MEMORANDUM OF EASEMENTS
(Pursuant to S.243(a) Resource Management Act 1991)

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right to Drain Water and Sewage, Right to Convey Electricity, Water, & Telecommunications.	AC	Lot 402 Hereon	Lots 45 - 47, 49 & 138 Hereon
	AD	Lot 403 Hereon	Lots 29, 30 & 41 Hereon
	AH	Lot 46 Hereon	Lot 44 Hereon

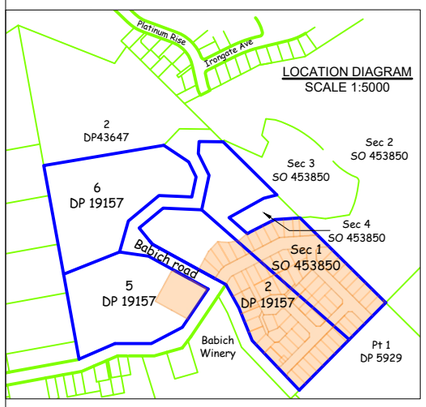
MEMORANDUM OF EASEMENTS
(Pursuant to S.243(a) Resource Management Act 1991)

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way	AH	Lot 46 Hereon	Lot 44 Hereon
Maintenance	AI	Lot 14 Hereon	Lots 10 -13 Hereon
	AJ	Lot 13 Hereon	Lots 10-12 Hereon
	AN	Lot 12 Hereon	Lots 10-11&13 Hereon
	AL	Lot 11 Hereon	Lots 10, 12-13 Hereon
	AM	Lot 10 Hereon	Lots 11-13 Hereon

6
DP 19157
SUB60454284
1182248
Approved Resource Consent Plan
13/3/2026

Auckland Council

LOCATION DIAGRAM
SCALE 1:5000



AMALGAMATION CONDITIONS
(Pursuant to S.220 Resource Management Act 1991)

That Lot 2000 hereon and Section 2 SO 453850 be held in the same Record of Title.

#12

Areas subject to an Ecological Covenant.

Lot #	Shown	Area
Lot 11	I	26m²
Lot 12	J	107m²
Lot 13	K	29m²

Lot 506
9128m²

Lot 505
3399m²

Lot 504
20771m²

2
DP 611555
24500m²
RT1213473

1
DP 611555

Lot 503
3700m²
Land in Lieu

Lot 500
6437m²
Vesting on Deposit for Local Purpose (Drainage) Reserve in Auckland Council

Lot 1001
42m²
Vesting on Deposit for Road in Auckland Council

Lot 1002
317m²
Vesting on Deposit for Accessway in Auckland Council

Lot 1003
450m²
Vesting on Deposit for Accessway in Auckland Council

Lot 1000
1117Om²
Vesting on Deposit for Road in Auckland Council

Lot 403 (COAL) 82m²

Lot 402 (COAL) 184m²

Lot 201 49m²

Lot 200 49m²

Lot 2000 16m²

Sec 3 SO 453850

Sec 4 SO 453850

Sec 2 SO 453850

Pt 3 DP 19157

Babich Winery

2 DP 93410

8 DP 19157

4 DP 7398

5 DP 7398

8 DP 517636

9

11 DP 541878

Part 1 DP 15929

700 DP 205607

BABICH ROAD

AMALGAMATION CONDITIONS
(Pursuant to S.220 Resource Management Act 1991)

That Lot 402 Hereon (Legal access) be held as to 5 undivided one-fifth shares by the owners of Lots 45, 47 - 49 & 138 Hereon as Tenants -in-Common in the said shares and that individual Records of Title be issued in accordance therewith.

That Lot 403 Hereon (Legal access) be held as to 3 undivided one-third shares by the owners of Lots 29, 30 & 41 Hereon as Tenants -in-Common in the said shares and that individual Records of Title be issued in accordance therewith.

PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to Convey Electricity	AC	Lot 402 Hereon	Vector Ltd
	AD	Lot 403 Hereon	
	BA	Lot 27 Hereon	
	BC	Lot 8 Hereon	
Right to Convey Telecommunications	AC	Lot 402 Hereon	Chorus NZ Ltd
	AD	Lot 403 Hereon	

0 30 60 90
GRAPHIC SCALE (m)

REVISION				
ISSUE	DATE	DETAIL	CHKD	DRWN
AE	14/05/25	LOTS 102-103 AM'D 139-140 AD'D	SRM	MGC
AF	16/05/25	LOTS 102,103,139 & 140 AMEN'D	SRM	MGC
AG	21/05/25	EASEMENT/AMAL. COND EDIT	SRM	MGC
BA	20/03/26	SCHEME LAYOUT AMENDED	SRM	MGC

LEGEND:

- Property Boundaries
- Scheme Boundaries
- Covenant / Boundary Easement

NOTES:

1. The information shown on this drawing is for the sole purpose of supporting a subdivision consent application under the Resource Management Act 1991 to Auckland council. The information must not be used for any other purpose.
2. Areas and measurements are subject to survey.
3. These notes are an integral part of the drawing.
4. Re-calc. Bdy's are subject to LINZ approval.
5. Lots 200 & 201 are to be owned by Auckland Council for the purpose of turning facility for the public road.

PROPOSED SUBDIVISION AT 8-14 & 17-19 BABICH ROAD HENDERSON VALLEY

Being Lot's 2 DP611555, 2 DP 19157 and Sec1 DP 453850
Affected R'sT: 1213473 & 628370

PURPOSE
FOR RESOURCE CONSENT

PROJECT CONSULTANTS

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Email: terra@terragroup.co.nz | Web: www.terragroup.co.nz

DRAWINGS ARE COPYRIGHT AND PROPERTY OF TERRA CONSULTANTS

CLIENT
CARRACK CAPITAL LIMITED

PROJECT
8-14 & 17-19 BABICH ROAD

LOCATION
8-14 & 17-19 BABICH ROAD HENDERSON VALLEY
BEING LOTS 2, 5, 6 DP 19157 & SEC 1 DP 453850

DRAWING TITLE
SCHEME PLAN
STAGE 1

ORIENTATION

SCALE	A1	1:750
	A3	1:1500
DATE		20/03/2026
SURVEYED		DIB/CHP/SRM
DESIGNED		NM/GT
DRAWN		MGC
CHECKED		SRM

PROJECT NUMBER	DWG NUMBER	REVISION
210506	SP-01	BA

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STAGE 1	STAGE 2	STAGE 3
4.8525 ha Gross	3.0576 ha Gross	3.8432 ha Gross
1.1212 ha Road	0.2410 ha Road	0.3724 ha Road
0.6922 ha DRN Res	0.5389 ha Eco Cov	0.1583 ha COAL
0.0767 ha Access		0.2906 ha DRN Res
0.0266 ha COAL		0.7533 ha Eco Cov
0.0053 ha ROW		0.0411 ha ROW
0.0162 ha Eco Cov		
2.9143 ha Nett	2.2777 ha Nett	2.2275 ha Nett

Auckland Council

SUB60454284

Approved Resource Consent Plan

13/3/2026

STAGE 3

STAGE 2

STAGE 1

BABICH ROAD

ROAD 1

BABICH ROAD

2 DP 43647

7 DP 7398

6 DP7398

5 DP 7398

4 DP 7398

1 DP .....

2 DP 552960

1 DP 552960

8 DP 517636

9

11 DP 541878

Pt 3 DP 19157

2 DP 93410

Sec 2 SO 453850

Sec 3 SO 453850

Sec 4 SO 453850

8 DP 19157

Pt 3 DP 19157

700 DP 205607

Pt. 1 DP 15929

Lot 1008 98m² Vesting on Deposit for Road in Auckland Council

Lot 501 2906m² Vesting on Deposit for Local Purpose (Drainage) Reserve in Auckland Council

Lot 1006 3473m² Vesting on Deposit for Road in Auckland Council

Lot 1007 153m² Vesting on Deposit for Road in Auckland Council

Lot 500 6437m² Vesting on Deposit for Local Purpose (Drainage) Reserve in Auckland Council

Lot 1009 42m² Vesting on Deposit for Road in Auckland Council

Lot 1001 42m² Vesting on Deposit for Road in Auckland Council

Lot 1005 2368m² Vesting on Deposit for Road in Auckland Council

Lot 1002 317m² Vesting on Deposit for Accessway in Auckland Council

Lot 1003 450m² Vesting on Deposit for Accessway in Auckland Council

Lot 1000 11170m² Vesting on Deposit for Road in Auckland Council

Lot 503 3700m² Land in Lieu

Lot 400 (COAL) 629m²

Lot 405 (COAL) 124m²

Lot 402 (COAL) 184m²

Lot 403 (COAL) 82m²

Lot 404 (COAL) 659m²

Lot 99 G 2449m² Cov 1786m²

Lot 100 1789m² Cov 447m²

Lot 101 1537m²

Lot 96 G 1925m² Cov 1276m²

Lot 97 1416m² Cov 206m²

Lot 98 2655m² Cov 1247m²

LOT 92 1254m² Cov 451m²

LOT 93 1657m² Cov 790m²

LOT 94 1438m² Cov 559m²

LOT 95 1538m² Cov 860m²

Lot 77 1256m²

Lot 78 1253m²

Lot 79 1261m²

Lot 80 1293m²

Lot 81 457m²

Lot 82 492m²

Lot 91 461m²

Lot 117 489m² Cov 115m²

Lot 118 1268m² Cov 301m²

Lot 119 1250m² Cov 301m²

Lot 120 1948m² Cov 1248m²

Lot 121 1541m² Cov 1090m²

Lot 122 1153m² Cov 604m²

Lot 123 470m²

Lot 124 466m²

Lot 125 470m²

Lot 126 467m²

Lot 127 807m² Cov 7m²

Lot 128 592m²

Lot 129 451m²

Lot 130 770m² Cov 271m²

Lot 131 561m² Cov 186m²

Lot 132 451m²

Lot 133 451m² Cov 94m²

Lot 134 608m² Cov 320m²

Lot 135 558m² Cov 352m²

Lot 136 495m² Cov 287m²

Lot 137 501m² Cov 124m²

Lot 139 G 681m² N 645m²

Lot 140 G 820m² N 783m²

Lot 103 G 862m² N 524m²

Lot 102 545m²

Lot 106 450m²

Lot 107 450m²

Lot 108 450m²

Lot 109 450m²

Lot 110 450m²

Lot 111 450m²

Lot 112 450m²

Lot 113 450m²

Lot 114 450m²

Lot 115 450m²

Lot 116 450m²

Lot 105 450m²

Lot 104 450m²

Lot 1 450m²

Lot 2 450m²

Lot 3 450m²

Lot 4 450m²

Lot 5 465m²

Lot 6 514m²

Lot 7 618m²

Lot 8 510m²

Lot 9 501m²

Lot 10 528m²

Lot 11 484m² Cov 26m²

Lot 12 474m² Cov 107m²

Lot 13 455m² Cov 29m²

Lot 14 450m²

Lot 15 450m²

Lot 16 450m²

Lot 17 450m²

Lot 18 450m²

Lot 19 450m²

Lot 20 460m²

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Lot 43 450m²

Lot 44 453m²

Lot 45 453m²

Lot 46 G583m² N530m²

Lot 47 453m²

Lot 48 459m²

Lot 49 454m²

Lot 50 450m²

Lot 51 450m²

Lot 52 450m²

Lot 53 451m²

Lot 54 450m²

Lot 55 450m²

Lot 56 456m²

Lot 57 463m²

Lot 58 450m²

Lot 59 450m²

Lot 60 450m²

Lot 61 450m²

Lot 62 450m²

Lot 63 450m²

Lot 64 450m²

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Lot 68 450m²

Lot 69 450m²

Lot 70 450m²

Lot 71 450m²

Lot 72 450m²

Lot 73 450m²

Lot 74 450m²

Lot 75 451m²

Lot 76 451m²

Lot 141 469m²

Lot 138 485m²

Lot 200 49m²

Lot 201 49m²

Lot 2000 16m²

ISSUE	DATE	REVISION	CHKD	DRWN		NAME	DATE
AD	13/05/25	LOTS 139 & 140 ADDED - 102 & 103 AMENDED	SRM	MGC	SURVEYED		
AE	16/05/25	LOT BDYS 102, 103, 139 & 140 AMENDED, EASEMENTS ADDED	SRM	MGC	DESIGNED		
AF	27/06/25	VECTOR EASEMENTS BA AND BB ADDED	SRM	SRM	DRAWN	SRM	23/01/25
AI	01/07/25	VECTOR EASEMENTS BA MOVED AND BC ADDED	SRM	MGC	TRACED		
BA	11/02/26	MERGE MASTER + INTENSIFICATION SCHEMES	SRM	SRM	CHECKED	SRM	23/01/25

CONSULTANT

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CLIENT: CARRACK CAPITAL LIMITED

PROJECT / LOCATION: 8-14 & 17-19 BABICH ROAD HENDERSON VALLEY

DRAWING TITLE: OVERALL SCHEME PLAN MASTER + INTENSIFICATION MERGE

STAGE: FUTURE LOTS

THIS DRAWING IS NOT SUITABLE FOR SETOUT PURPOSES

PROJECT NUMBER: 210506

SCALE: A1 1:800, A3 1:1600

DWG NUMBER: SP05

REVISION: REV BA

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