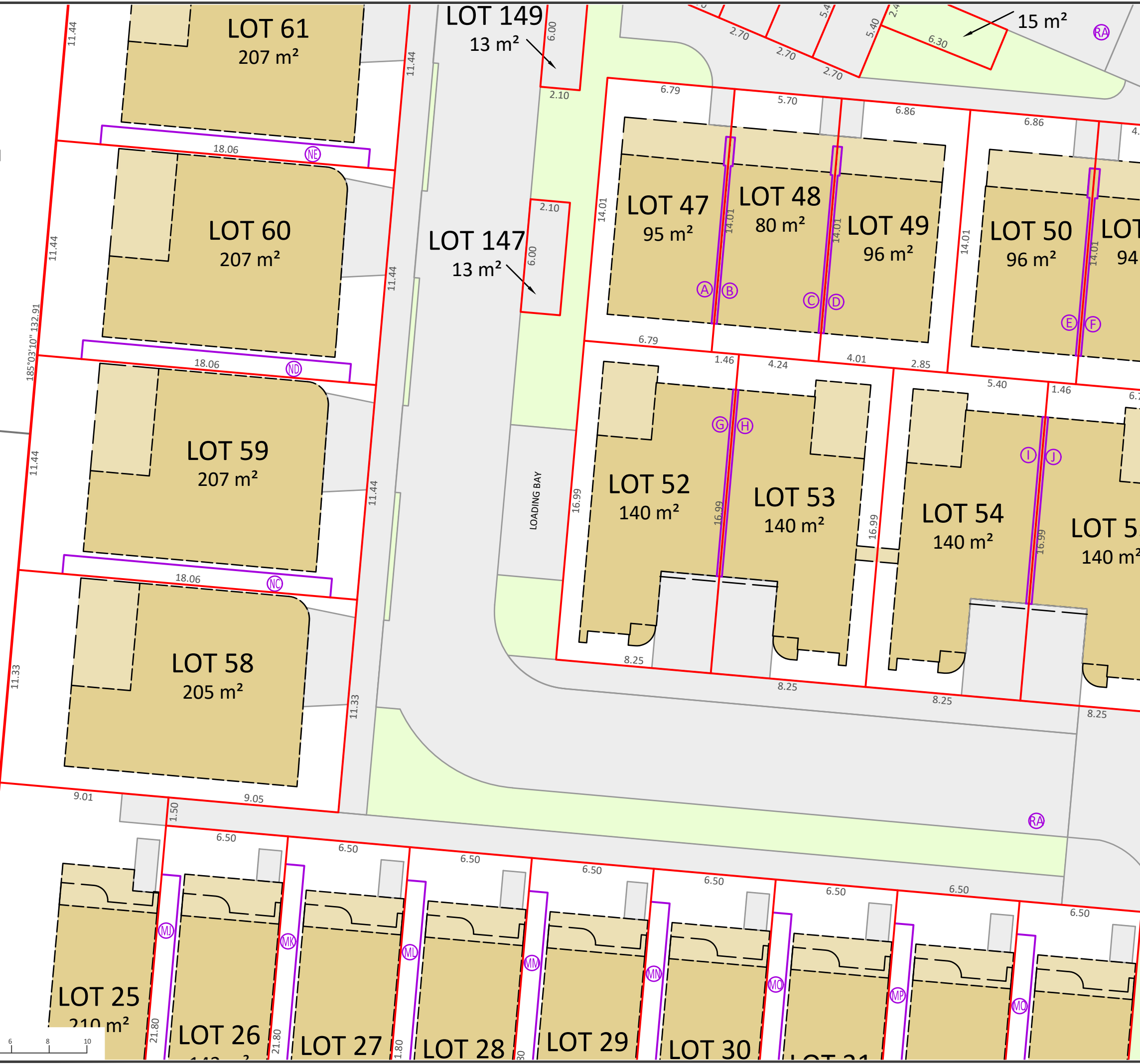
DATE: 09/02/2025 12:29:00 pm LOGIN NAME: SARAH CAMMICK LOCATION: C:\2455\envivo\envivo\34948-3\Pigeon Mountain Road, Half Moon Bay_57003 CAD\03.02 CAD\34948-ENV-DR-V-133.dwg



DISCLAIMER:
THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSES AGREED BY ENVIVO LTD AND ITS CLIENT. ENVIVO LTD ACCEPTS NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR, OR IN RESPECT OF, ANY USE OF, OR RELIANCE UPON THIS DRAWING BY ANY THIRD PARTY. SCALE WITH CAUTION. THIS DRAWING MAY HAVE DEFORMED DURING REPRODUCTION. IF CLARITY IS REQUIRED, REFER TO ENGINEER. THE CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE THE COPYRIGHT OF ENVIVO LTD. USE OR COPYING OF THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF ENVIVO LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

NOTES:

- HORIZONTAL DATUM IS NZGD 2000 (CIRCUIT IS MOUNT EDEN 2000).
- HEIGHT DATUM IS NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016) FROM BP 7363 SO 57793 (CL2N) RL=15.52m (JAN 2025)
- BOUNDARIES SHOWN ON THIS PLAN ARE FROM LANDONLINE. IF THE POSITION OF THE BOUNDARIES IS REQUIRED A REDEFINITION SURVEY SHOULD BE UNDERTAKEN.
- SOURCED FROM THE LINZ DATA SERVICE AND LICENSED FOR REUSE UNDER THE CC BY 4.0 LICENCE.
- EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN. A FULL INVESTIGATION OF LEGAL RECORDS SHOULD BE UNDERTAKEN.
- NOT ALL PUBLIC & PRIVATE DRAINAGE INFORMATION IS SHOWN ON THIS PLAN. SYMBOLS AND MODELS OF SERVICES ARE SHOWN DIAGRAMMATICALLY ONLY AND NOT TO SCALE.
- UNLESS OTHERWISE SHOWN THE POSITION AND ALIGNMENT OF SERVICES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM COUNCIL RECORDS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA, THEY SHOULD NOT BE USED FOR DESIGN PURPOSES. ALL SERVICES SHOULD BE LOCATED BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.
- IF SHOWN, SPECIFIED UNDERGROUND UTILITIES AND DRAINAGE HAVE BEEN LOCATED USING INDUSTRY BEST PRACTICE METHODS AND FOLLOWING NZUAG CODE OF PRACTICE. DIFFERENCES IN LOCATION BETWEEN THE VARIOUS METHODS IS NORMAL.
- CRITICAL LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN. THE LEVELS SHOWN ON THIS PLAN MAY NOT CORRESPOND TO THE COUNCIL'S DEFINITION OF GROUND LEVEL FOR DESIGN PURPOSES.
- AREAS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
- THE POSITION AND OUTLINE OF PROPOSED BUILDINGS & AREAS SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE ARCHITECTS DESIGN PLANS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA.



envivo ltd po box 109 207 newmarket auckland 1149
+64 9 630 9512 admin@envivo.nz www.envivo.nz

REV	BY	DATE	APP'D	REVISION/ COMMENTS
B	SC	13/11/25	TB	UPDATED DESIGN
C	SC	16/12/25	TB	CARPARK LOTS
D	SC	21/01/26	TB	LOTS 101-102, 62, AC PARKING
E	SC	30/01/26	TB	MAINTENANCE EASEMENTS
F	SC	27/03/26	TB	LOTS 56-57, PARKING

TITLE
SCHEME PLAN

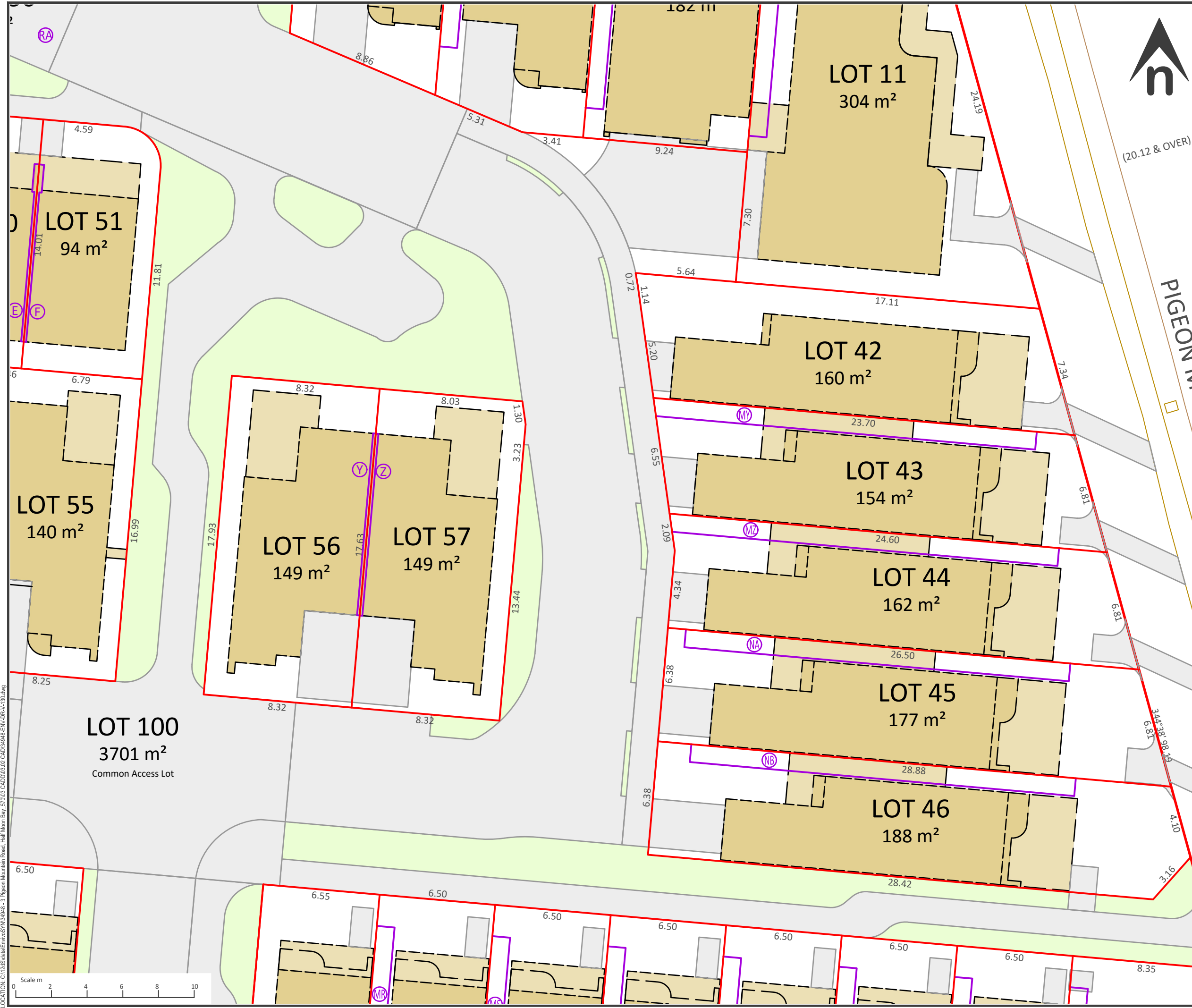
PROJECT/LOCATION
1-9 PIGEON MOUNTAIN ROAD, HALF MOON BAY

LEGAL DESCRIPTION
LOT 1 DP 212125

RECORD OF TITLE			
NA140A/266, 1.4073 ha			
SURVEYED	DRAWN	DESIGNED	APPROVED
KP	MR	SC	MA
DATE	DATE	DATE	DATE
21/06/22	22/06/22	25/02/25	25/02/25

SCALE @A3	ZONING
1:200	MIXED HOUSING SUBURBAN

PROJECT	ORIG	ZONE	LOC	TYPE	RL	DRG No	SUIT	REV
34948-ENV-00-XX-DR-V						133	CO-F	



DISCLAIMER:
 THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSES AGREED BY ENVIVO LTD AND ITS CLIENT. ENVIVO LTD ACCEPTS NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR, OR IN RESPECT OF, ANY USE OF, OR RELIANCE UPON THIS DRAWING BY ANY THIRD PARTY. SCALE WITH CAUTION. THIS DRAWING MAY HAVE DEFORMED DURING REPRODUCTION. IF CLARITY IS REQUIRED, REFER TO ENGINEER. THE CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE THE COPYRIGHT OF ENVIVO LTD. USE OR COPYING OF THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF ENVIVO LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

NOTES:

- HORIZONTAL DATUM IS NZGD 2000 (CIRCUIT IS MOUNT EDEN 2000).
- HEIGHT DATUM IS NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016) FROM BP 7363 SO 57793 (CL2N) RL=15.52m (JAN 2025)
- BOUNDARIES SHOWN ON THIS PLAN ARE FROM LANDONLINE. IF THE POSITION OF THE BOUNDARIES IS REQUIRED A REDEFINITION SURVEY SHOULD BE UNDERTAKEN.
- SOURCED FROM THE LINZ DATA SERVICE AND LICENSED FOR REUSE UNDER THE CC BY 4.0 LICENCE.
- EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN. A FULL INVESTIGATION OF LEGAL RECORDS SHOULD BE UNDERTAKEN.
- NOT ALL PUBLIC & PRIVATE DRAINAGE INFORMATION IS SHOWN ON THIS PLAN. SYMBOLS AND MODELS OF SERVICES ARE SHOWN DIAGRAMMATICALLY ONLY AND NOT TO SCALE.
- UNLESS OTHERWISE SHOWN THE POSITION AND ALIGNMENT OF SERVICES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM COUNCIL RECORDS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA, THEY SHOULD NOT BE USED FOR DESIGN PURPOSES. ALL SERVICES SHOULD BE LOCATED BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.
- IF SHOWN, SPECIFIED UNDERGROUND UTILITIES AND DRAINAGE HAVE BEEN LOCATED USING INDUSTRY BEST PRACTICE METHODS AND FOLLOWING NZIAG CODE OF PRACTICE. DIFFERENCES IN LOCATION BETWEEN THE VARIOUS METHODS IS NORMAL.
- CRITICAL LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN. THE LEVELS SHOWN ON THIS PLAN MAY NOT CORRESPOND TO THE COUNCIL'S DEFINITION OF GROUND LEVEL FOR DESIGN PURPOSES.
- AREAS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
- THE POSITION AND OUTLINE OF PROPOSED BUILDINGS & AREAS SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE ARCHITECTS DESIGN PLANS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA.



(20.12 & OVER)

PIGEON MOUNTAIN ROAD

envivo ltd po box 109 207 newmarket auckland 1149
 +64 9 630 9512 admin@envivo.nz www.envivo.nz

REV	BY	DATE	APP'D	REVISION/ COMMENTS
B	SC	13/11/25	TB	UPDATED DESIGN
C	SC	16/12/25	TB	CARPARK LOTS
D	SC	21/01/26	TB	LOTS 101-102, 62, AC PARKING
E	SC	30/01/26	TB	MAINTENANCE EASEMENTS
F	SC	27/03/26	TB	LOTS 56-57, PARKING

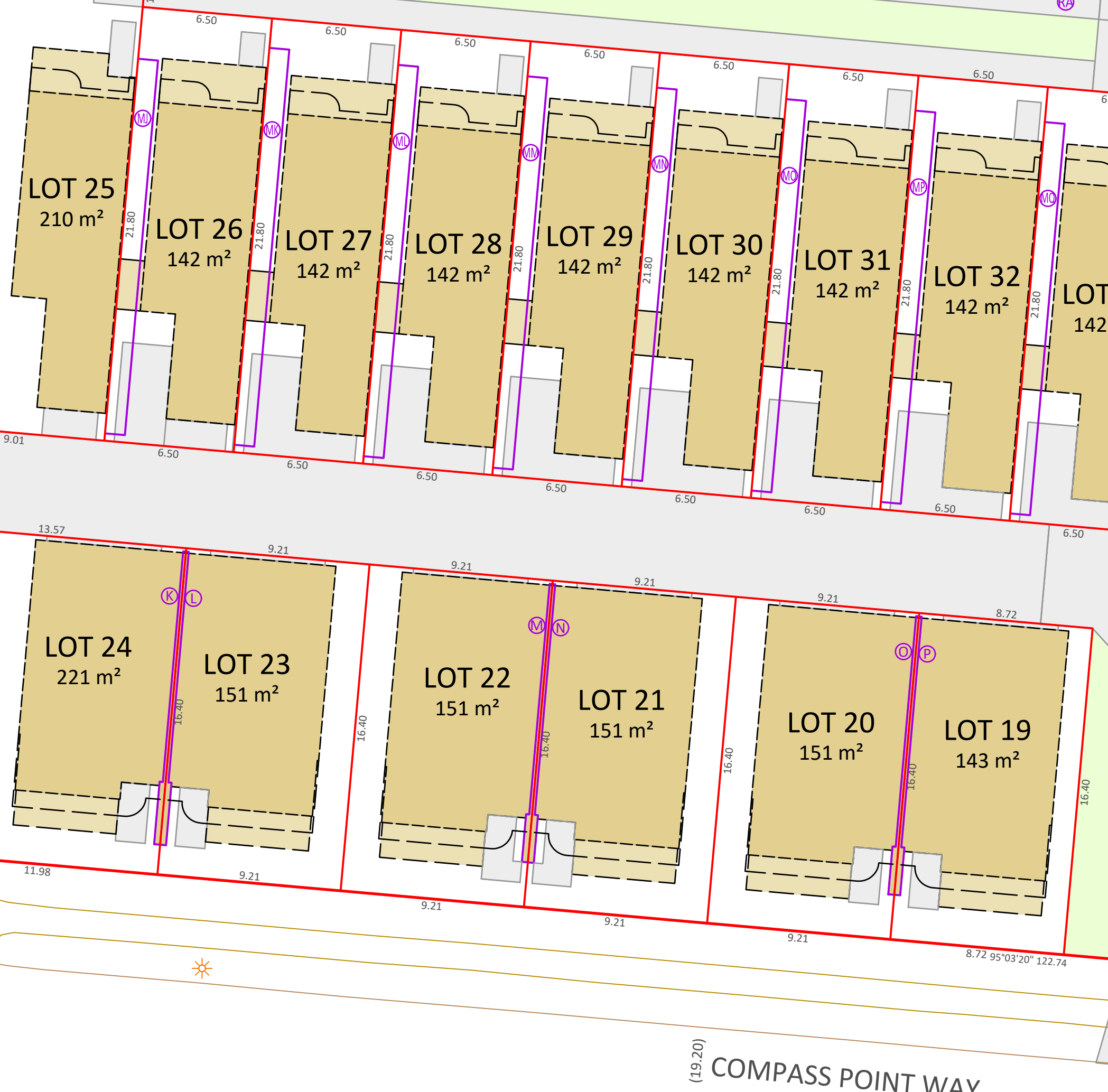
TITLE	SCHEME PLAN							
PROJECT/LOCATION	1-9 PIGEON MOUNTAIN ROAD, HALF MOON BAY							
LEGAL DESCRIPTION	LOT 1 DP 212125							
RECORD OF TITLE	NA140A/266, 1.4073 ha							
SURVEYED	DRAWN	DESIGNED	APPROVED					
KP	MR	SC	MA					
DATE	DATE	DATE	DATE					
21/06/22	22/06/22	25/02/25	25/02/25					
SCALE @A3	ZONING							
1:200	MIXED HOUSING SUBURBAN							
PROJECT	ORIG	ZONE	LOC	TYPE	RL	DRG No	SUIT	REV
34948	ENV-00-XX-DR-V	- 134	- 00	- A				

DATE: 08/02/2025 12:29:04 PM LOGIN NAME: SARAH CAMMICK LOCATION: C:\2556\envivo\SYN\24948-3\Pigeon Mountain Road_half Moon Bay_57703 CAD\03.02 CAD\03.02 CAD\03.02 ENV-DR-V-130.dwg





36
DP 327235
84 Compass Point Way



DISCLAIMER:
THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSES AGREED BY ENVIVO LTD AND ITS CLIENT. ENVIVO LTD ACCEPTS NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR, OR IN RESPECT OF, ANY USE OF, OR RELIANCE UPON THIS DRAWING BY ANY THIRD PARTY. SCALE WITH CAUTION. THIS DRAWING MAY HAVE DEFORMED DURING REPRODUCTION. IF CLARITY IS REQUIRED, REFER TO ENGINEER. THE CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE THE COPYRIGHT OF ENVIVO LTD. USE OR COPYING OF THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF ENVIVO LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

NOTES:

- HORIZONTAL DATUM IS NZGD 2000 (CIRCUIT IS MOUNT EDEN 2000).
- HEIGHT DATUM IS NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016) FROM BP 7363 SO 57793 (CL2N) RL=15.52m (JAN 2025)
- BOUNDARIES SHOWN ON THIS PLAN ARE FROM LANDONLINE. IF THE POSITION OF THE BOUNDARIES IS REQUIRED A REDEFINITION SURVEY SHOULD BE UNDERTAKEN.
- SOURCED FROM THE LINZ DATA SERVICE AND LICENSED FOR REUSE UNDER THE CC BY 4.0 LICENCE.
- EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN. A FULL INVESTIGATION OF LEGAL RECORDS SHOULD BE UNDERTAKEN.
- NOT ALL PUBLIC & PRIVATE DRAINAGE INFORMATION IS SHOWN ON THIS PLAN. SYMBOLS AND MODELS OF SERVICES ARE SHOWN DIAGRAMMATICALLY ONLY AND NOT TO SCALE.
- UNLESS OTHERWISE SHOWN THE POSITION AND ALIGNMENT OF SERVICES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM COUNCIL RECORDS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA, THEY SHOULD NOT BE USED FOR DESIGN PURPOSES. ALL SERVICES SHOULD BE LOCATED BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.
- IF SHOWN, SPECIFIED UNDERGROUND UTILITIES AND DRAINAGE HAVE BEEN LOCATED USING INDUSTRY BEST PRACTICE METHODS AND FOLLOWING NZUAG CODE OF PRACTICE. DIFFERENCES IN LOCATION BETWEEN THE VARIOUS METHODS IS NORMAL.
- CRITICAL LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN. THE LEVELS SHOWN ON THIS PLAN MAY NOT CORRESPOND TO THE COUNCIL'S DEFINITION OF GROUND LEVEL FOR DESIGN PURPOSES.
- AREAS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
- THE POSITION AND OUTLINE OF PROPOSED BUILDINGS & AREAS SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE ARCHITECTS DESIGN PLANS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA.

DATE: 08/02/2025 12:29:06 pm LOGIN NAME: SARAH CAMMICK LOCATION: C:\245\envivo\envivo\3\34948-3\Pigeon Mountain Road_half Moon Bay_57003_CADD\03.02_CADD\34948-ENV-DR-V-135.dwg



(19.20) COMPASS POINT WAY



envivo ltd po box 109 207 newmarket auckland 1149
+64 9 630 9512 admin@envivo.nz www.envivo.nz

REV	BY	DATE	APP'D	REVISION/ COMMENTS
B	SC	13/11/25	TB	UPDATED DESIGN
C	SC	16/12/25	TB	CARPARK LOTS
D	SC	21/01/26	TB	LOTS 101-102, 62, AC PARKING
E	SC	30/01/26	TB	MAINTENANCE EASEMENTS
F	SC	27/03/26	TB	LOTS 56-57, PARKING

TITLE		SCHEME PLAN	
PROJECT/LOCATION		1-9 PIGEON MOUNTAIN ROAD, HALF MOON BAY	
LEGAL DESCRIPTION		LOT 1 DP 212125	
RECORD OF TITLE		NA140A/266, 1.4073 ha	
SURVEYED	DRAWN	DESIGNED	APPROVED
KP SC	MR SC	MA	MA
DATE	DATE	DATE	DATE
21/06/22	22/06/22	25/02/25	25/02/25
SCALE @A3		ZONING	
1:200		MIXED HOUSING SUBURBAN	
PROJECT	ORIG	ZONE	LOC
34948-ENV-00-XX-DR-V - 135 - CO-F			



DISCLAIMER:
 THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSES AGREED BY ENVIVO LTD AND ITS CLIENT. ENVIVO LTD ACCEPTS NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR, OR IN RESPECT OF, ANY USE OF, OR RELIANCE UPON THIS DRAWING BY ANY THIRD PARTY.
 SCALE WITH CAUTION. THIS DRAWING MAY HAVE DEFORMED DURING REPRODUCTION. IF CLARITY IS REQUIRED, REFER TO ENGINEER.
 THE CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE THE COPYRIGHT OF ENVIVO LTD. USE OR COPYING OF THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF ENVIVO LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

NOTES:

- HORIZONTAL DATUM IS NZGD 2000 (CIRCUIT IS MOUNT EDEN 2000).
- HEIGHT DATUM IS NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016) FROM BP 7363 SO 57793 (CL2N) RL=15.52m (JAN 2025)
- BOUNDARIES SHOWN ON THIS PLAN ARE FROM LANDONLINE. IF THE POSITION OF THE BOUNDARIES IS REQUIRED A REDEFINITION SURVEY SHOULD BE UNDERTAKEN.
- SOURCED FROM THE LINZ DATA SERVICE AND LICENSED FOR REUSE UNDER THE CC BY 4.0 LICENCE.
- EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN. A FULL INVESTIGATION OF LEGAL RECORDS SHOULD BE UNDERTAKEN.
- NOT ALL PUBLIC & PRIVATE DRAINAGE INFORMATION IS SHOWN ON THIS PLAN. SYMBOLS AND MODELS OF SERVICES ARE SHOWN DIAGRAMMATICALLY ONLY AND NOT TO SCALE.
- UNLESS OTHERWISE SHOWN THE POSITION AND ALIGNMENT OF SERVICES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM COUNCIL RECORDS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA, THEY SHOULD NOT BE USED FOR DESIGN PURPOSES. ALL SERVICES SHOULD BE LOCATED BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.
- IF SHOWN, SPECIFIED UNDERGROUND UTILITIES AND DRAINAGE HAVE BEEN LOCATED USING INDUSTRY BEST PRACTICE METHODS AND FOLLOWING NZIAG CODE OF PRACTICE. DIFFERENCES IN LOCATION BETWEEN THE VARIOUS METHODS IS NORMAL.
- CRITICAL LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN. THE LEVELS SHOWN ON THIS PLAN MAY NOT CORRESPOND TO THE COUNCIL'S DEFINITION OF GROUND LEVEL FOR DESIGN PURPOSES.
- AREAS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
- THE POSITION AND OUTLINE OF PROPOSED BUILDINGS & AREAS SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE ARCHITECTS DESIGN PLANS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA.

envivo
 envivo ltd po box 109 207 newmarket auckland 1149
 +64 9 630 9512 admin@envivo.nz www.envivo.nz

REV	BY	DATE	APP'D	REVISION/ COMMENTS
B	SC	13/11/25	TB	UPDATED DESIGN
C	SC	16/12/25	TB	CARPARK LOTS
D	SC	21/01/26	TB	LOTS 101-102, 62, AC PARKING
E	SC	30/01/26	TB	MAINTENANCE EASEMENTS
F	SC	27/03/26	TB	LOTS 56-57, PARKING

TITLE
SCHEME PLAN

PROJECT/LOCATION
1-9 PIGEON MOUNTAIN ROAD, HALF MOON BAY

LEGAL DESCRIPTION
LOT 1 DP 212125

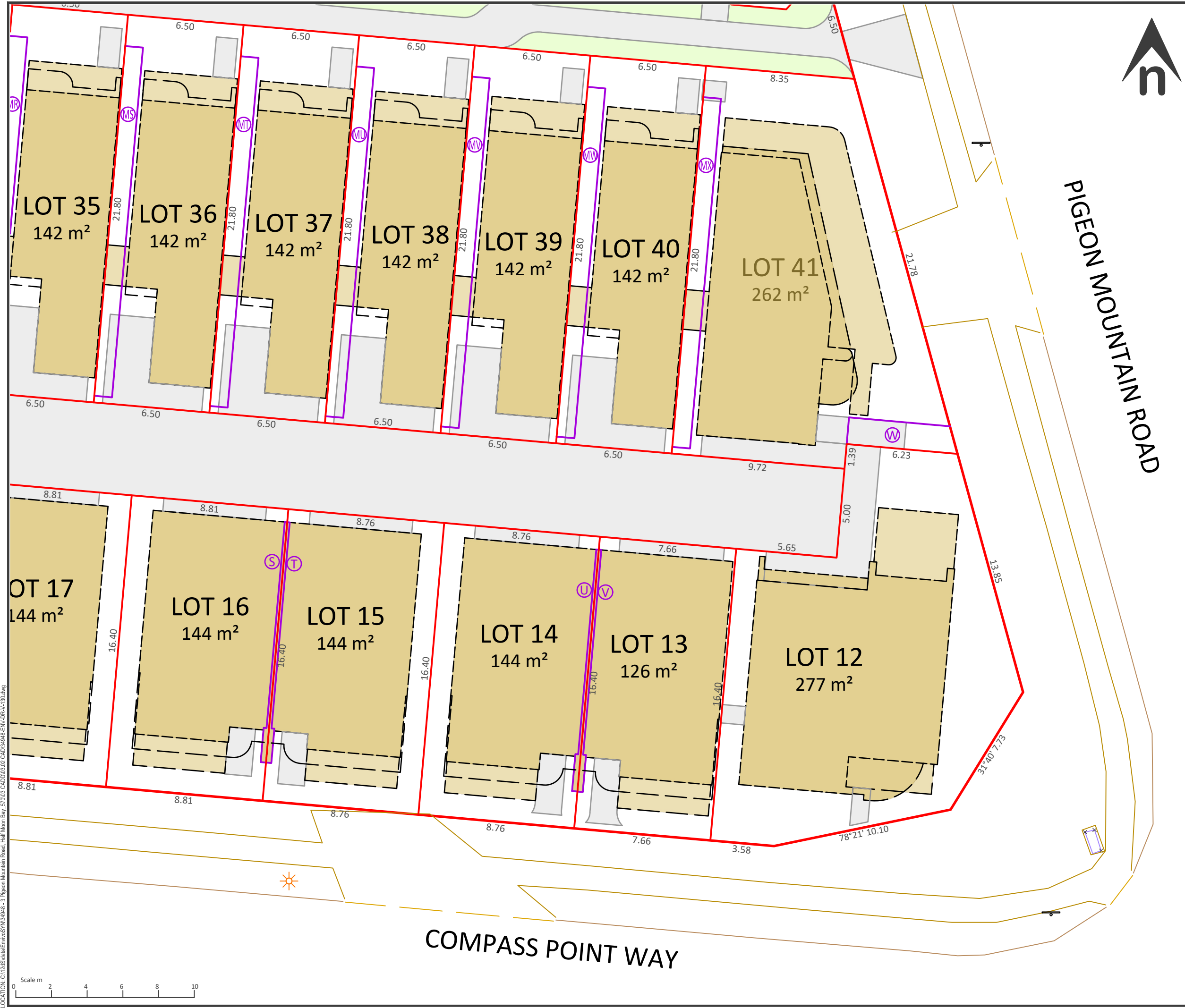
RECORD OF TITLE
NA140A/266, 1.4073 ha

SURVEYED	DRAWN	DESIGNED	APPROVED
KP	MR	SC	MA
DATE	DATE	DATE	DATE
21/06/22	22/06/22	25/02/25	25/02/25

SCALE @A3 ZONING
1:200 MIXED HOUSING SUBURBAN

PROJECT	ORIG	ZONE	LOC	TYPE	RL	DRG No	SUIT	REV
34948-ENV-00-XX-DR-V							136	CO-F

DATE: 08/02/2025 12:29:09 pm LOGIN NAME: SARAH CAMMICK
 LOCATION: C:\245\envivo\envivo\34948-3 Pigeon Mountain Road, Half Moon Bay_577003 CAD\03.02 CAD\34948-ENV-DR-V-130.dwg



DISCLAIMER:
 THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSES AGREED BY ENVIVO LTD AND ITS CLIENT. ENVIVO LTD ACCEPTS NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR, OR IN RESPECT OF, ANY USE OF, OR RELIANCE UPON THIS DRAWING BY ANY THIRD PARTY. SCALE WITH CAUTION. THIS DRAWING MAY HAVE DEFORMED DURING REPRODUCTION. IF CLARITY IS REQUIRED, REFER TO ENGINEER. THE CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE THE COPYRIGHT OF ENVIVO LTD. USE OR COPYING OF THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF ENVIVO LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

- NOTES:**
- HORIZONTAL DATUM IS NZGD 2000 (CIRCUIT IS MOUNT EDEN 2000).
 - HEIGHT DATUM IS NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016) FROM BP 7363 SO 57793 (CL2N) RL=15.52m (JAN 2025)
 - BOUNDARIES SHOWN ON THIS PLAN ARE FROM LANDONLINE. IF THE POSITION OF THE BOUNDARIES IS REQUIRED A REDEFINITION SURVEY SHOULD BE UNDERTAKEN.
 - SOURCED FROM THE LINZ DATA SERVICE AND LICENSED FOR REUSE UNDER THE CC BY 4.0 LICENCE.
 - EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN. A FULL INVESTIGATION OF LEGAL RECORDS SHOULD BE UNDERTAKEN.
 - NOT ALL PUBLIC & PRIVATE DRAINAGE INFORMATION IS SHOWN ON THIS PLAN. SYMBOLS AND MODELS OF SERVICES ARE SHOWN DIAGRAMMATICALLY ONLY AND NOT TO SCALE.
 - UNLESS OTHERWISE SHOWN THE POSITION AND ALIGNMENT OF SERVICES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM COUNCIL RECORDS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA, THEY SHOULD NOT BE USED FOR DESIGN PURPOSES. ALL SERVICES SHOULD BE LOCATED BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.
 - IF SHOWN, SPECIFIED UNDERGROUND UTILITIES AND DRAINAGE HAVE BEEN LOCATED USING INDUSTRY BEST PRACTICE METHODS AND FOLLOWING NZIAG CODE OF PRACTICE. DIFFERENCES IN LOCATION BETWEEN THE VARIOUS METHODS IS NORMAL.
 - CRITICAL LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN. THE LEVELS SHOWN ON THIS PLAN MAY NOT CORRESPOND TO THE COUNCIL'S DEFINITION OF GROUND LEVEL FOR DESIGN PURPOSES.
 - AREAS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
 - THE POSITION AND OUTLINE OF PROPOSED BUILDINGS & AREAS SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE ARCHITECTS DESIGN PLANS AND ARE SUBJECT TO THE ERRORS OR OMISSIONS OF THAT DATA.

PIGEON MOUNTAIN ROAD

COMPASS POINT WAY

DATE: 09/02/2025 12:29:12 pm LOGIN NAME: SARAH CAMMICK LOCATION: C:\245\envivo\envivo\34948-3\Pigeon Mountain Road_half Moon Bay_57703 CAD\03.02 CAD\34948-ENV-DR-V-137.dwg



envivo ltd po box 109 207 newmarket auckland 1149
 +64 9 630 9512 admin@envivo.nz www.envivo.nz

REV	BY	DATE	APP'D	REVISION/ COMMENTS
B	SC	13/11/25	TB	UPDATED DESIGN
C	SC	16/12/25	TB	CARPARK LOTS
D	SC	21/01/26	TB	LOTS 101-102, 62, AC PARKING
E	SC	30/01/26	TB	MAINTENANCE EASEMENTS
F	SC	27/03/26	TB	LOTS 56-57, PARKING

TITLE
SCHEME PLAN

PROJECT/LOCATION
1-9 PIGEON MOUNTAIN ROAD, HALF MOON BAY

LEGAL DESCRIPTION
LOT 1 DP 212125

RECORD OF TITLE								
NA140A/266, 1.4073 ha								
SURVEYED	DRAWN	DESIGNED	APPROVED					
KP SC	KP SC	KP SC	MA					
DATE	DATE	DATE	DATE					
21/06/22	22/06/22	25/02/25	25/02/25					
SCALE @A3	ZONING							
1:200	MIXED HOUSING SUBURBAN							
PROJECT	ORIG	ZONE	LOC	TYPE	RL	DRG No	SUIT	REV
34948-ENV-00-XX-DR-V							137	CO-F