

Proposed Subdivision of Lot 1 DPS 21946

Horahora Road, Arapuni, Putaruru

COGSWELL
SURVEYING | ENGINEERING | PLANNING
5 MILICICH PLACE, CAMBRIDGE
P: (07)8275071 E: office@cogswell.co.nz
www.cogswell.co.nz

REF: 5237

PREPARED FOR: Tylee, Kevin & Lynn

SCALE: AS SHOWN | ORIGINAL PLAN SIZE: A3 | SHEET: 1 of 6

DRAWN: JM | DESIGNED: RS | CHECKED: RS

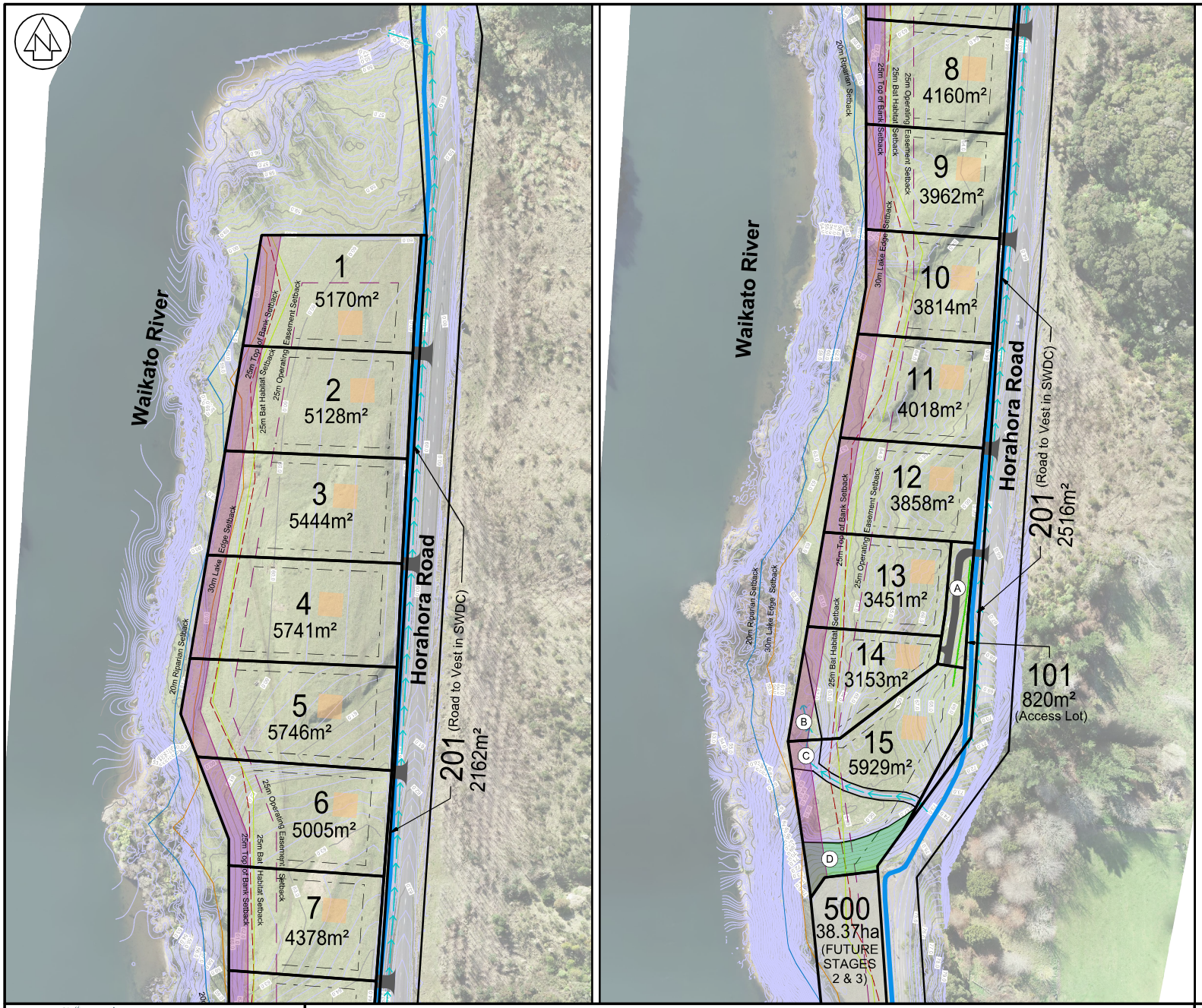
DATE: 18/06/26

NOTE: BOUNDARIES AND DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO ALTERATION BY APPROVAL OR SURVEY.
LEVELS ARE IN TERMS OF NZVD 2016.
ORIGIN OF LEVELS - AV17 (AGLE) RL=66.729m.

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PLOT FILE Stages PLOTTED: Thu Jun 18 15:02:50 2026



Property Details:

Address:	Horahora Road, Arapuni, Putaruru
Parcel:	Lot 1 DPS 21946
Record of Title:	SA22C/92
Area:	45.612Ha
Zone:	Rural Residential
Policy Overlays:	Significant Natural Areas & Outstanding Landscape

Stage 1 Details:

Lots:	1 – 15 (15 lots)
Access Lots:	Lot 101
Road to Vest:	Lot 201

Amalgamation Conditions:

That Lot 101 hereon (legal access) be held as to 3 undivided one-third shares by the owners of Lots 13, 14 & 15 hereon as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith.
See s220(1)(b)(iv) RMA 1991.

Memorandum of Easements			
Purpose/Interest	**Shown**	**Burdened Land**	**Benefited Land**
Right of Way, Right to Convey Water, Electricity, Telecommunications	A	Lot 101	Lots 13, 14 & 15

Memorandum of Easements in Gross			
Purpose/Interest	**Shown**	**Burdened Land**	**Grantee**
Right to Drain Water	B	Lot 14	South Waikato District Council
	C	Lot 15	

Proposed Covenant / Consent Notice Areas		
Purpose	**Shown**	**Burdened Land**
Planting & Natural Feature Protection	D	Lot 15

Notes:

1) All lots can suitably accommodate the 160m² (12.65m x 12.65m) Building Shape Factor, as shown.
2) All road boundary setbacks shown are 10m.
3) All side and rear boundary setbacks shown are 5m, except where the 25m Top of Bank and Operating Easement setbacks are shown.
4) 10m wide Esplanade Strip located adjacent to the Waikato River boundary, as shown.

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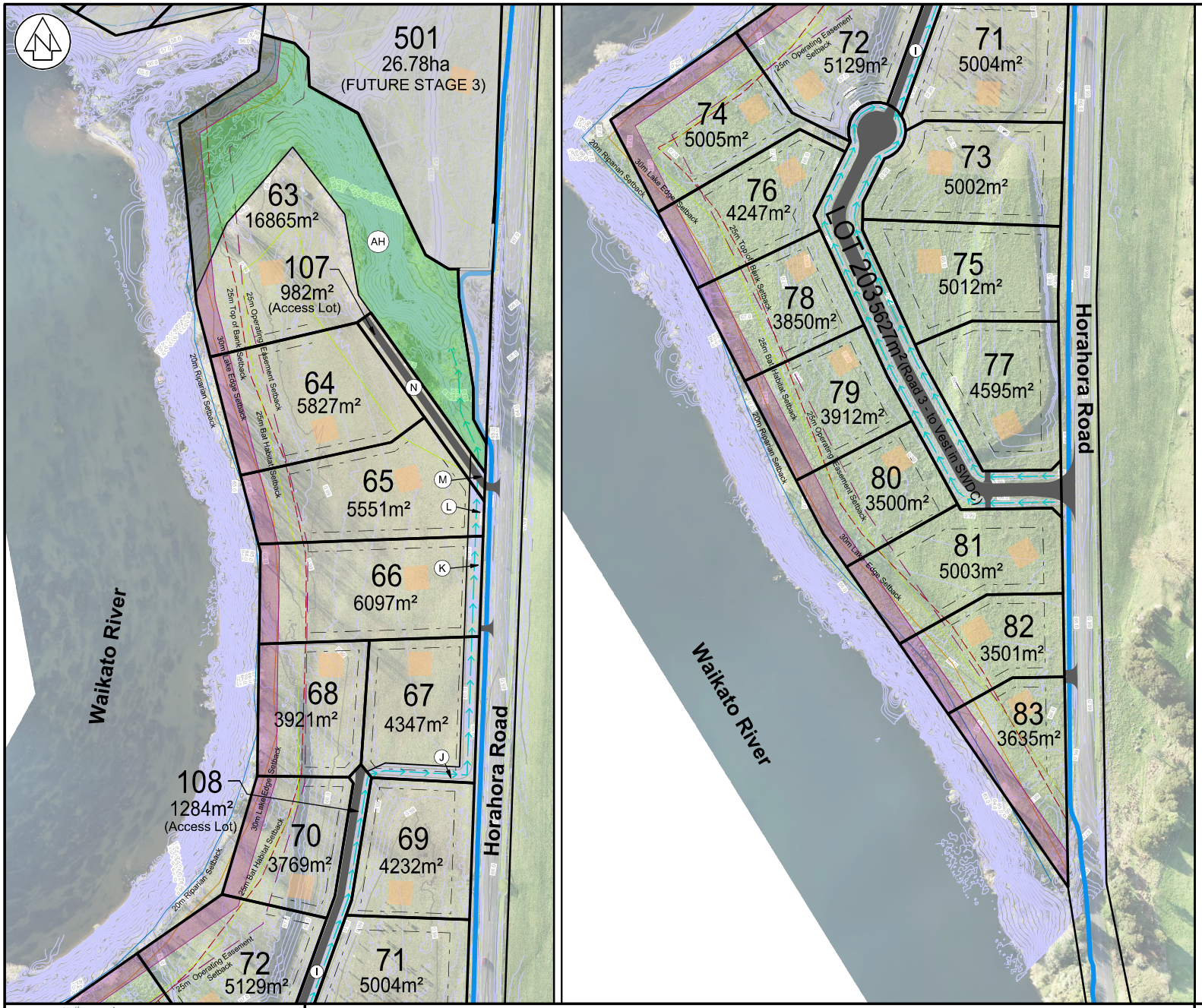
Proposed Subdivision of Lot 1 DPS 21946
STAGE 1
Horahora Road, Arapuni, Putaruru

PREPARED FOR: Tylee, Kevin & Lynn

SCALE: 1:2000
ORIGINAL PLAN SIZE: A3
SHEET: 2 of 6
DRAWN: JM
DESIGNED: RS
CHECKED: RS
DATE: 18/06/26
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PLOT FILE STAGE 1 PLOTTED: Thu Jun 18 15:03:05 2026



Property Details:

Address:	Horahora Road, Arapuni, Putaruru
Parcel:	Lot 1 DPS 21946
Record of Title:	SA22C/92
Area:	45.612Ha
Zone:	Rural Residential
Policy Overlays:	Significant Natural Areas & Outstanding Landscape

Stage 2 Details:

Lots:	63 – 83 (21 lots)
Access Lots:	107 & 108 (2 lots)
Road to Vest:	Lot 203

Amalgamation Conditions:

That Lot 107 hereon (legal access) be held as to 3 undivided one-third shares by the owners of Lots 63, 64 & 65 hereon as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith.
See s220(1)(b)(iv) RMA 1991.

That Lot 108 hereon (legal access) be held as to 4 undivided one-fourth shares by the owners of Lots 67, 68, 69 & 70 hereon as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith. See s220(1)(b)(iv) RMA 1991.

Memorandum of Easements			
Purpose/Interest	**Shown**	**Burdened Land**	**Benefited Land**
Right of Way, Right to Convey Water, Electricity, Telecommunications, Right to Drain Water	M, N	Lot 107	Lots 63, 64 & 65
Right of Way, Right to Convey Water, Electricity, Telecommunications	I	Lot 108	Lots 67, 68, 69 & 70

Memorandum of Easements in Gross			
Purpose/Interest	**Shown**	**Burdened Land**	**Grantee**
Right to Drain Water	I	Lot 108	South Waikato District Council
	J	Lot 67	
	K	Lot 66	
	L	Lot 65	
	M	Lot 107	
	AH	Lot 63	

Proposed Covenant / Consent Notice Areas		
Purpose	**Shown**	**Burdened Land**
Planting & Natural Feature Protection	AH	Lot 63

Notes:

1) All lots can suitably accommodate the 160m² (12.65m x 12.65m) Building Shape Factor, as shown.
2) All road boundary setbacks shown are 10m.
3) All side and rear boundary setbacks shown are 5m, except where the 25m Top of Bank and Operating Easement setbacks are shown.
4) 10m wide Esplanade Strip located adjacent to the Waikato River boundary, as shown.

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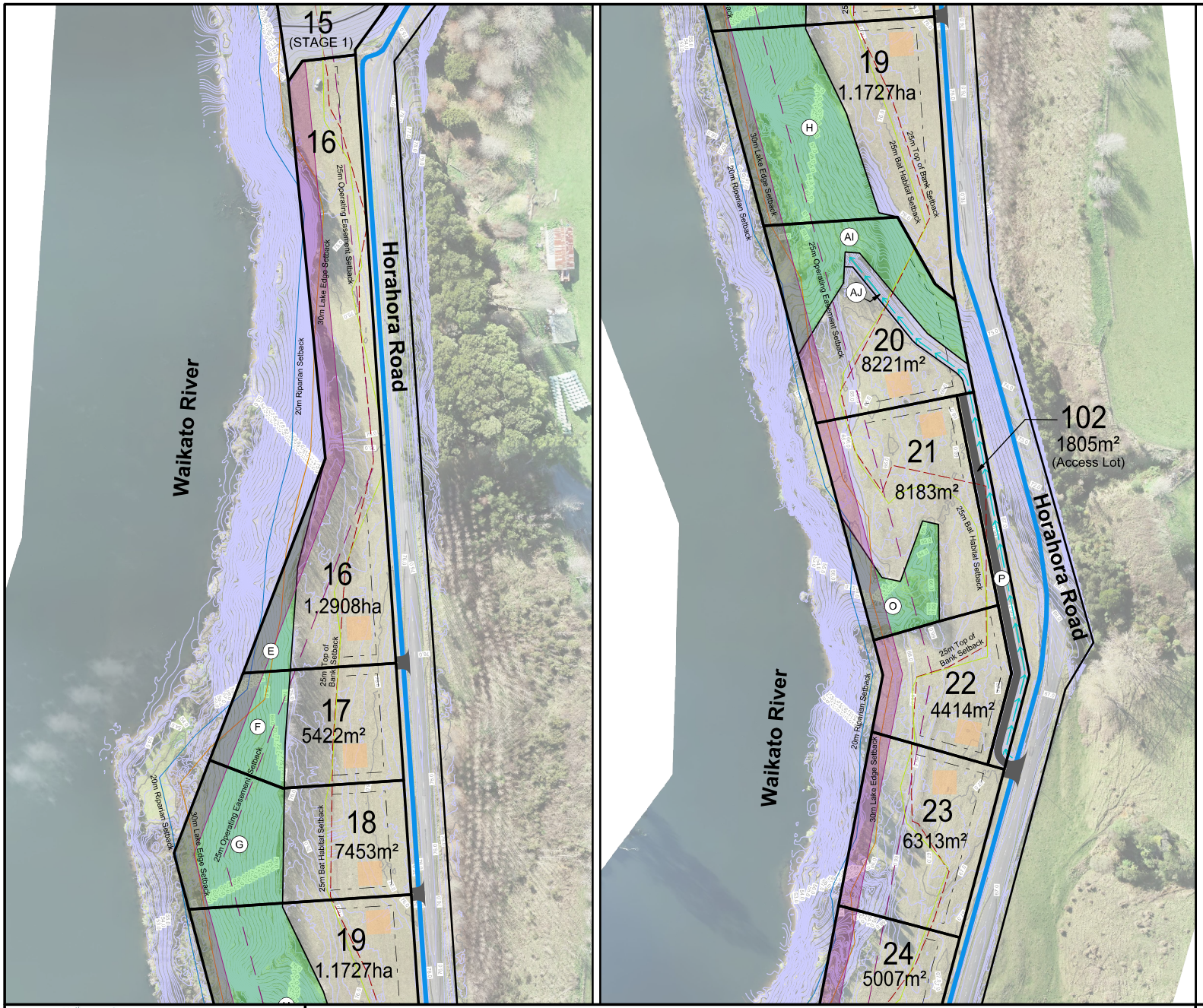
Proposed Subdivision of Lot 1 DPS 21946
STAGE 2
Horahora Road, Arapuni, Putaruru

PREPARED FOR: Tylee, Kevin & Lynn

SCALE: 1:2000
ORIGINAL PLAN SIZE: A3
SHEET: 3 of 6
DRAWN: JM
DESIGNED: RS
CHECKED: RS
DATE: 18/06/26
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PLOT FILE: STAGE 2 PLOTTED: Thu Jun 18 15:03:10 2026



Property Details:

Address:	Horahora Road, Arapuni, Putaruru
Parcel:	Lot 1 DPS 21946
Record of Title:	SA22C/92
Area:	45.612Ha
Zone:	Rural Residential
Policy Overlays:	Significant Natural Areas & Outstanding Landscape

Stage 3 Details:

Lots:	16 – 38 & 44 - 58 (37 lots)
Access Lots:	102, 103 (2 lots)
Road to Vest:	Lot 202 & Lot 204 (2 Lots)

Amalgamation Conditions:

That Lot 102 hereon (legal access) be held as to 3 undivided one-third shares by the owners of Lots 20, 21 & 22 hereon as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith.
See s220(1)(b)(iv) RMA 1991.

That Lot 103 hereon (legal access) be held as to 3 undivided one-third shares by the owners of Lots 32, 34 & 36 hereon as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith.
See s220(1)(b)(iv) RMA 1991.

Memorandum of Easements

Purpose/Interest	Shown	Burdened Land	Benefited Land
Right of Way, Right to Convey Water, Electricity, Telecommunications, Right to Drain Water	P	Lot 102	Lots 20, 21 & 22
Right of Way, Right to Convey Water, Electricity, Telecommunications	U	Lot 103	Lots 32, 34 & 36
Right to Drain Water	U	Lot 103	Lots 31, 33, 34 & 35
	T	Lot 32	Lots 30, 31, 33, 34, 35 & 103
	AJ	Lot 20	Lot 102, 22 & 21

Memorandum of Easements in Gross

Purpose/Interest	Shown	Burdened Land	Grantee
Right to Drain Water	AB	Lot 58	South Waikato District Council
	X		
	Y	Lot 47	
	Z	Lot 44	
	R	Lot 27	
	Q	Lot 29	
	P	Lot 102	
	AJ	Lot 20	
	AI		
	BA	Lot 58	
	BB	Lot 48	
	S		
	BC	Lot 29	

Details continue on Sheet 6.

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Proposed Subdivision of Lot 1 DPS 21946
STAGE 3
Horahora Road, Arapuni, Putaruru

PREPARED FOR: Tylee, Kevin & Lynn

SCALE: 1:2000

ORIGINAL PLAN SIZE: A3
SHEET: 4 of 6

DRAWN: JM
DESIGNED: RS
CHECKED: RS

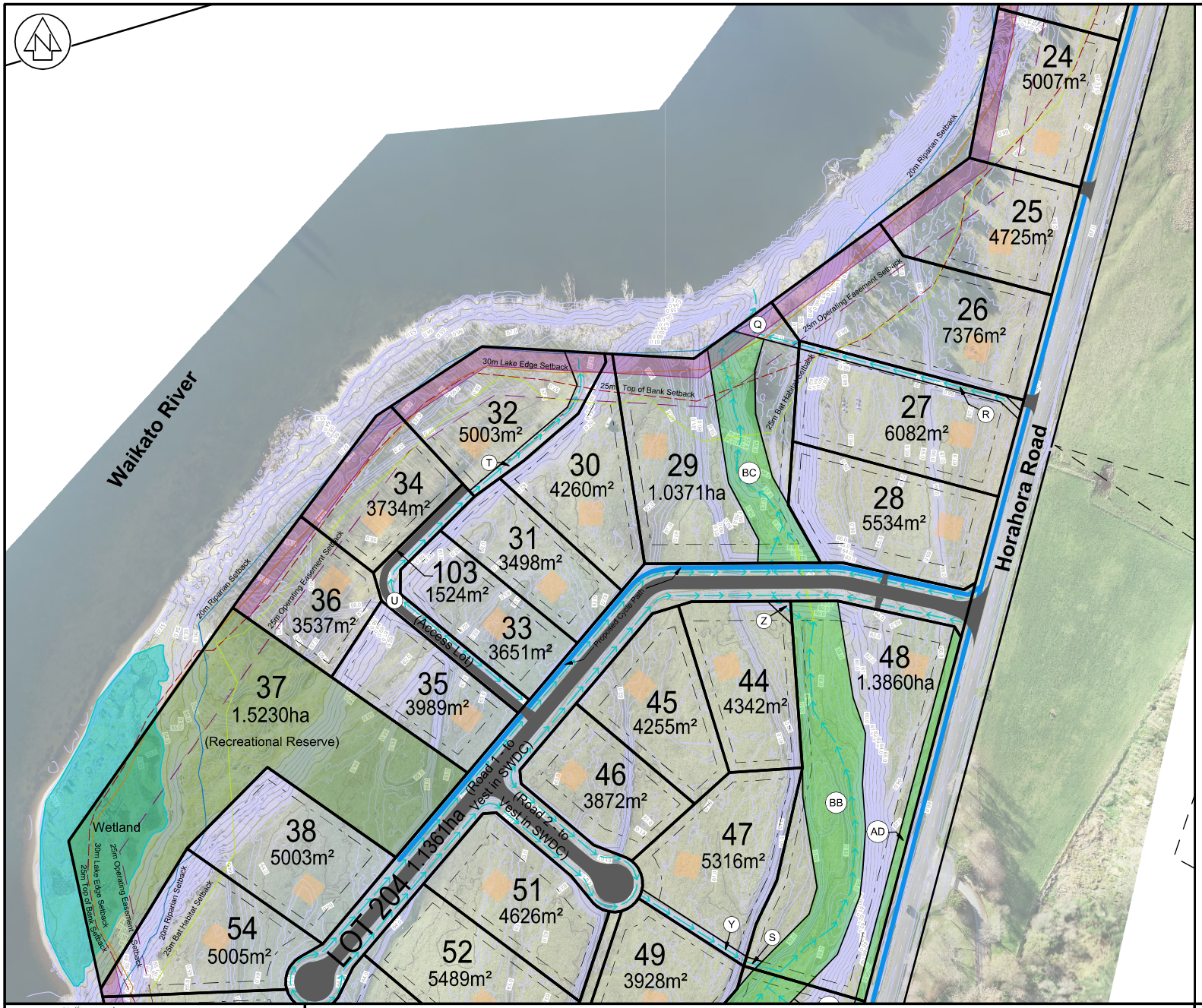
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PLOT FILE: STAGE 3.SHA, PLOTTED: Thu Jun 18 15:03:14 2026



Property Details:

Address:	Horahora Road, Arapuni, Putaruru
Parcel:	Lot 1 DPS 21946
Record of Title:	SA22C/92
Area:	45.612Ha
Zone:	Rural Residential
Policy Overlays:	Significant Natural Areas & Outstanding Landscape

Stage 3 Details:

Lots:	16 – 38 & 44 - 58 (37 lots)
Access Lots:	102, 103 (2 lots)
Road to Vest:	Lot 202 & Lot 204 (2 Lots)

Amalgamation Conditions:

That Lot 102 hereon (legal access) be held as to 3 undivided one-third shares by the owners of Lots 20, 21 & 22 hereon as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith.
See s220(1)(b)(iv) RMA 1991.

That Lot 103 hereon (legal access) be held as to 3 undivided one-third shares by the owners of Lots 32, 34 & 36 hereon as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith.
See s220(1)(b)(iv) RMA 1991.

Memorandum of Easements

Purpose/Interest	Shown	Burdened Land	Benefited Land
Right of Way, Right to Convey Water, Electricity, Telecommunications, Right to Drain Water	P	Lot 102	Lots 20, 21 & 22
Right of Way, Right to Convey Water, Electricity, Telecommunications	U	Lot 103	Lots 32, 34 & 36
Right to Drain Water	U	Lot 103	Lots 31, 33, 34 & 35
	T	Lot 32	Lots 30, 31, 33, 34, 35 & 103
	AJ	Lot 20	Lot 102, 22 & 21

Memorandum of Easements in Gross

Purpose/Interest	Shown	Burdened Land	Grantee
Right to Drain Water	AB	Lot 58	South Waikato District Council
	X		
	Y	Lot 47	
	Z	Lot 44	
	R	Lot 27	
	Q	Lot 29	
	P	Lot 102	
	AJ	Lot 20	
	AI		
	BA	Lot 58	
	BB	Lot 48	
	S		
	BC	Lot 29	

Details continue on Sheet 6.

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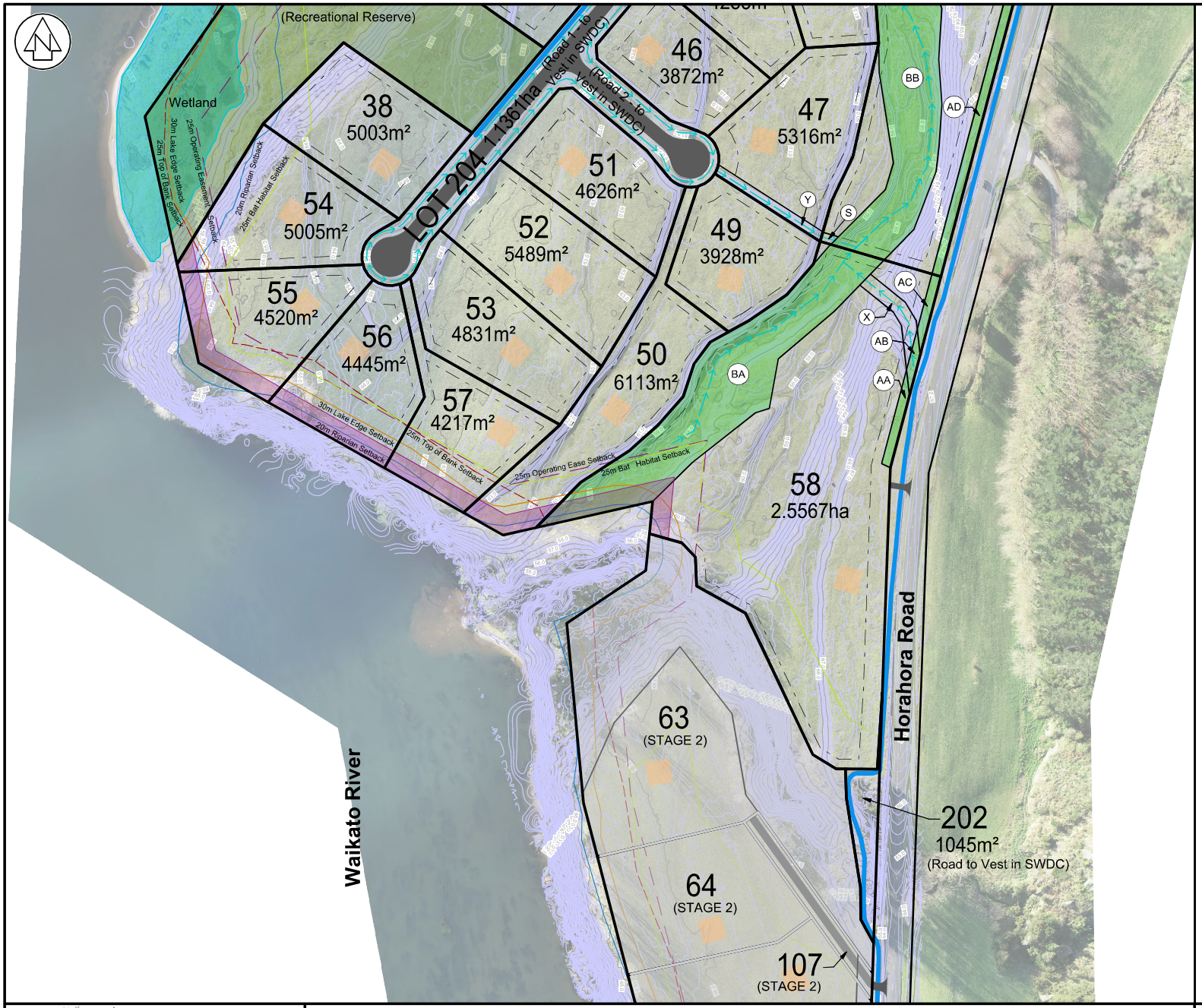
Proposed Subdivision of Lot 1 DPS 21946
STAGE 3
Horahora Road, Arapuni, Putaruru

PREPARED FOR: Tylee, Kevin & Lynn

SCALE: 1:2000
ORIGINAL PLAN SIZE: A3
SHEET: 5 of 6
DRAWN: JM
DESIGNED: RS
CHECKED: RS
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Proposed Covenant / Consent Notice Areas		
Purpose	**Shown**	**Burdened Land**
Planting & Natural Feature Protection	E	Lot 16
	F	Lot 17
	G	Lot 18
	H	Lot 19
	AI	Lot 20
	O	Lot 21
	AD	Lot 48
	AA, AB, AC, BA	Lot 58
	BB	Lot 48
	BC	Lot 29

Notes:

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STAGE 3
Horahora Road, Arapuni, Putaruru

PREPARED FOR: Tylee, Kevin & Lynn

SCALE: 1:2000
ORIGINAL PLAN SIZE: A3
SHEET: 6 of 6
DRAWN: JM
DESIGNED: RS
CHECKED: RS
DATE: 18/06/26
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