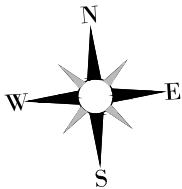


NOTES:

- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
- ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
- THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
- EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (20-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- PROPOSED SUPERLOT EASEMENT SCHEDULES SEE PLAN 1753-02-1009.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1000, 1001 & 1005 TO 1009.
- THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1000, 1001 & 1005 TO 1009.



LOT 1000
DP 608433

LOT 2
DP 534864
RT 883072

LEGAL DESCRIPTION:

- PART LOT 1 DP 89102
(COMPRISED IN RT WN56D/260 - BALANCE) 4,377.2 Ha.
SUBJECT TO:
 - 2619931 GN-LIMITED ACCESS ROAD-AFFECTS PART FORMERLY IN CT WN16D/680.
 - 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
 - 5757394.5 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
 - LAND COVENANT IN B 7416317.1 (AFFECTS TREES PLANTED ON AREA 'B' DP 89102).
- LOT 2 DP 89102
(COMPRISED IN RT WN56D/261) 5,639.0 Ha.
SUBJECT TO:
 - 8753722.1 COMPENSATION CERTIFICATE PURSUANT TO SEC19 PW ACT 1981 (AFFECTS PART FORMERLY IN CT 16D/680).
 - 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
 - 5757394.5 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
- LOT 1 DP 534864
(COMPRISED IN RT 883072) 55,333.0 Ha.
SUBJECT TO:
 - 2619931 GN-LIMITED ACCESS ROAD-AFFECTS PART FORMERLY IN C'ST WN16D/679 & WN16D/680.
 - 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
 - LAND COVENANT IN B 7416317.1 (AFFECTS TREES PLANTED ON AREA 'B' DP 89102).
 - LAND COVENANT (IN GROSS) IN FAVOUR OF MT WELCOME FAMILY TRUST LIMITED CREATED BY CI 12225929.5 (LIMITED AS TO DURATION).
- LOT 2 DP 534864
(COMPRISED IN RT 883072) 140,253.6 Ha.
SUBJECT TO:
 - 2619931 GN-LIMITED ACCESS ROAD-AFFECTS PART FORMERLY IN C'ST WN16D/679 & WN16D/680.
 - 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
 - LAND COVENANT IN B 7416317.1 (AFFECTS TREES PLANTED ON AREA 'B' DP 89102).
 - LAND COVENANT (IN GROSS) IN FAVOUR OF PUKERUA PROPERTY GROUP LP CREATED BY CI 12225929.5 (LIMITED AS TO DURATION).

COMBINED AREAS OF TITLES 205,602.8 Ha.

LEGEND:

- SITE EXTENTS
- EXISTING LOT BOUNDARY
- EXISTING TITLE BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	14-11-2025

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
EXISTING TITLE INFORMATION
SHEET 1 OF 2



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:3000
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:6000
DRAWING No: 1000
REVISION: R1

SCHEDULE OF EXISTING SUBJECT EASEMENTS

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)	CREATED BY
RIGHT OF WAY, WATER SUPPLY, TELECOMMUNICATIONS, WATER DRAINAGE AND ELECTRICITY SUPPLY RIGHTS	B ON DP 89102	PART LOT 1 DP 89102	LOT 2 DP 89102, LOTS 1 & 2 DP 534864	Ei 5757394.7
	D ON DP 89102		LOT 2 DP 89102	
WATER SUPPLY, TELECOMMUNICATIONS, WATER DRAINAGE AND ELECTRICITY SUPPLY (ROW SURRENDERED 7609735.2 & 7609735.3)	REMNANT PORTION OF C ON DP 89102		LOTS 1 & 2 DP 534864	
RIGHT OF WAY, WATER SUPPLY, TELECOMMUNICATIONS, WATER DRAINAGE AND ELECTRICITY SUPPLY RIGHTS	A, C & D ON DP 534864 (A ON DP 89102)	LOT 1 DP 534864	PART LOT 1 & LOT 2 DP 89102	TRANSFER B758612.6
	E ON DP 534864		LOTS 1 & 2 DP 507444	
RIGHT TO WATER SUPPLY			LOT 2 DP 534864	
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	A, B, C & D ON DP 534864		LOT 2 DP 534864	Ei 11437462.2 (11644486.2 VARIATION TO CONDITIONS OF THE EASEMENT)

SCHEDULE OF EXISTING APPURTENANT EASEMENTS

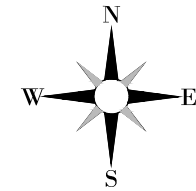
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)	CREATED BY
RIGHT TO DRAIN SEWAGE	C ON DP 507444	LOT 2 DP 507444	PART LOT 1 DP 89102 & LOT 2 DP 89102, LOTS 1 & 2 DP 534864 (THE PARTS FORMERLY IN CT WN16D/680)	TRANSFER B758612.7
	B ON DP 507444	LOT 1 DP 507444		
RIGHT TO WATER SUPPLY	A ON DP 86711	PART LOT 1 A/831	PART LOT 1 DP 89102 & LOT 2 DP 89102, LOTS 1 & 2 DP 534864 (THE PARTS FORMERLY IN C'ST WN16D/679 & WN16D/680)	TRANSFER B787781.1

SCHEDULE OF EXISTING EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE	CREATED BY
RIGHT TO CONVEY WATER	E ON ENV. SCHEME PLAN, 1697-03-100	LOT 1 DP 534864	PORIRUA CITY COUNCIL	YET TO BE REGISTERED

LOT 1000
DP 608433

LOT 2
DP 534864
RT 883072



- NOTES:
- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 - ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 - THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 - EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (20-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 - PROPOSED SUPERLOT EASEMENT SCHEDULES SEE PLAN 1753-02-1009.
 - THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1000, 1001 & 1005 TO 1009.
 - THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1000, 1001 & 1005 TO 1009.

LOT 1
DP 77652

- LEGEND:
- SITE EXTENTS
 - EXISTING LOT BOUNDARY
 - EXISTING TITLE BOUNDARY
 - EXISTING ROAD BOUNDARY
 - EASEMENT BOUNDARY

LOT 3
DP 77652

PART HAUKOPUA
EAST BLOCK

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

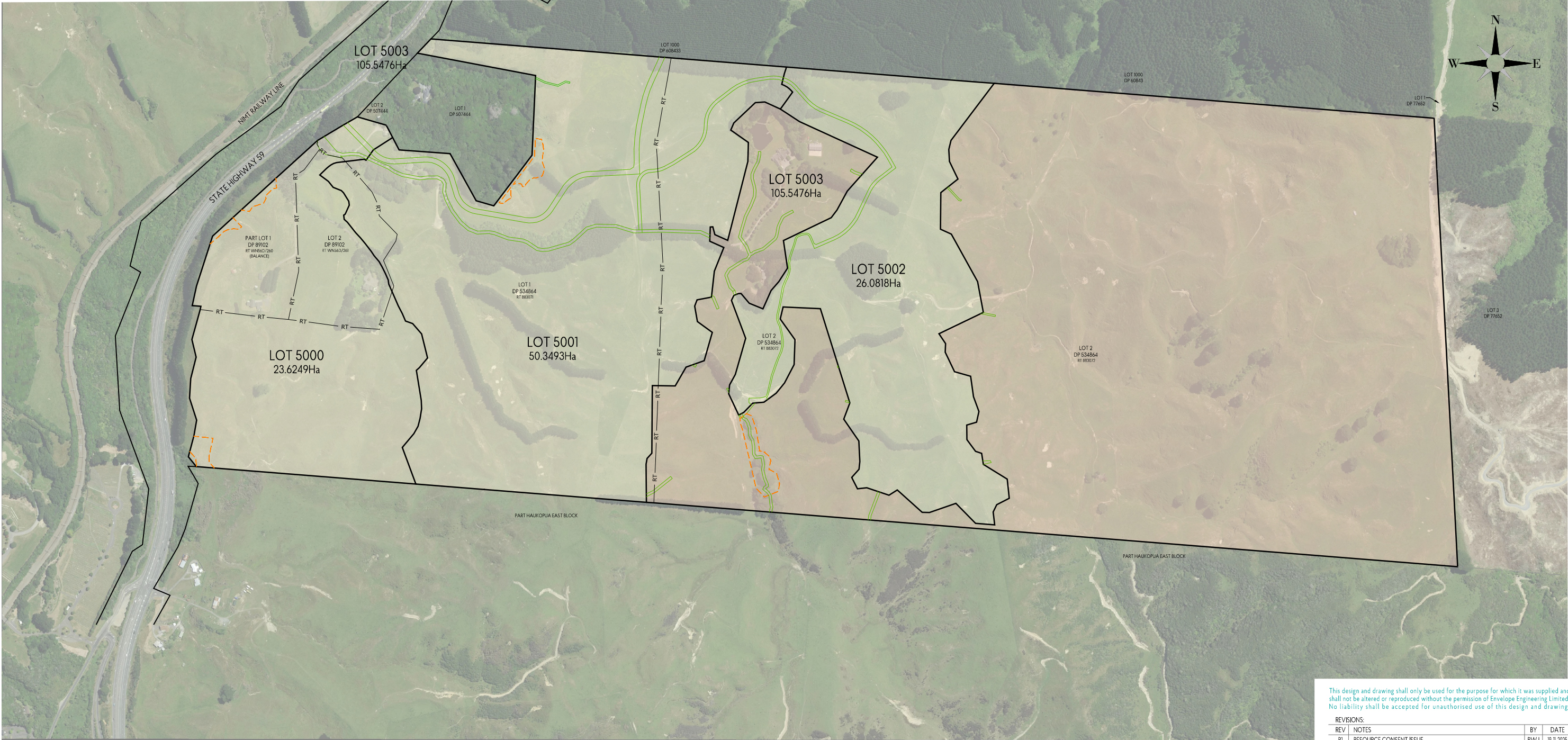
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	14-11-2025

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
EXISTING TITLE INFORMATION
SHEET 2 OF 2



DESIGNED: PWJ	DRAWN: JEG	REVISION: R1
CHECKED: TOF	PLOT DATE: 07-08-2026	
SCALE A1: 1:3000	SCALE A3: 1:6000	
STATUS: RESOURCE CONSENT		
PROJECT No: 1753-02	DRAWING No: 1001	



This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT PROVIDED TO COVENANT AREA 'LO'	JEG	04-02-2026
R3	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	MJP	06-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

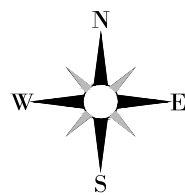
TITLE:
SCHEME PLAN OF PROPOSED
SUPERLOT SUBDIVISION
OVERALL PLAN WITH AERIAL IMAGERY



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:2000
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:4000
DRAWING No: 1004
REVISION: R3

- LEGEND:
- PROPOSED LOT BOUNDARY
 - EXISTING LOT BOUNDARY
 - EXISTING ROAD BOUNDARY
 - EASEMENT BOUNDARY
 - PROPOSED SUPERLOT
 - BALANCE LOT
 - COVENANT AREA

- NOTES:
- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 - ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 - THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 - EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 - LEGAL DESCRIPTION AND EASEMENT SCHEDULES SEE PLAN 1753-02-1009.
 - THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1000, 1001 & 1004 TO 1009.
 - THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1000, 1001 & 1004 TO 1009.



NIMT RAILWAY LINE

STATE HIGHWAY 59

LOT 5003
105.5476Ha

LOT 2
DP 507444

LOT 1
DP 507444

LOT 1000
DP 608433

NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
5. LEGAL DESCRIPTION AND EASEMENT SCHEDULES SEE PLAN 1753-02-1009.
6. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1000, 1001 & 1004 TO 1009.
7. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1000, 1001 & 1004 TO 1009.

LOT 5003
105.5476Ha

LOT 5002
26.0818Ha

LOT 1
DP 534864
RT 883071

LOT 5001
50.3493Ha

LOT 2
DP 534864
RT 883072

LOT 5000
23.6249Ha

PART LOT 1
DP 89102
RT WN56D/260
(BALANCE)

LOT 2
DP 89102
RT WN56D/261

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:

REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT PROVIDED TO COVENANT AREA 'LO'	JEG	04-02-2026
R3	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	MJP	06-08-2026

PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:

SCHEME PLAN OF PROPOSED
SUPERLOT SUBDIVISION
SHEET 1 OF 4

ENVELOPE
W W W . E N V E L O P E - E N G . C O . N Z

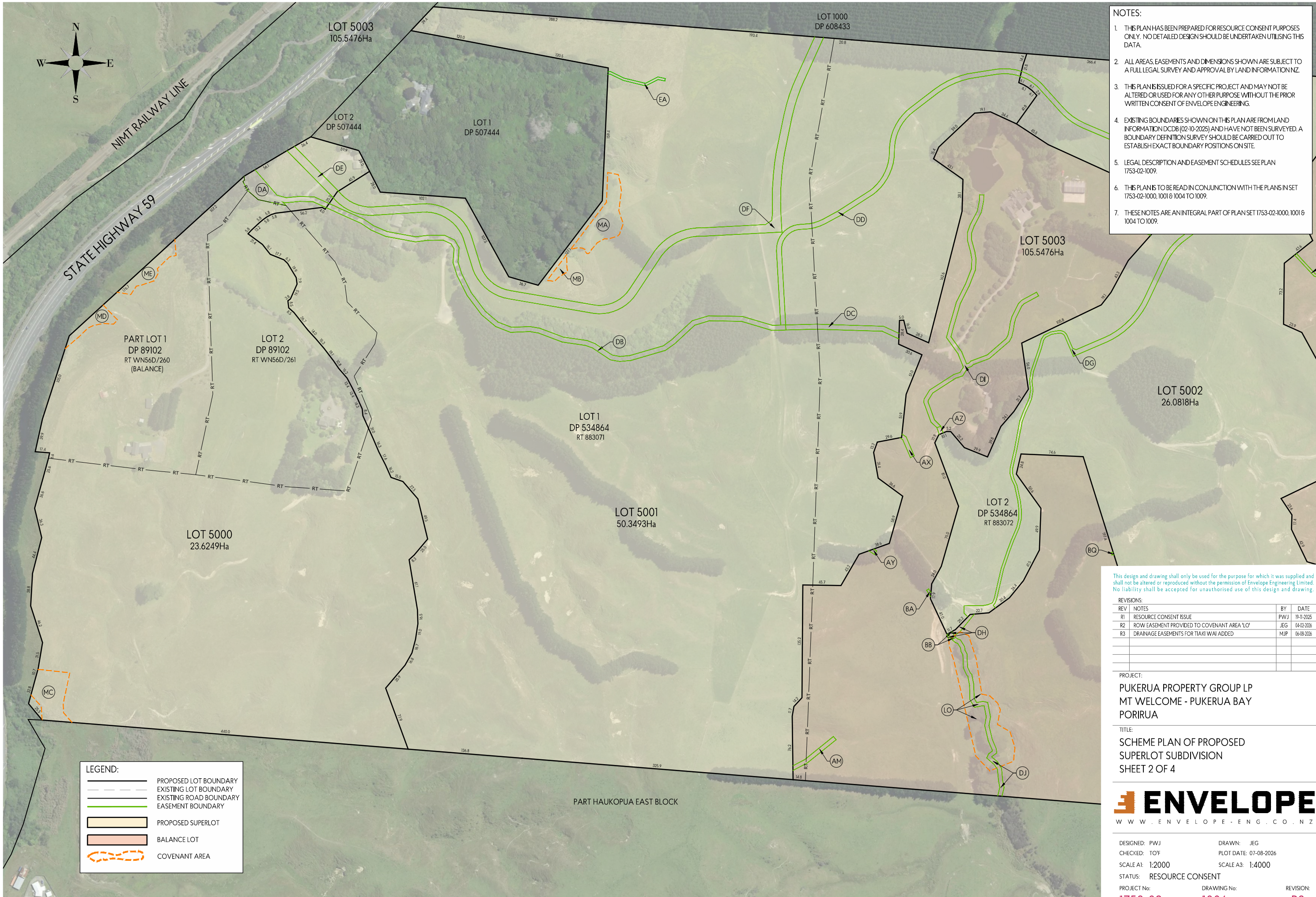
DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:2000
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWING No: 1005
REVISION: R3

DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:4000

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- PROPOSED SUPERLOT
- BALANCE LOT
- COVENANT AREA

PART HAUKOPIUA EAST BLOCK



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION AND EASEMENT SCHEDULES SEE PLAN 1753-02-1009.
 6. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1000, 1001 & 1004 TO 1009.
 7. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1000, 1001 & 1004 TO 1009.

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

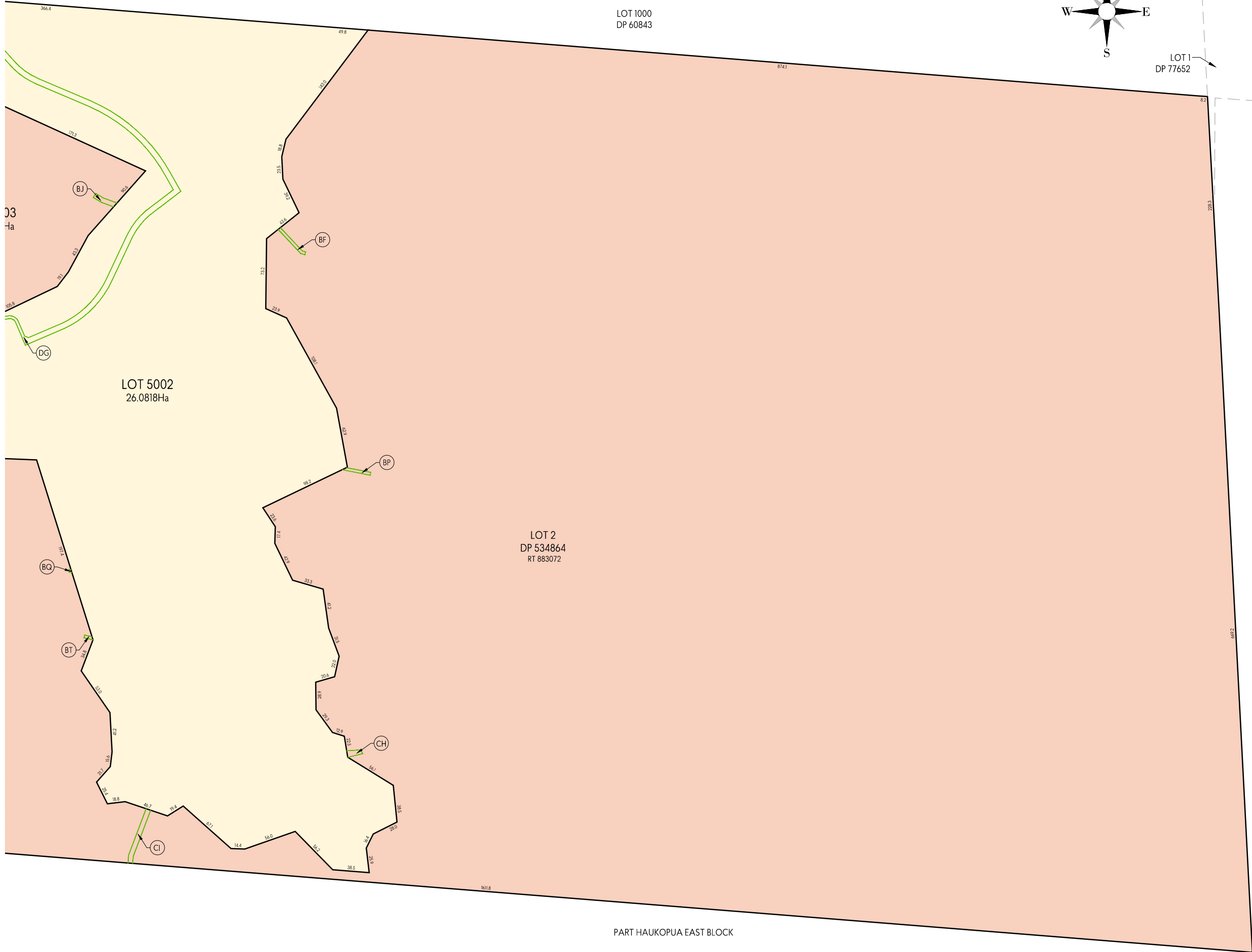
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT PROVIDED TO COVENANT AREA 'LO'	JEG	04-02-2026
R3	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	MJP	06-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED
SUPERLOT SUBDIVISION
SHEET 2 OF 4



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:2000
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWING No: 1006
DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:4000
REVISION: R3



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION AND EASEMENT SCHEDULES SEE PLAN 1753-02-1009.
 6. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1000, 1001 & 1004 TO 1009.
 7. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1000, 1001 & 1004 TO 1009.

LEGEND:

	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	EXISTING ROAD BOUNDARY
	EASEMENT BOUNDARY
	PROPOSED SUPERLOT
	BALANCE LOT
	COVENANT AREA

LOT 3
DP 77652

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT PROVIDED TO COVENANT AREA 'LO'	JEG	04-02-2026
R3	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	MJP	06-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED
SUPERLOT SUBDIVISION
SHEET 3 OF 4



DESIGNED: PWJ	DRAWN: JEG
CHECKED: TOF	PLOT DATE: 07-08-2026
SCALE A1: 1:2000	SCALE A3: 1:4000
STATUS: RESOURCE CONSENT	
PROJECT No: 1753-02	DRAWING No: 1007
REVISION: R3	



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION AND EASEMENT SCHEDULES SEE PLAN 1753-02-1009.
 6. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1000, 1001 & 1004 TO 1009.
 7. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1000, 1001 & 1004 TO 1009.

LEGEND:

	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	EXISTING ROAD BOUNDARY
	EASEMENT BOUNDARY
	PROPOSED SUPERLOT
	BALANCE LOT
	COVENANT AREA

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT PROVIDED TO COVENANT AREA 'LO'	JEG	04-02-2026
R3	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	MJP	06-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED
SUPERLOT SUBDIVISION
SHEET 4 OF 4



DESIGNED: PWJ	DRAWN: JEG
CHECKED: TOF	PLOT DATE: 07-08-2026
SCALE A1: 1:2000	SCALE A3: 1:4000
STATUS: RESOURCE CONSENT	
PROJECT No: 1753-02	DRAWING No: 1008
	REVISION: R3

SCHEDULE OF EXISTING EASEMENTS IN GROSS				
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE	CREATED BY
RIGHT TO CONVEY WATER	DE (FORMERLY E ON ENV. SCHEME PLAN 1697-03-100)	LOT 5000	TIAKI WAI LIMITED	YET TO BE REGISTERED
	DF (FORMERLY F ON ENV. SCHEME PLAN 1697-03-100)	LOT 5001		

SCHEDULE OF EXISTING EASEMENTS				
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITTED LAND (DOMINANT TENEMENT)	CREATED BY
WATER SUPPLY	EA	LOT 5001	LOTS 1 & 2 DP 507444	TRANSFER B758612.6

SCHEDULE OF EXISTING EASEMENTS TO BE SURRENDERED				
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITTED LAND (DOMINANT TENEMENT)	CREATED BY
RIGHT OF WAY, WATER SUPPLY, TELECOMMUNICATIONS, WATER DRAINAGE AND ELECTRICTY SUPPLY RIGHTS	B ON DP 89102	PART LOT 1 DP 89102	LOT 2 DP 89102, LOTS 1 & 2 DP 534864	EI 5757394.7
	D ON DP 89102		LOT 2 DP 89102	
WATER SUPPLY, TELECOMMUNICATIONS, WATER DRAINAGE AND ELECTRICITY SUPPLY (ROW SURRENDERED 7609735.2 & 7609735.3)	REMNANT PORTION OF C ON DP 89102		LOTS 1 & 2 DP 534864	
RIGHT OF WAY, WATER SUPPLY, TELECOMMUNICATIONS, WATER DRAINAGE AND ELECTRICITY SUPPLY RIGHTS	A, C & D ON DP 534864 (A ON DP 89102)	LOT 1 DP 534864	PART LOT 1 & LOT 2 DP 89102	EI 11437462.2 (11644486.2 VARIATION TO CONDITIONS OF THE EASEMENT)
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	A, B, C & D ON DP 534864		LOT 2 DP 534864	

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITTED LAND (DOMINANT TENEMENT)
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	DA	LOT 5000	LOTS 5001, 5002 & 5003
	DB	LOT 5001	LOTS 5002 & 5003
	DC		LOT 5003
	DD		LOT 5002

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO DRAIN WATER	AM, AX, AY, AZ, BA, BB, BF, BJ, BP, BQ, BT, CH & CI	LOT 5003	TIAKI WAI LIMITED
OVERLAND FLOWPATH	DI & DJ		
RIGHT OF WAY	DA	LOT 5000	PORIRUA CITY COUNCIL
	DB & DD	LOT 5001	
	DG	LOT 5002	
	DH	LOT 5003	

EASEMENT NOTES:

1. EASEMENTS TO BE CONFIRMED AND ADDED AS REQUIRED AT LAND TRANSFER SURVEY STAGE, BASED ON AS-BUILT SURVEY (ONCE ENGINEERING CONSENTS HAVE BEEN OBTAINED AND CONSTRUCTION COMPLETED), INCLUDING BUT NOT LIMITED TO THE FOLLOWING PURPOSES:
 - RIGHT OF WAY AND PEDESTRIAN RIGHT OF WAY.
 - SEWAGE AND WATER DRAINAGE, WATER SUPPLY AND UNDERGROUND SERVICES.
2. ROW AND SERVICES EASEMENTS DA, DB, DC & DD HEREON PROVIDE FOR ACCESS AND SERVICING TO SUPERLOTS 5001, 5002 & 5003 HEREON. AS THE STAGED DEVELOPMENT PROGRESSES THESE EASEMENTS WILL BE UPDATED AS REQUIRED FOR CONTINUITY OF ACCESS AND SERVICES UNTIL NO LONGER REQUIRED AND ARE SURRENDERED.

COVENANT AREAS:

1. AREA MARKED LO HEREON SHALL BE SUBJECT TO A LAND COVENANT.
3. AREA MARKED MA TO ME HEREON SHALL BE SUBJECT TO CONSERVATION COVENANTS FOR LIZARD MANAGEMENT.

LEGAL DESCRIPTION:

1. PART LOT 1 DP 89102 (COMPRISED IN RT WN56D/260 - BALANCE) 4.3772 Ha. SUBJECT TO:
 - 261993.1 GN - LIMITED ACCESS ROAD - AFFECTS PART FORMERLY IN CT WN16D/680.
 - 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
 - 5757394.5 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
 - LAND COVENANT IN EI 7416317.1 (AFFECTS TREES PLANTED ON AREA 'B' DP 89102).
2. PART LOT 2 DP 89102 (COMPRISED IN RT WN56D/261) 5.6390 Ha. SUBJECT TO:
 - B753722.1 COMPENSATION CERTIFICATE PURSUANT TO SEC19 PW ACT 1981 (AFFECTS PART FORMERLY IN CT 16D/680).
 - 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
 - 5757394.5 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
3. LOT 1 DP 534864 (COMPRISED IN RT 883071) 55.3330 Ha. SUBJECT TO:
 - 261993.1 GN - LIMITED ACCESS ROAD - AFFECTS PART FORMERLY IN C'ST WN16D/6798 WN16D/680.
 - 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
 - LAND COVENANT IN B 7416317.1 (AFFECTS TREES PLANTED ON AREA 'B' DP 89102).
 - LAND COVENANT (IN GROSS) CREATED BY C12225929.5 (LIMITED AS TO DURATION).
4. LOT 2 DP 534864 (COMPRISED IN RT 883072) 140.2536 Ha. SUBJECT TO:
 - 261993.1 GN - LIMITED ACCESS ROAD - AFFECTS PART FORMERLY IN C'ST WN16D/6798 WN16D/680.
 - 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
 - LAND COVENANT IN B 7416317.1 (AFFECTS TREES PLANTED ON AREA 'B' DP 89102).
 - LAND COVENANT (IN GROSS) CREATED BY C12225929.5 (LIMITED AS TO DURATION).
- COMBINED AREAS OF TITLES 205.6028 Ha.

NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
5. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1000, 1001 & 1004 TO 1009.
6. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1000, 1001 & 1004 TO 1009.

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT PROVIDED TO COVENANT AREA 'LO'	JEG	04-02-2026
R3	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	MJP	06-08-2026

PROJECT:

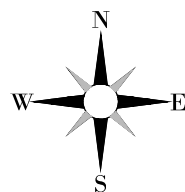
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:

SCHEME PLAN OF PROPOSED
SUPERLOT SUBDIVISION
EASEMENT SCHEDULES



DESIGNED: PWJ	DRAWN: JEG
CHECKED: TO'F	PLOT DATE: 07-08-2026
SCALE A1: 1:2000	SCALE A3: 1:4000
STATUS: RESOURCE CONSENT	
PROJECT No:	DRAWING No:
1753-02	1009
REVISION:	
R3	



NIMT RAILWAY LINE

STATE HIGHWAY 59

PART HAUKOPIUA EAST BLOCK

SEE PLAN 1023

LOT 1000
DP 608433

LOT 1
DP 507444

LOT 2
DP 507444

LOT 5003
ENV. SCHEME PLAN
1753-02-1005

NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
5. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
6. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
7. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE
- RESIDENTIAL LOT
- COMMERCIAL LOT
- JOINTLY OWNED ACCESS LOT
- ROAD LOT
- FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
- RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
- FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
- COVENANT AREA
- PCC SNA AREA

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:

REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT TO COVENANT AREA UPDATED	JEG	05-02-2026
R3	STAGE 4A/4B BOUNDARY MOVED. ROAD TO VEST ADDED STG 15	JEG	01-07-2026
R4	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	01-08-2026

PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
OVERALL PLAN
SHEET 1 OF 4

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:2000
STATUS: RESOUE CONSENT
PROJECT No: 1753-02
DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:4000
DRAWING No: 1010
REVISION: R4



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 5. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 6. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 7. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE

RESIDENTIAL LOT

COMMERCIAL LOT

JOINTLY OWNED ACCESS LOT

ROAD LOT

FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED

RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL

FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED

COVENANT AREA

PCC SNA AREA

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:		BY	DATE
REV	NOTES		
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT TO COVENANT AREA UPDATED	JEG	05-02-2026
R3	STAGE 4A/4B BOUNDARY MOVED. ROAD TO VEST ADDED STG 15	JEG	01-07-2026
R4	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	01-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

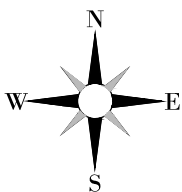
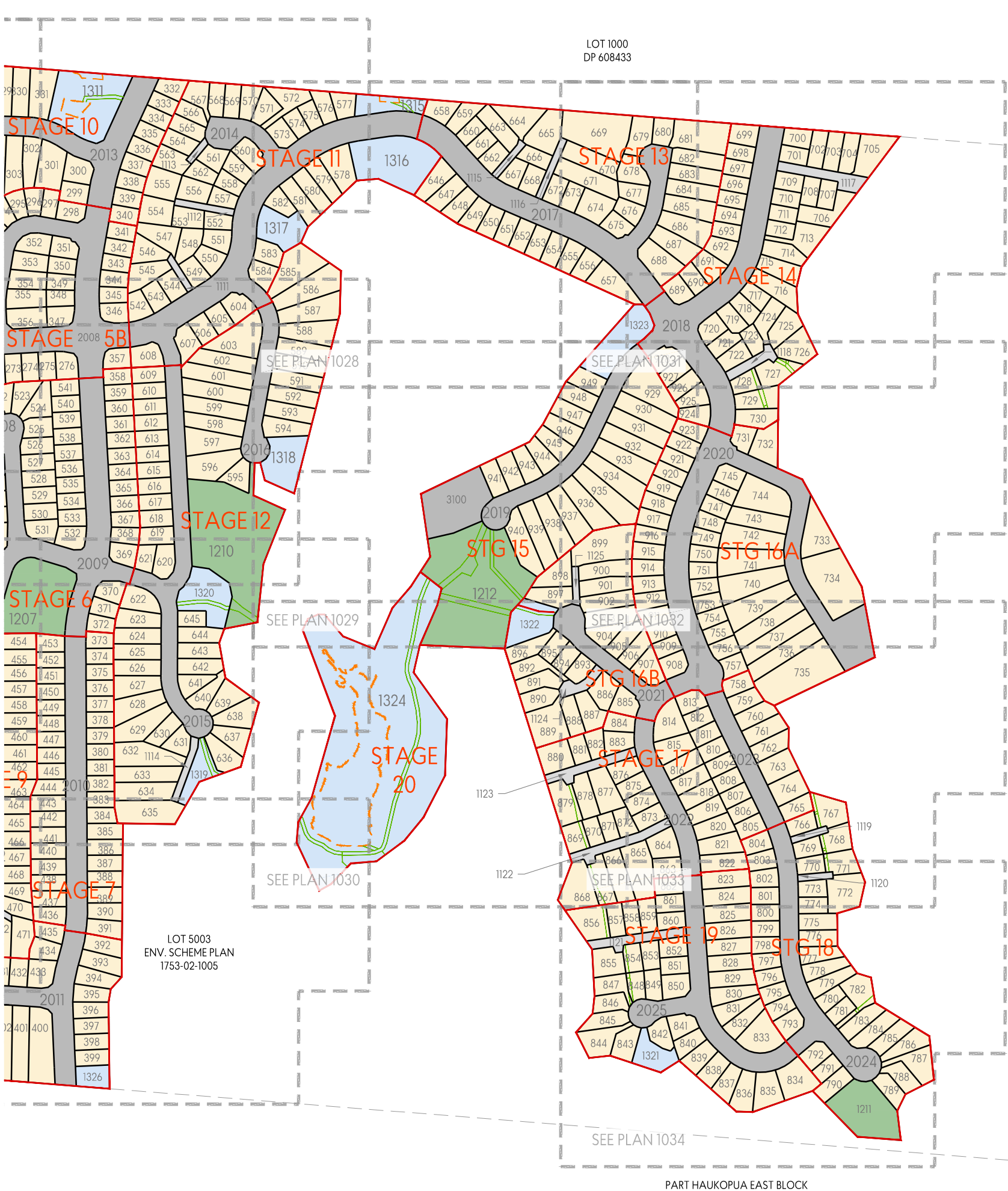
TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
OVERALL PLAN
SHEET 2 OF 4



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:2000
STATUS: RESOUE CONSENT
PROJECT No: 1753-02

DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:4000
DRAWING No: 1011

REVISION: R4



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. EASEMENTS SCHEDULES SEE PLAN 1753-02-1035.
 6. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 7. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE

RESIDENTIAL LOT

COMMERCIAL LOT

JOINTLY OWNED ACCESS LOT

ROAD LOT

FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED

RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL

FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED

COVENANT AREA

PCC SNA AREA

LEGAL DESCRIPTION:

LOTS 5000 TO 5002 ENVELOPE SCHEME PLAN 1753-02-1005 TO 1009 (SUPERLOT SUBDIVISION - RST YET TO ISSUE).

LEGAL DESCRIPTION PRIOR TO SUPERLOT SUBDIVISION:

1. PART LOT 1 DP 89102 (COMPRISED IN RT WN56D/260 - BALANCE) 4.3772 Ha.
SUBJECT TO:
• 261993.1 GN-LIMITED ACCESS ROAD-AFFECTS PART FORMERLY IN CT WN16D/680.
• 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
• 5757394.5 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
• LAND COVENANT IN EI 7416317.1 (AFFECTS TREES PLANTED ON AREA 'B' DP 89102).

2. PART LOT 2 DP 89102 (COMPRISED IN RT WN56D/261) 5.6390 Ha.
SUBJECT TO:
• 8753722.1 COMPENSATION CERTIFICATE PURSUANT TO SEC 19 PW ACT 1981 (AFFECTS PART FORMERLY IN CT 16D/680).
• 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
• 5757394.5 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.

3. LOT 1 DP 534864 (COMPRISED IN RT 883071) 55.3330 Ha.
SUBJECT TO:
• 261993.1 GN-LIMITED ACCESS ROAD-AFFECTS PART FORMERLY IN C'ST WN16D/6796 WN16D/680.
• 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
• LAND COVENANT IN EI 7416317.1 (AFFECTS TREES PLANTED ON AREA 'B' DP 89102).
• LAND COVENANT (IN GROSS) CREATED BY C12225929.5 (LIMITED AS TO DURATION).

4. LOT 2 DP 534864 (COMPRISED IN RT 883072) 140.2536 Ha.
SUBJECT TO:
• 261993.1 GN-LIMITED ACCESS ROAD-AFFECTS PART FORMERLY IN C'ST WN16D/6796 WN16D/680.
• 5757394.4 CONSENT NOTICE PURSUANT TO SEC 221 RMA 1991.
• LAND COVENANT IN EI 7416317.1 (AFFECTS TREES PLANTED ON AREA 'B' DP 89102).
• LAND COVENANT (IN GROSS) CREATED BY C12225929.5 (LIMITED AS TO DURATION).

COMBINED AREAS OF TITLES 205.6028 Ha.

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT TO COVENANT AREA UPDATED	JEG	05-02-2026
R3	STAGE 4A/4B BOUNDARY MOVED. ROAD TO VEST ADDED STG 15	JEG	01-07-2026
R4	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
OVERALL PLAN
SHEET 3 OF 4



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:2000
STATUS: RESOUC CONSENT
PROJECT No: 1753-02
DRAWING No: 1012
REVISION: R4

DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:4000



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. EASEMENTS SCHEDULES SEE PLAN 1753-02-1035.
 6. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 7. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE
- RESIDENTIAL LOT
- COMMERCIAL LOT
- JOINTLY OWNED ACCESS LOT
- ROAD LOT
- FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
- RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
- FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
- COVENANT AREA
- PCC SNA AREA

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT TO COVENANT AREA UPDATED	JEG	05-02-2026
R3	STAGE 4A/4B BOUNDARY MOVED, ROAD TO VEST ADDED STG 15	JEG	01-07-2026
R4	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	01-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
OVERALL PLAN
SHEET 4 OF 4

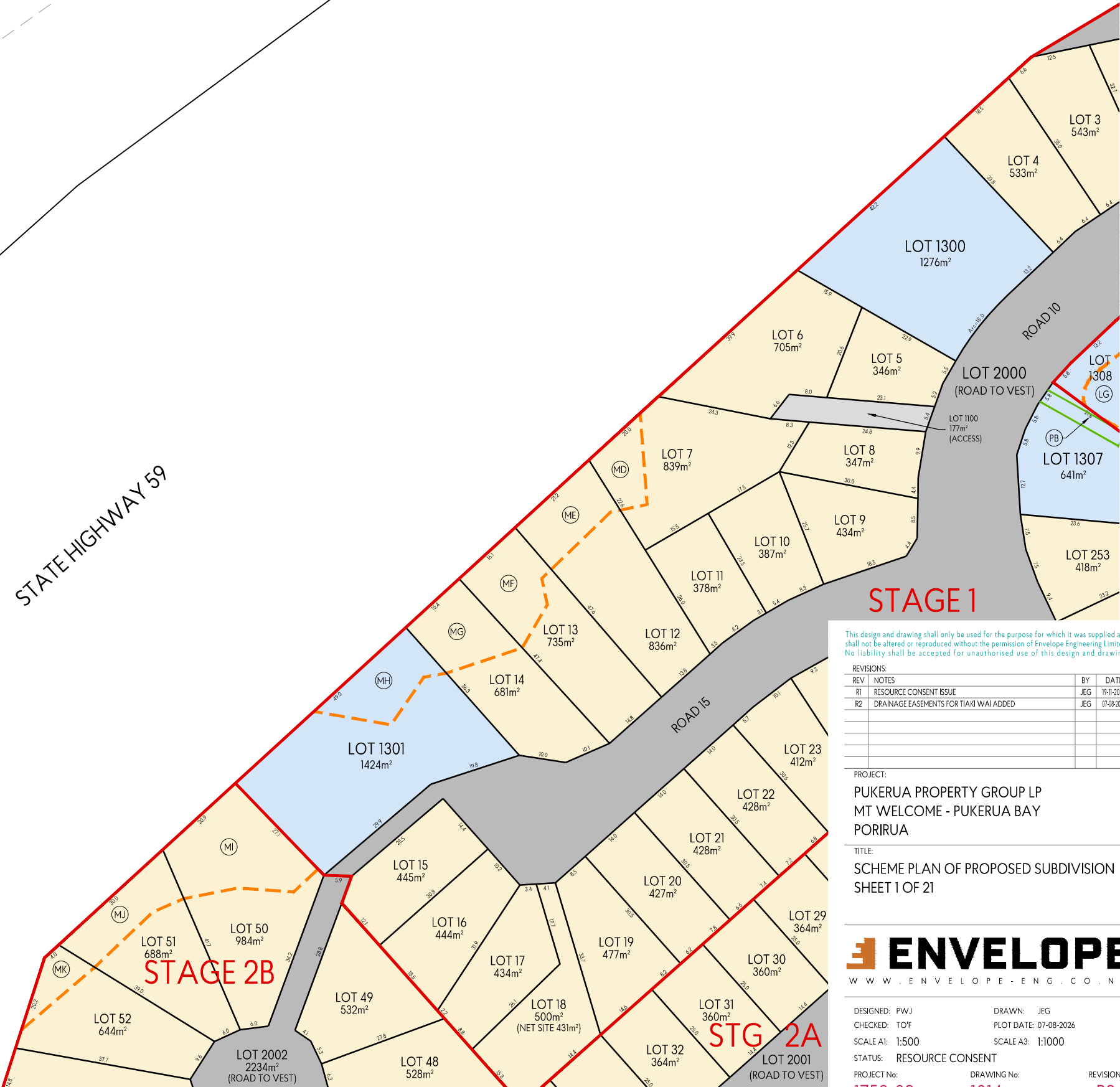
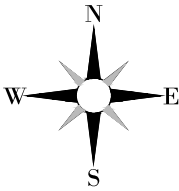


DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 07-08-2026	1753-02
SCALE A1: 1:2000	SCALE A3: 1:4000	1013
STATUS: RESOUC CONSENT	PROJECT No:	R4
PROJECT No:	DRAWING No:	

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE
- RESIDENTIAL LOT
- COMMERCIAL LOT
- JOINTLY OWNED ACCESS LOT
- ROAD LOT
- FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
- RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
- FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
- COVENANT AREA
- PCC SNA AREA

- NOTES:
- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 - ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 - THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 - EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 - LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 - EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 - THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 - THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.



This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

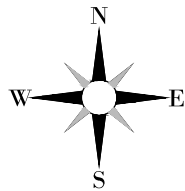
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 1 OF 21



DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 07-08-2026	
SCALE A1: 1:500	SCALE A3: 1:1000	
STATUS: RESOURCE CONSENT		
PROJECT No: 1753-02	DRAWING No: 1014	
		R2



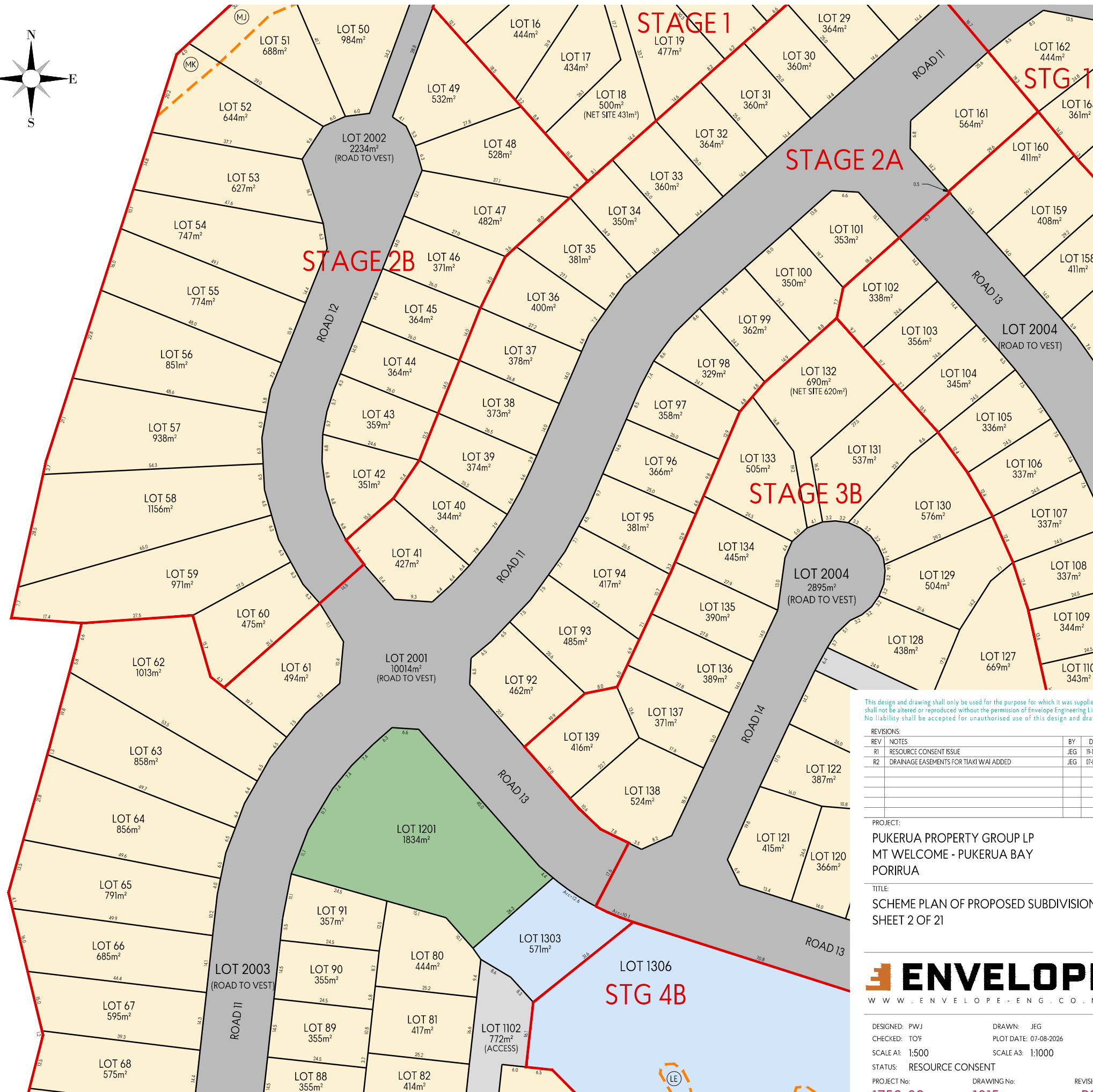
STATE HIGHWAY 59

NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE
- RESIDENTIAL LOT
- COMMERCIAL LOT
- JOINTLY OWNED ACCESS LOT
- ROAD LOT
- FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
- RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
- FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
- COVENANT AREA
- PCC SNA AREA



This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 2 OF 21

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02

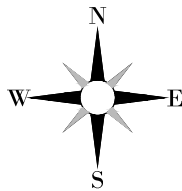
DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:1000
DRAWING No: 1015

REVISION: R2

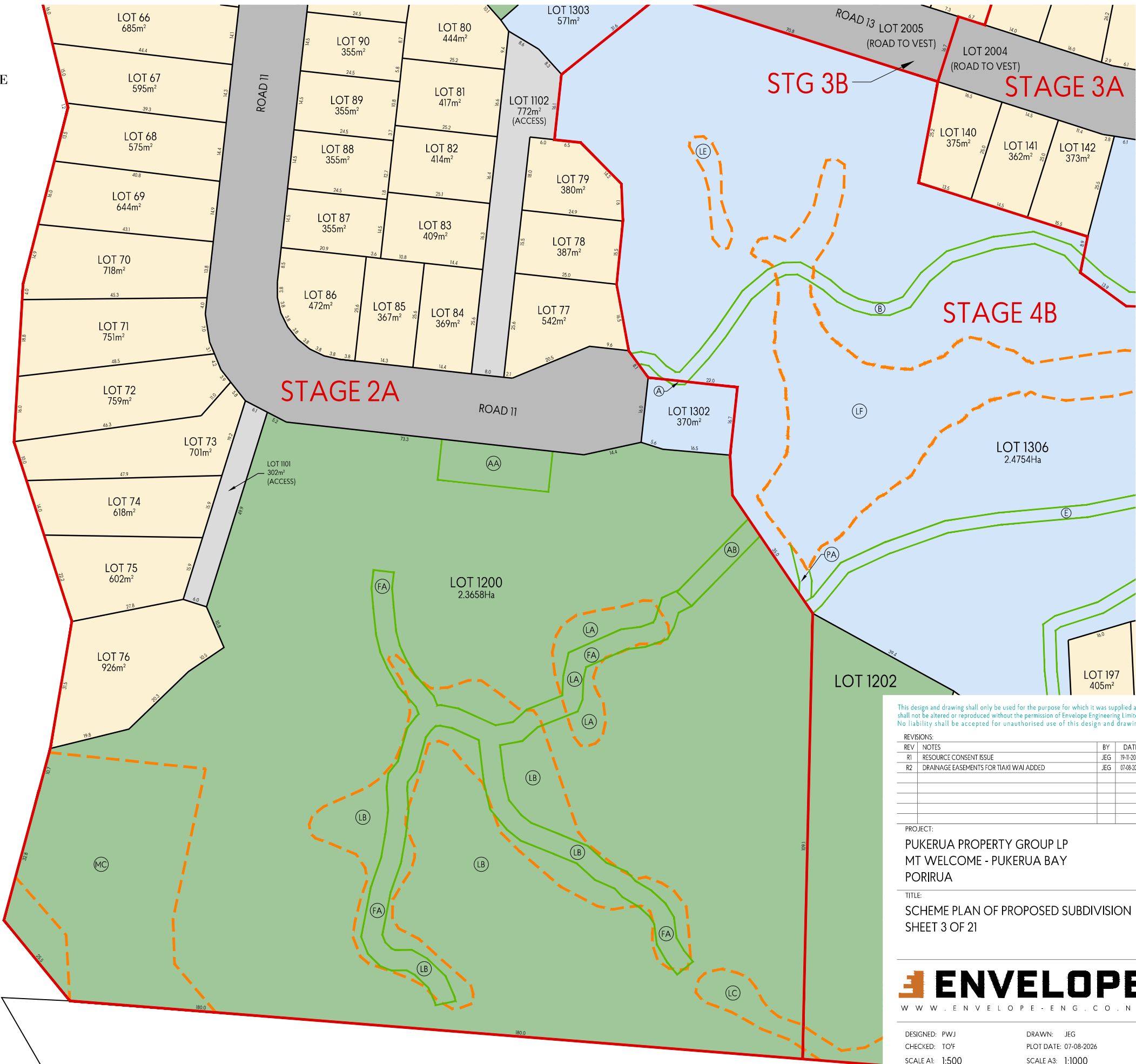
- NOTES:
- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 - ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 - THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 - EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 - LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 - EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 - THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 - THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE
- RESIDENTIAL LOT
- COMMERCIAL LOT
- JOINTLY OWNED ACCESS LOT
- ROAD LOT
- FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
- RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
- FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
- COVENANT AREA
- PCC SNA AREA



STATE HIGHWAY 59



LEGEND:

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

EXISTING ROAD BOUNDARY

EASEMENT BOUNDARY

STAGE BOUNDARY

PCC SNA 5m BUFFER LINE

RESIDENTIAL LOT

COMMERCIAL LOT

JOINTLY OWNED ACCESS LOT

ROAD LOT

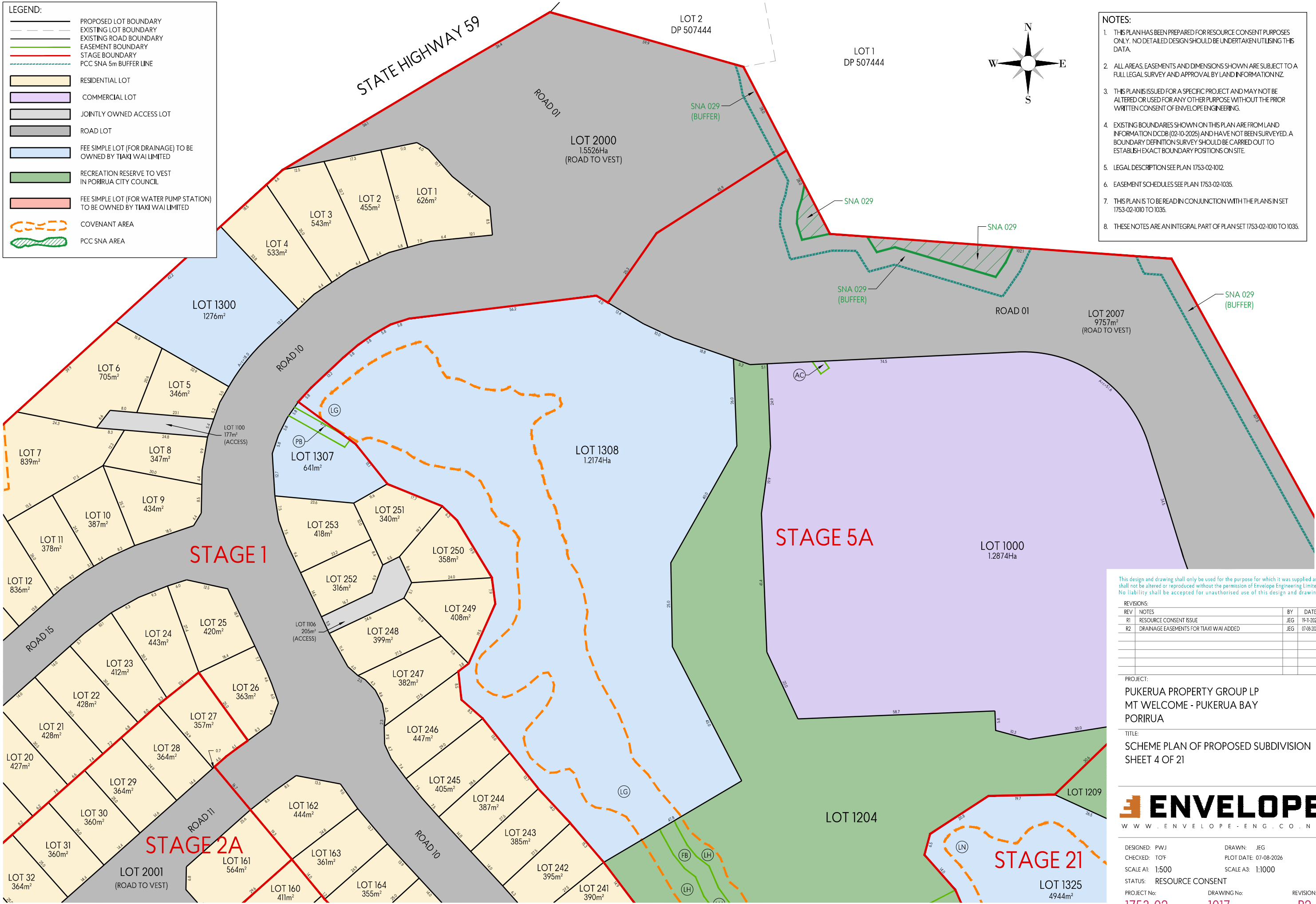
FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED

RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL

FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED

COVENANT AREA

PCC SNA AREA



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.

2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.

3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.

4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.

5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.

6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.

7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.

8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 4 OF 21



DESIGNED: PWJ

CHECKED: TOF

SCALE A1: 1:500

STATUS: RESOURCE CONSENT

PROJECT No: 1753-02

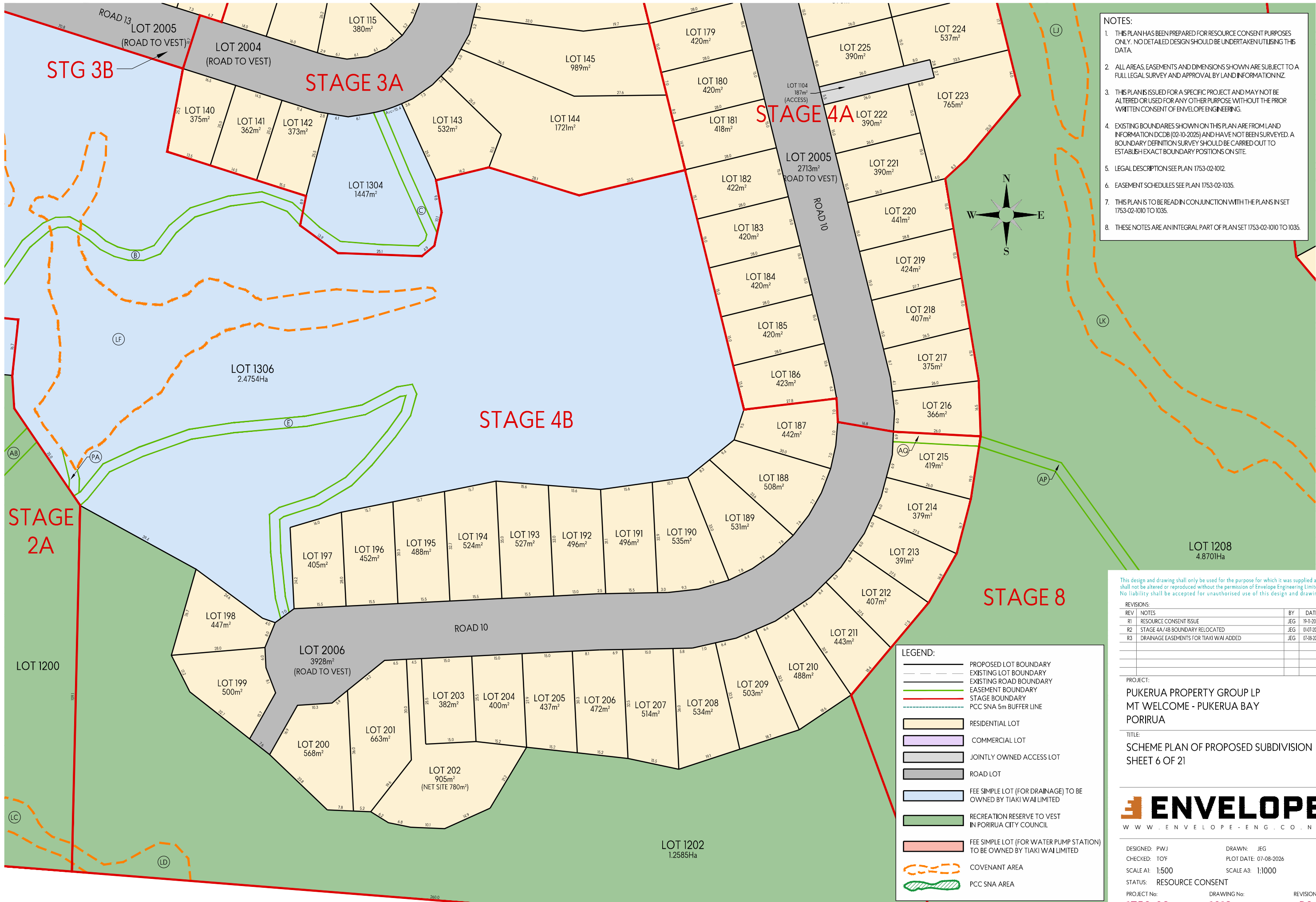
DRAWN: JEG

PLOT DATE: 07-08-2026

SCALE A3: 1:1000

DRAWING No: 1017

REVISION: R2



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	STAGE 4A/4B BOUNDARY RELOCATED	JEG	01-07-2026
R3	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

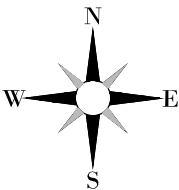
PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 6 OF 21

ENVELOPE
W W W . E N V E L O P E . E N G . C O . N Z

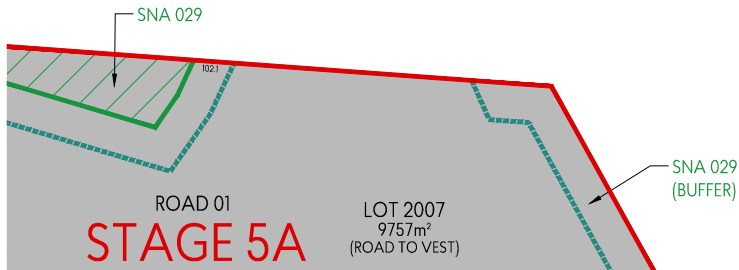
DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 07-08-2026	1753-02
SCALE A1: 1:500	SCALE A3: 1:1000	1019
STATUS: RESOURCE CONSENT	PROJECT No:	R3
PROJECT No:	DRAWING No:	

STATE HIGHWAY 59



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

- LEGEND:
- PROPOSED LOT BOUNDARY
 - EXISTING LOT BOUNDARY
 - EXISTING ROAD BOUNDARY
 - EASEMENT BOUNDARY
 - STAGE BOUNDARY
 - PCC SNA 5m BUFFER LINE
 - RESIDENTIAL LOT
 - COMMERCIAL LOT
 - JOINTLY OWNED ACCESS LOT
 - ROAD LOT
 - FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
 - RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
 - FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
 - COVENANT AREA
 - PCC SNA AREA



This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

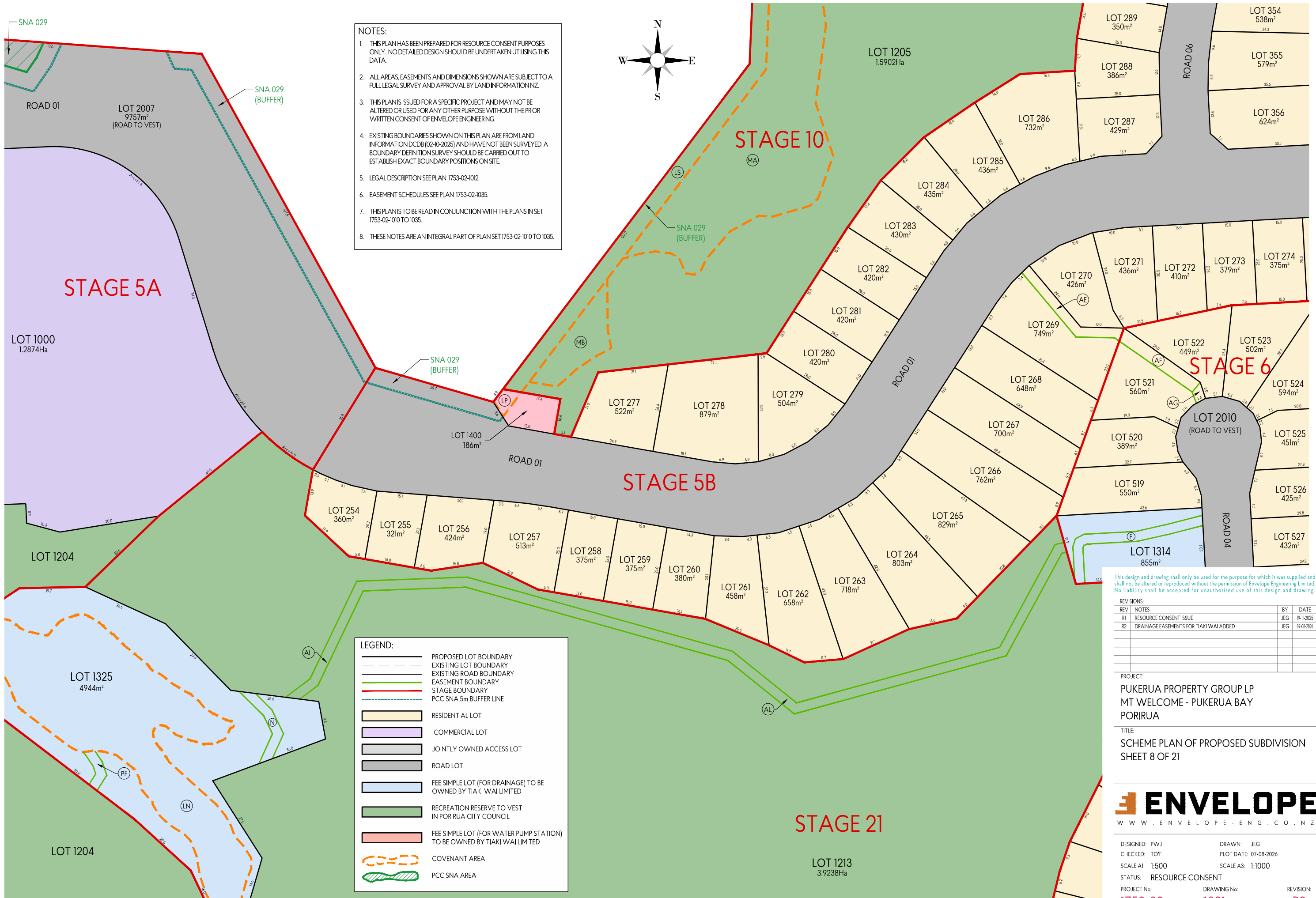
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

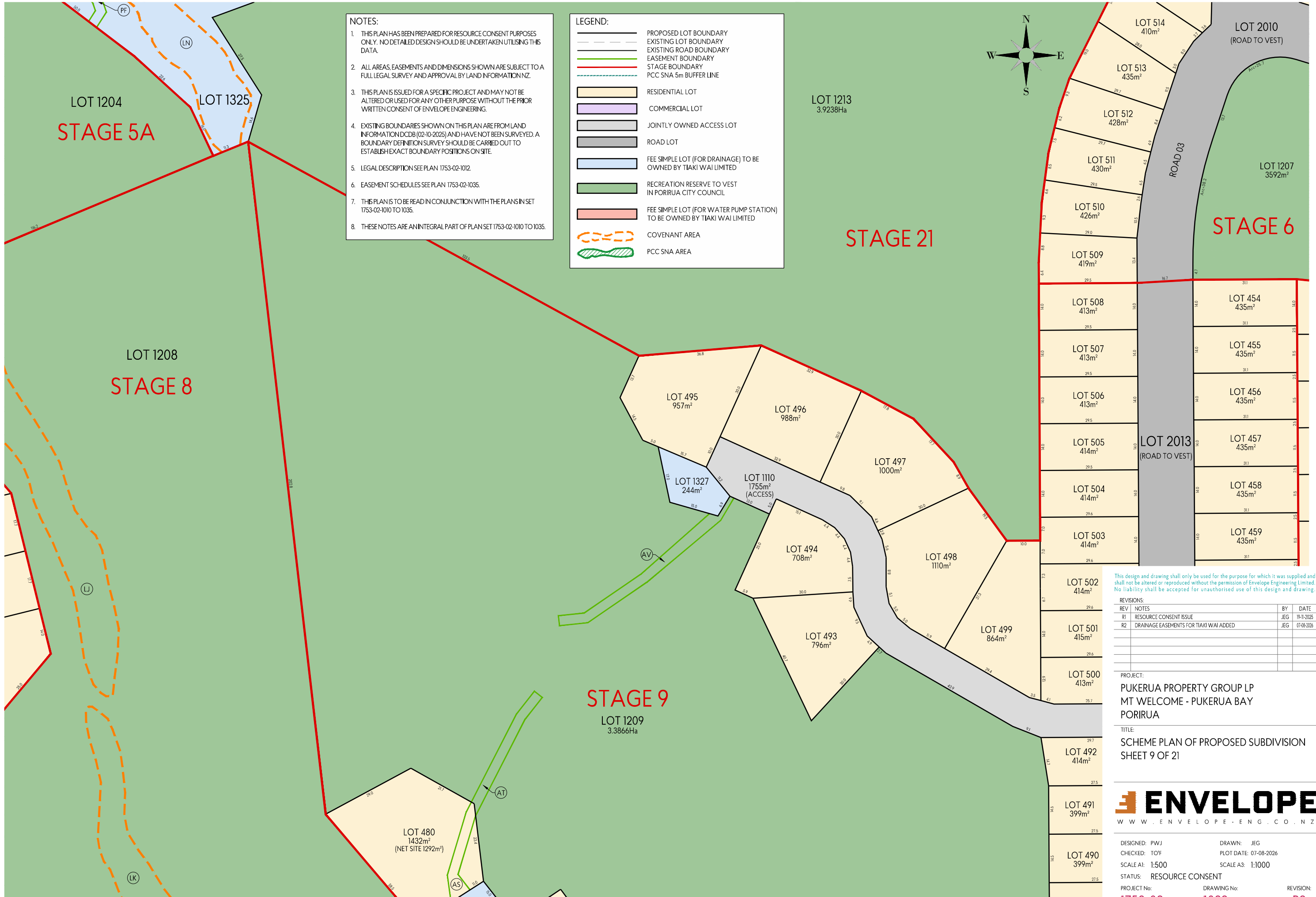
PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 7 OF 21



DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 07-08-2026	1753-02
SCALE A1: 1:500	SCALE A3: 1:1000	1020
STATUS: RESOURCE CONSENT	PROJECT No:	R2
PROJECT No:	DRAWING No:	





- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

- LEGEND:
- PROPOSED LOT BOUNDARY
 - EXISTING LOT BOUNDARY
 - EXISTING ROAD BOUNDARY
 - EASEMENT BOUNDARY
 - STAGE BOUNDARY
 - PCC SNA 5m BUFFER LINE
 - RESIDENTIAL LOT
 - COMMERCIAL LOT
 - JOINTLY OWNED ACCESS LOT
 - ROAD LOT
 - FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
 - RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
 - FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
 - COVENANT AREA
 - PCC SNA AREA

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

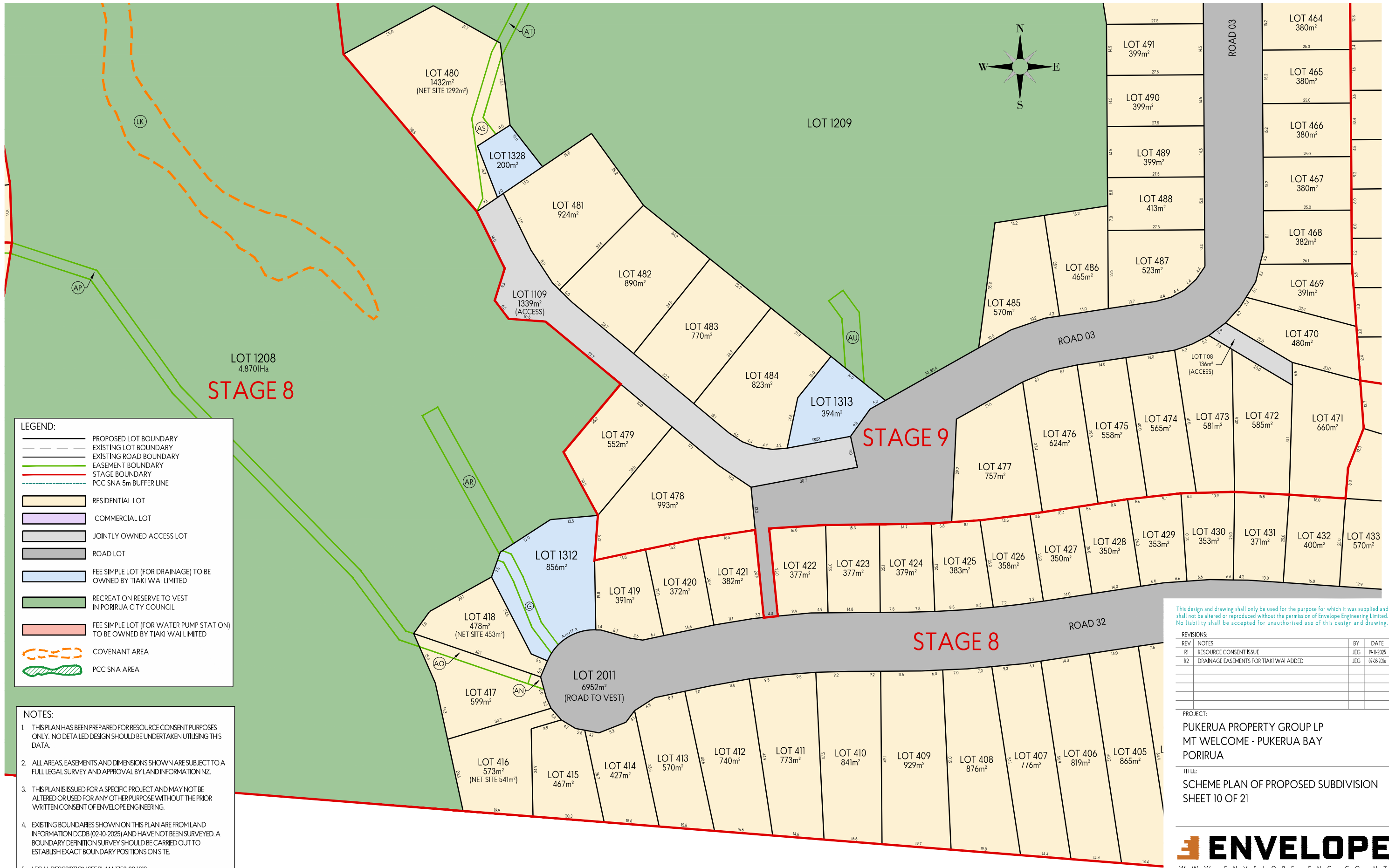
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 9 OF 21



DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 07-08-2026	1753-02
SCALE A1: 1:500	SCALE A3: 1:1000	1022
STATUS: RESOURCE CONSENT	PROJECT No:	R2
PROJECT No:	DRAWING No:	



LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE
- RESIDENTIAL LOT
- COMMERCIAL LOT
- JOINTLY OWNED ACCESS LOT
- ROAD LOT
- FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
- RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
- FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
- COVENANT AREA
- PCC SNA AREA

- NOTES:**
- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 - ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 - THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 - EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 - LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 - EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 - THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 - THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 10 OF 21



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02

DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:1000
DRAWING No: 1023

REVISION: R2

LEGEND:

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

EXISTING ROAD BOUNDARY

EASEMENT BOUNDARY

STAGE BOUNDARY

PCC SNA 5m BUFFER LINE

RESIDENTIAL LOT

COMMERCIAL LOT

ROAD LOT

JOINTLY OWNED ACCESS LOT

FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED

RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL

FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED

COVENANT AREA

PCC SNA AREA

LOT 1000
DP 608433

- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.

2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.

3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.

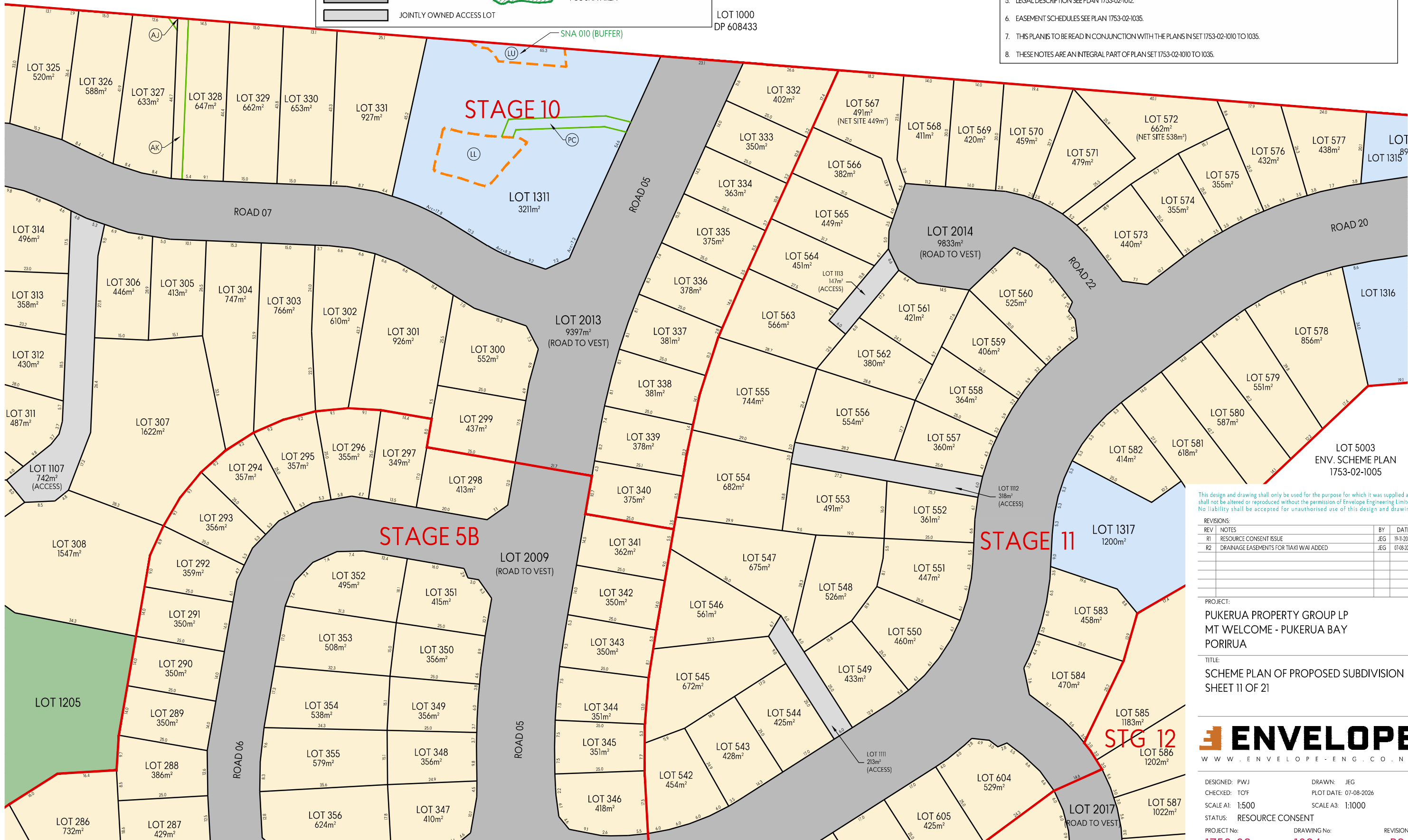
4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.

5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.

6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.

7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.

8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.





- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE
- RESIDENTIAL LOT
- COMMERCIAL LOT
- JOINTLY OWNED ACCESS LOT
- ROAD LOT
- FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
- RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
- FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
- COVENANT AREA
- PCC SNA AREA

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:		BY:	DATE:
REV	NOTES		
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

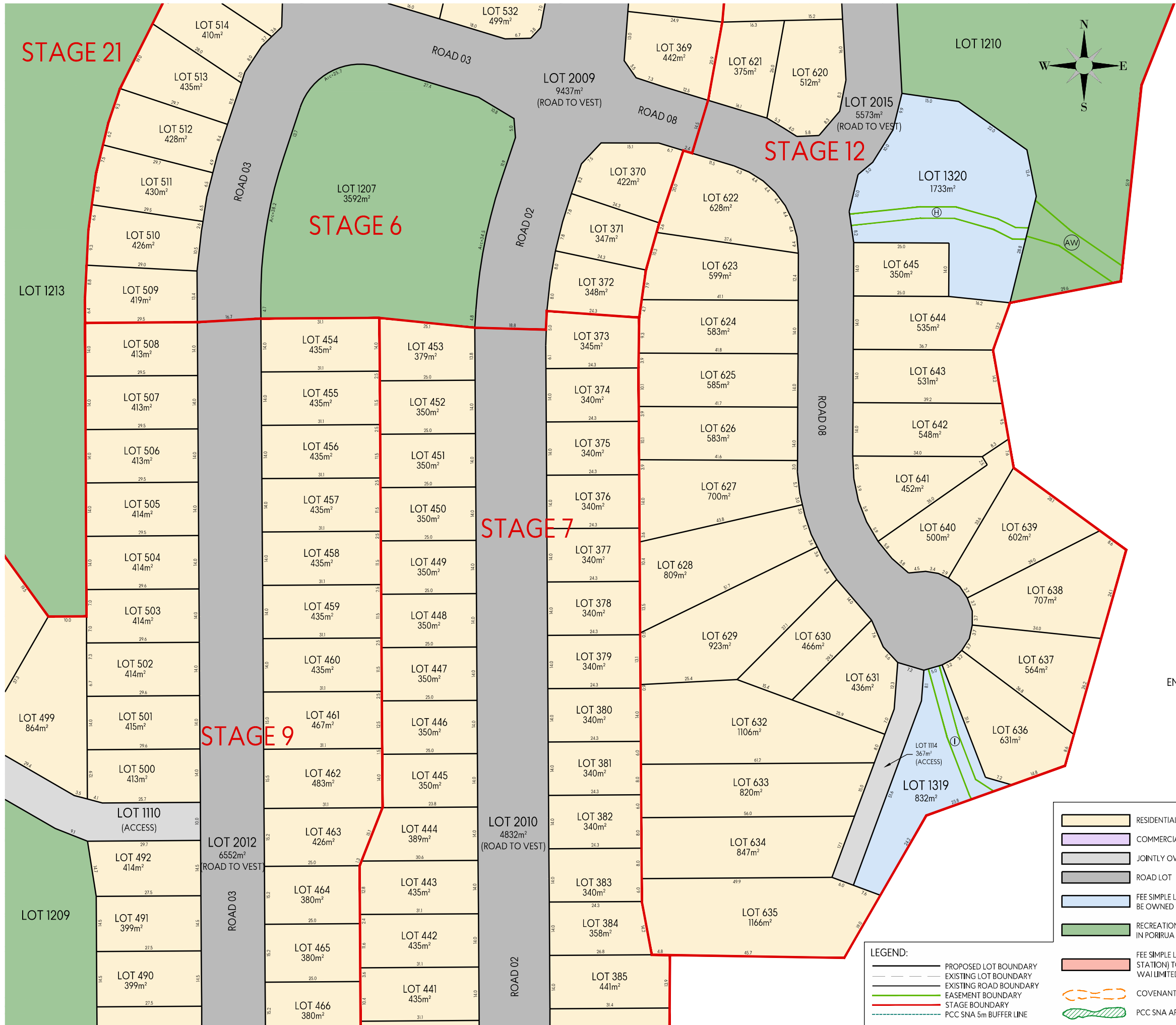
PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 12 OF 21

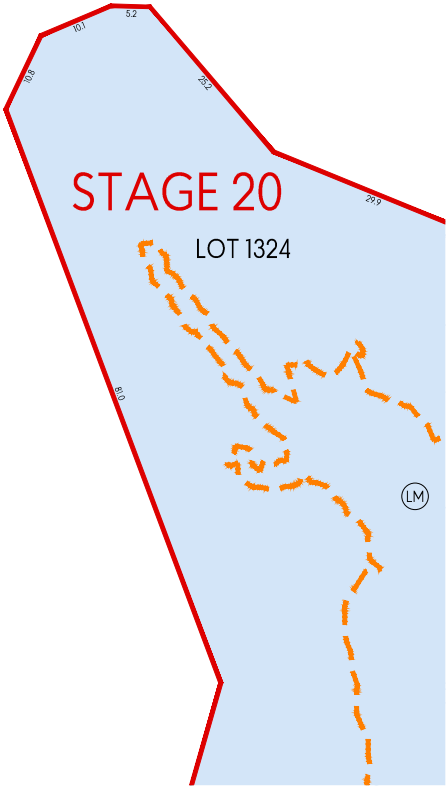


DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 07-08-2026	
SCALE A1: 1:500	SCALE A3: 1:1000	
STATUS: RESOURCE CONSENT		
PROJECT No: 1753-02	DRAWING No: 1025	
		R2

LOT 5003
ENVELOPE
SCHEME PLAN
1753-02-1005



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.



LOT 5003
ENV. SCHEME PLAN
1753-02-1005

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

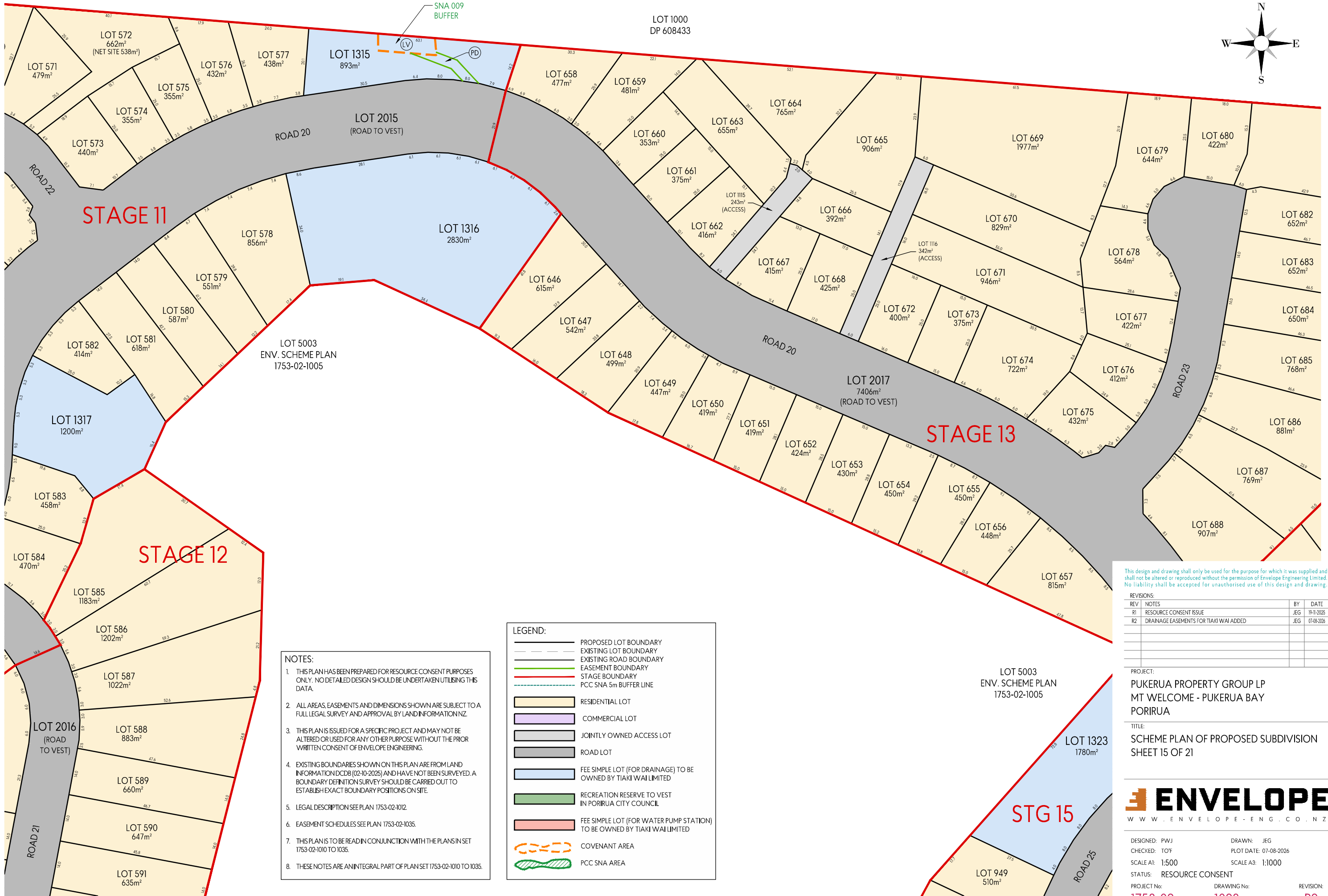
REVISIONS:		BY	DATE
REV	NOTES		
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 13 OF 21



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWING No: 1026
REVISION: R2



This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 15 OF 21

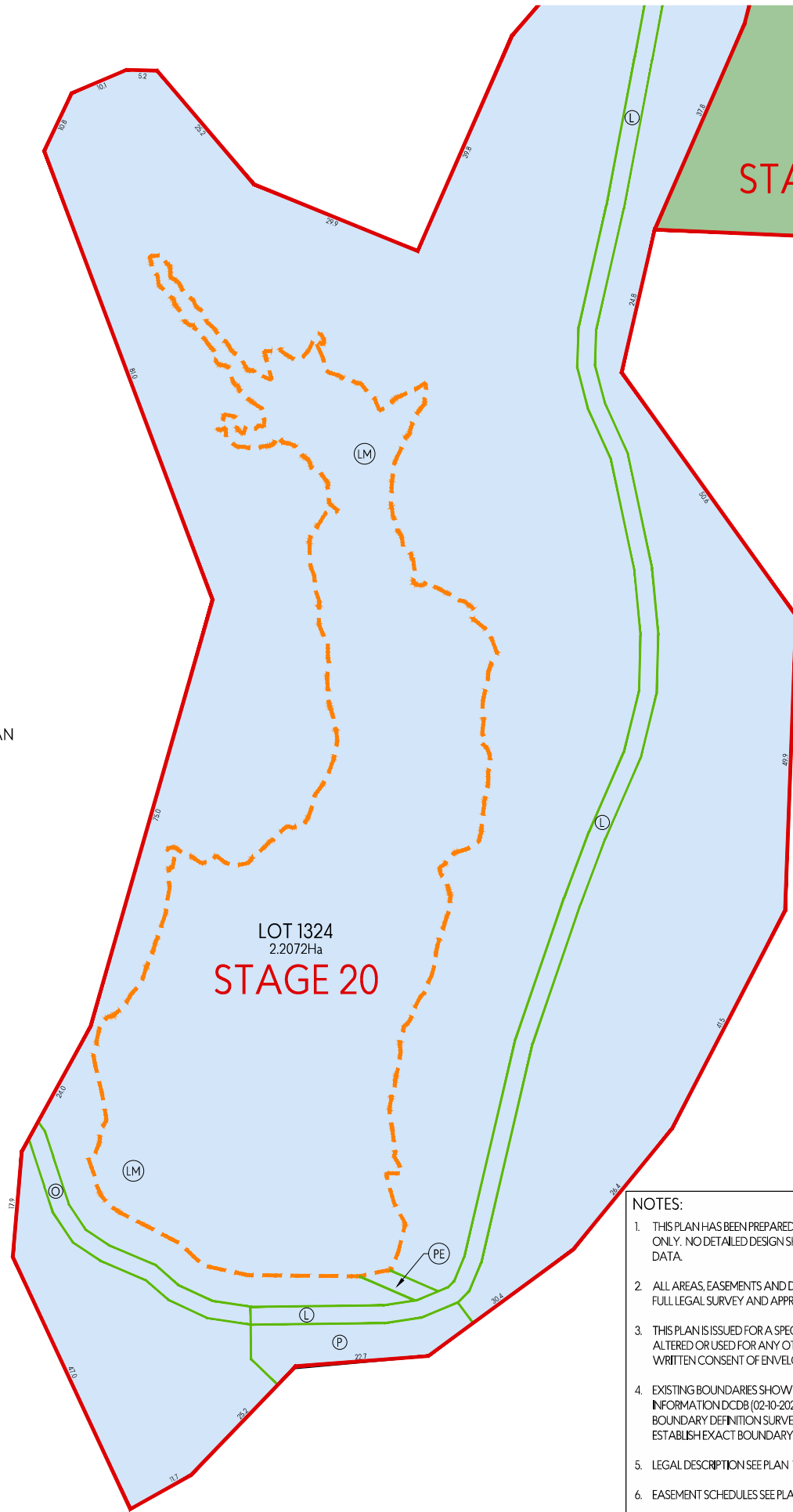


DESIGNED: PWJ	DRAWN: JEG	REVISION: 1753-02 1028 R2
CHECKED: TOF	PLOT DATE: 07-08-2026	
SCALE A1: 1:500	SCALE A3: 1:1000	
STATUS: RESOURCE CONSENT		

PROJECT No: 1753-02 DRAWING No: 1028 REVISION: R2



LOT 5003
ENV. SCHEME PLAN
1753-02-1005



LOT 1324
2.2072Ha
STAGE 20

NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE
- RESIDENTIAL LOT
- COMMERCIAL LOT
- JOINTLY OWNED ACCESS LOT
- ROAD LOT
- FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
- RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
- FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
- COVENANT AREA
- PCC SNA AREA

LOT 1212
STAGE 15

LOT 5003
ENV. SCHEME PLAN
1753-02-1005

LOT 1322
1264m²

LOT 896
559m²

LOT 892
544m²
(NET SITE 466m²)

LOT 891
549m²

LOT 890
523m²

LOT 889
1068m²
(NET SITE 1037m²)

LOT 880
717m²

LOT 879
792m²

LOT 869
487m²

LOT 868
1031m²

LOT 1322
1264m²

LOT 895
387m²

LOT 894
370m²

LOT 893
409m²

LOT 1124
412m²
(ACCESS)

LOT 2021
2475m²
(ROAD TO VEST)

LOT 886
590m²

LOT 887
616m²

LOT 888
490m²

LOT 881
375m²

LOT 882
380m²

LOT 883
473m²

LOT 876
469m²

LOT 875
434m²

STAGE 17

LOT 1123
714m²
(ACCESS)

LOT 878
616m²

LOT 877
806m²

LOT 870
350m²

LOT 871
350m²

LOT 1122
802m²
(ACCESS)

LOT 867
655m²

LOT 866
749m²

LOT 903
690m²

LOT 904
433m²

LOT 905
508m²

LOT 906
479m²

LOT 911
378m²

LOT 910
361m²

LOT 909
348m²

LOT 907
601m²

LOT 908
444m²

LOT 2016
(ROAD TO VEST)

LOT 813
428m²

LOT 814
764m²

LOT 815
627m²

LOT 816
507m²

LOT 817
502m²

STAGE 16B

STG 16A

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:

REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	ROW EASEMENT TO COVENANT AREA UPDATED	JEG	01-07-2026
R3	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

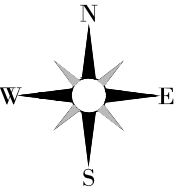
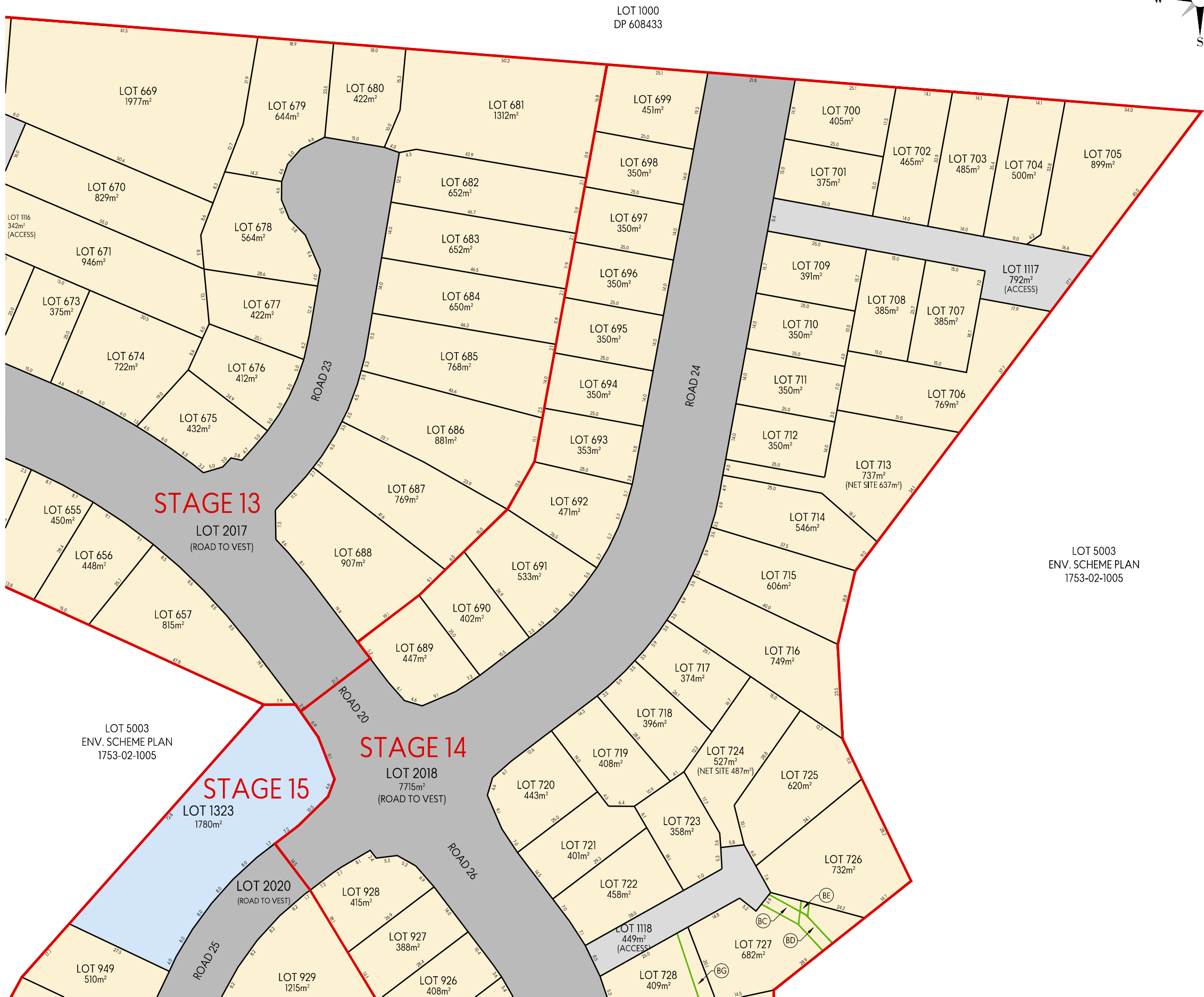
TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 17 OF 21

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWING No: 1030
REVISION: R3

DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:1000
DRAWING No: 1030
REVISION: R3



- NOTES:**
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE

RESIDENTIAL LOT

COMMERCIAL LOT

JOINTLY OWNED ACCESS LOT

ROAD LOT

FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED

RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL

FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED

COVENANT AREA

PCC SNA AREA

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:		BY	DATE
REV	NOTES		
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:

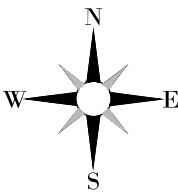
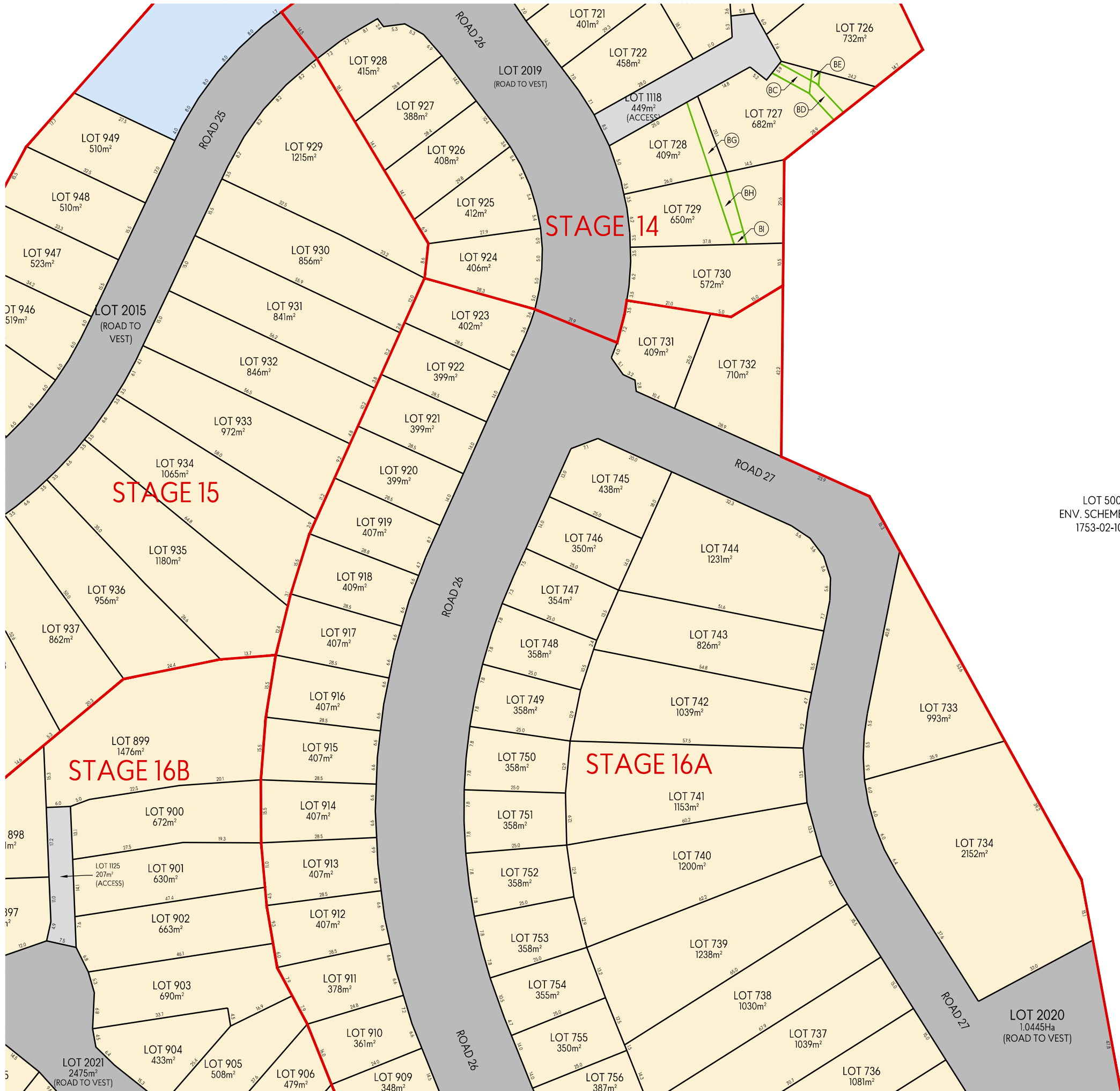
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 18 OF 21



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02

DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:1000
DRAWING No: 1031

REVISION: R2



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	EXISTING ROAD BOUNDARY
	EASEMENT BOUNDARY
	STAGE BOUNDARY
	PCC SNA 5m BUFFER LINE
	RESIDENTIAL LOT
	COMMERCIAL LOT
	JOINTLY OWNED ACCESS LOT
	ROAD LOT
	FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
	RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
	FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
	COVENANT AREA
	PCC SNA AREA

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

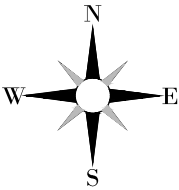
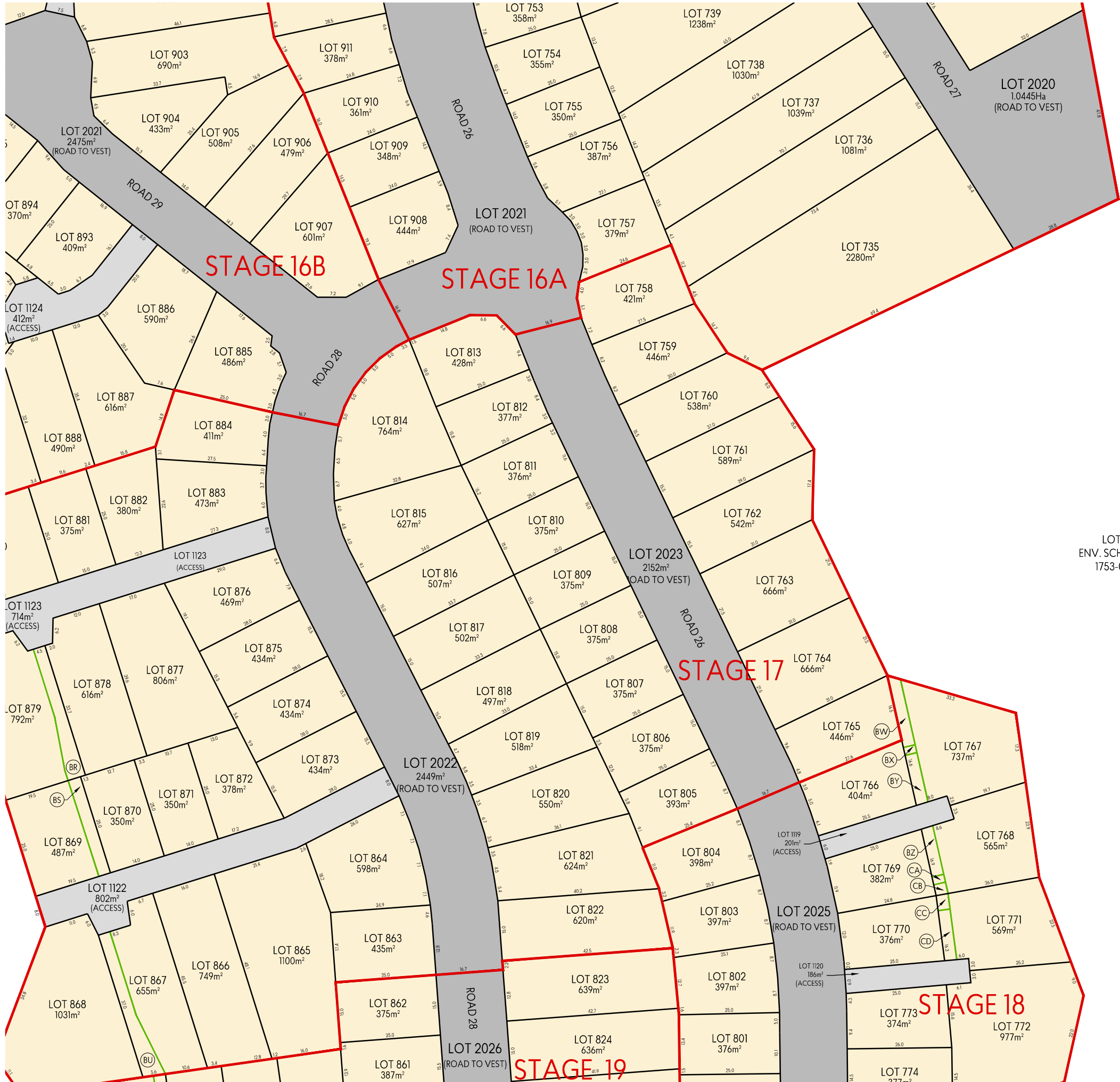
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 19 OF 21



DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 07-08-2026	
SCALE A1: 1:500	SCALE A3: 1:1000	
STATUS: RESOURCE CONSENT		
PROJECT No: 1753-02	DRAWING No: 1032	



- NOTES:**
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
 3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
 4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
 8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE
- RESIDENTIAL LOT
- COMMERCIAL LOT
- JOINTLY OWNED ACCESS LOT
- ROAD LOT
- FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
- RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
- FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
- COVENANT AREA
- PCC SNA AREA

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:		BY	DATE
REV	NOTES	JEG	19-11-2025
R1	RESOURCE CONSENT ISSUE	JEG	07-08-2026
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	

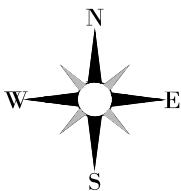
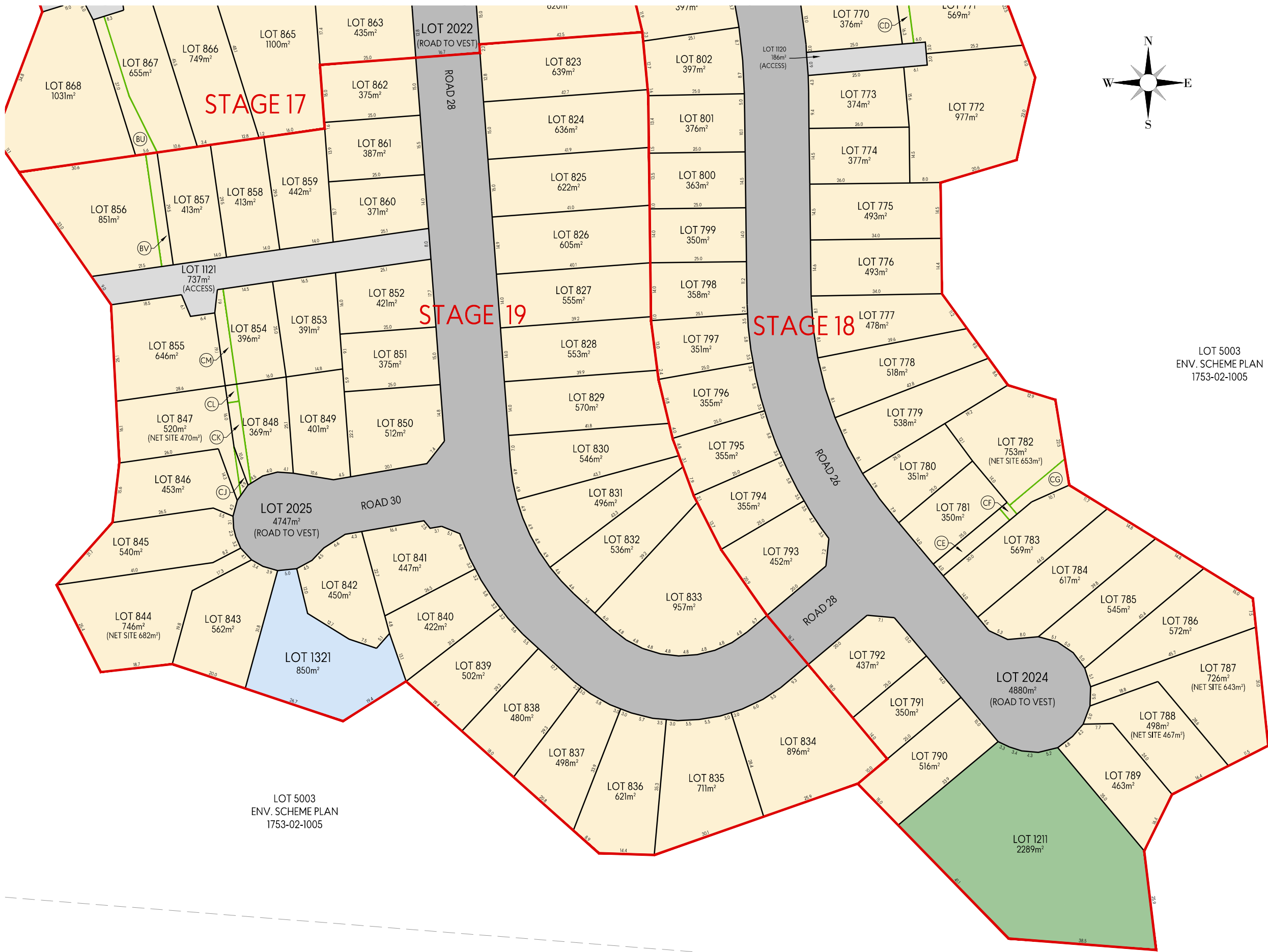
PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 20 OF 21



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWING No: 1033
REVISION: R2

DRAWN: JEG
PLOT DATE: 07-08-2026
SCALE A3: 1:1000



NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
2. ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
3. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
4. EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

LEGEND:

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- EXISTING ROAD BOUNDARY
- EASEMENT BOUNDARY
- STAGE BOUNDARY
- PCC SNA 5m BUFFER LINE
- RESIDENTIAL LOT
- COMMERCIAL LOT
- JOINTLY OWNED ACCESS LOT
- ROAD LOT
- FEE SIMPLE LOT (FOR DRAINAGE) TO BE OWNED BY TIAKI WAI LIMITED
- RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL
- FEE SIMPLE LOT (FOR WATER PUMP STATION) TO BE OWNED BY TIAKI WAI LIMITED
- COVENANT AREA
- PCC SNA AREA

This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:		BY:	DATE:
REV	NOTES	JEG	19-11-2025
R1	RESOURCE CONSENT ISSUE	JEG	07-08-2026
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 21 OF 21



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWING No: 1034
REVISION: R2

PART HAUKOPUA EAST BLOCK

MEMORANDUM OF EASEMENTS IN GROSS				
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE	
PEDESTRIAN RIGHT OF WAY	A	LOT 1302	PORIRUA CITY COUNCIL	
	B	LOT 1306		
	C	LOT 1304		
	E	LOT 1306		
	F	LOT 1314		
	G	LOT 1312		
	H	LOT 1320		
	I	LOT 1319		
	L & O	LOT 1324		
	M	LOT 1322		
	N	LOT 1325		
LOT 1100	LOT 1100			
LOT 1101	LOT 1101			
LOT 1102	LOT 1102			
LOT 1103	LOT 1103			
LOT 1104	LOT 1104			
LOT 1105	LOT 1105			
LOT 1106	LOT 1106			
LOT 1107	LOT 1107			
LOT 1108	LOT 1108			
LOT 1109	LOT 1109			
LOT 1110	LOT 1110			
LOT 1111	LOT 1111			
LOT 1112	LOT 1112			
LOT 1113	LOT 1113			
LOT 1114	LOT 1114			
LOT 1115	LOT 1115			
LOT 1116	LOT 1116			
LOT 1117	LOT 1117			
LOT 1118	LOT 1118			
LOT 1119	LOT 1119			
LOT 1120	LOT 1120			
LOT 1121	LOT 1121			
LOT 1122	LOT 1122			
LOT 1123	LOT 1123			
LOT 1124	LOT 1124			
LOT 1125	LOT 1125			
RIGHT TO DRAIN SEWAGE	AA		LOT 1200	TIAKI WAI LIMITED
	AC		LOT 1000	
	AE	LOT 269		
	AF & AG	LOT 521		
	AN & AO	LOT 417		
	AP	LOT 1208		
	AQ	LOT 215		
	BO	LOT 1212		
	BL	LOT 941		
	BR	LOT 879		
	BS	LOT 869		
	BU	LOT 867		
	BV	LOT 856		
	CJ	LOT 847		
	CK & CL	LOT 848		
	CM	LOT 854		
RIGHT TO DRAIN WATER	AB	LOT 1200	CHORUS NEW ZEALAND LIMITED	
	AD	LOT 1204		
	AH	LOT 1205		
	AI	LOT 1206		
	AJ	LOT 327		
	AK	LOT 328		
	AL	LOT 1213		
	AR	LOT 1208		
	AS	LOT 480		
	AT, AU & AV	LOT 1209		
	AW	LOT 1210		
	BC & BD	LOT 727		
	BG	LOT 728		
	LOT 1305	LOT 1305		
OVERLAND FLOW	FA	LOT 1200	TIAKI WAI LIMITED	
	FB	LOT 1204		

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO DRAIN WATER	BH & BI	LOT 729	TIAKI WAI LIMITED
	BM & BN	LOT 1212	
	BW, BX & BY	LOT 767	
	BZ, CA & CB	LOT 768	
	CC & CD	LOT 771	
CE, CF & CG	LOT 782	PORIRUA CITY COUNCIL	
ROW	L & P		LOT 1324
PEDESTRIAN RIGHT OF WAY	PA		LOT 1306
	PB		LOT 1307
	PC		LOT 1311
	PD		LOT 1315
	PE		LOT 1324
	PF		LOT 1325

SCHEDULE OF PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO CONVEY ELECTRICITY	LOT 1100	LOT 1100	WELLINGTON ELECTRICITY LINES LIMITED
	LOT 1101	LOT 1101	
	LOT 1102	LOT 1102	
	LOT 1103	LOT 1103	
	LOT 1104	LOT 1104	
	LOT 1105	LOT 1105	
	LOT 1106	LOT 1106	
	LOT 1107	LOT 1107	
	LOT 1108	LOT 1108	
	LOT 1109	LOT 1109	
	LOT 1110	LOT 1110	
	LOT 1111	LOT 1111	
	LOT 1112	LOT 1112	
	LOT 1113	LOT 1113	
	LOT 1114	LOT 1114	
	LOT 1115	LOT 1115	
	LOT 1116	LOT 1116	
	LOT 1117	LOT 1117	
	LOT 1118	LOT 1118	
	LOT 1119	LOT 1119	
	LOT 1120	LOT 1120	
	LOT 1121	LOT 1121	
	LOT 1122	LOT 1122	
	LOT 1123	LOT 1123	
RIGHT TO CONVEY TELCOMMUNICATIONS	LOT 1100	LOT 1100	CHORUS NEW ZEALAND LIMITED
	LOT 1101	LOT 1101	
	LOT 1102	LOT 1102	
	LOT 1103	LOT 1103	
	LOT 1104	LOT 1104	
	LOT 1105	LOT 1105	
	LOT 1106	LOT 1106	
	LOT 1107	LOT 1107	
	LOT 1108	LOT 1108	
	LOT 1109	LOT 1109	
	LOT 1110	LOT 1110	
	LOT 1111	LOT 1111	
	LOT 1112	LOT 1112	
	LOT 1113	LOT 1113	
	LOT 1114	LOT 1114	
	LOT 1115	LOT 1115	
	LOT 1116	LOT 1116	
	LOT 1117	LOT 1117	
	LOT 1118	LOT 1118	
	LOT 1119	LOT 1119	
LOT 1120	LOT 1120		
LOT 1121	LOT 1121		
LOT 1122	LOT 1122		
LOT 1123	LOT 1123		
LOT 1124	LOT 1124		
LOT 1125	LOT 1125		

SCHEDULE OF EXISTING EASEMENTS TO BE SURRENDERED				
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)	CREATED BY
WATER SUPPLY	'EA' ON ENVELOPE SCHEME PLAN 1753-02-1004 TO 1009	PREVIOUSLY LOT 1 DP 534864	LOTS 1 & 2 DP 507444	TRANSFER 8758612.6

SCHEDULE OF EXISTING EASEMENTS TO BE SURRENDERED (REFER EASEMENT NOTE 2)				
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	CREATED BY	
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	'DA' ON ENV. SCHEME PLAN 1753-02-1004 TO 1009	LOT 5000 ON ENVELOPE SCHEME PLAN 1753-02-1004 TO 1009	YET TO BE REGISTERED	
	'DB' ON ENV. SCHEME PLAN 1753-02-1004 TO 1009	LOT 5001 ON ENVELOPE SCHEME PLAN 1753-02-1004 TO 1009		
	'DC' ON ENV. SCHEME PLAN 1753-02-1004 TO 1009			
	'DD' ON ENV. SCHEME PLAN 1753-02-1004 TO 1009			

SCHEDULE OF EXISTING EASEMENTS IN GROSS TO BE SURRENDERED (REFER EASEMENT NOTE 3)				
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE	CREATED BY
RIGHT TO CONVEY WATER	'DE' ON ENV. SCHEME PLAN 1753-02-1004 TO 1009	LOT 5000	TIAKI WAI LIMITED	YET TO BE REGISTERED
	'DF' ON ENV. SCHEME PLAN 1753-02-1004 TO 1009	LOT 5001		

SCHEDULE OF EXISTING EASEMENTS IN GROSS TO BE SURRENDERED (REFER EASEMENT NOTE 4)				
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE	CREATED BY
ROW	'DA' ON ENV. SCHEME PLAN 1753-02-1004 TO 1009	LOT 5000	PORIRUA CITY COUNCIL	YET TO BE REGISTERED
	'DB & DD' ON ENV. SCHEME PLAN 1753-02-1004 TO 1009	LOT 5001		
	'DG' ON ENV. SCHEME PLAN 1753-02-1004 TO 1009	LOT 5002		
	'DH' ON ENV. SCHEME PLAN 1753-02-1004 TO 1009	LOT 5002		

AMALGAMATION CONDITIONS:

- LOT 1100 (LEGAL ACCESS) TO BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 6 AND 7 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1101 (LEGAL ACCESS) TO BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 74 TO 76 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1102 (LEGAL ACCESS) TO BE HELD AS TO SIX NDIVIDED ONE SIXTH SHARES BY THE OWNERS OF LOTS 78 TO 83 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1103 (LEGAL ACCESS) TO BE HELD AS TO FOUR UNDIVIDED ONE QUARTER SHARES BY THE OWNERS OF LOTS 124 TO 127 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1104 (LEGAL ACCESS) TO BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 223 AND 224 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1105 (LEGAL ACCESS) TO BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 227 AND 228 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1106 (LEGAL ACCESS) TO BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 249 TO 251 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1107 (LEGAL ACCESS) TO BE HELD AS TO SEVEN UNDIVIDED ONE SEVENTH SHARES BY THE OWNERS OF LOTS 307 TO 313 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1108 (LEGAL ACCESS) TO BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 471 AND 472 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1109 (LEGAL ACCESS) TO BE HELD AS TO SEVEN UNDIVIDED ONE SEVENTH SHARES BY THE OWNERS OF LOTS 478 TO 484 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1110 (LEGAL ACCESS) TO BE HELD AS TO SEVEN UNDIVIDED ONE SEVENTH SHARES BY THE OWNERS OF LOTS 493 TO 499 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1111 (LEGAL ACCESS) TO BE HELD AS TO FOUR UNDIVIDED ONE QUARTER SHARES BY THE OWNERS OF LOTS 545 TO 548 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1112 (LEGAL ACCESS) TO BE HELD AS TO FOUR UNDIVIDED ONE QUARTER SHARES BY THE OWNERS OF LOTS 553 TO 556 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1113 (LEGAL ACCESS) TO BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 562 TO 564 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1114 (LEGAL ACCESS) TO BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 632 TO 635 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1115 (LEGAL ACCESS) TO BE HELD AS TO FOUR UNDIVIDED ONE QUARTER SHARES BY THE OWNERS OF LOTS 663 TO 666 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1116 (LEGAL ACCESS) TO BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 669 TO 671 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1117 (LEGAL ACCESS) TO BE HELD AS TO SEVEN UNDIVIDED ONE SEVENTH SHARES SHARES BY THE OWNERS OF LOTS 702 TO 708 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1118 (LEGAL ACCESS) TO BE HELD AS TO FIVE UNDIVIDED ONE FIFTH SHARES BY THE OWNERS OF LOTS 723 TO 727 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1119 (LEGAL ACCESS) TO BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 767 AND 768 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1120 (LEGAL ACCESS) TO BE HELD AS TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 771 AND 772 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1121 (LEGAL ACCESS) TO BE HELD AS TO SEVEN UNDIVIDED ONE SEVENTH SHARES BY THE OWNERS OF LOTS 853 TO 859 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1122 (LEGAL ACCESS) TO BE HELD AS TO EIGHT UNDIVIDED ONE EIGHTH SHARES BY THE OWNERS OF LOTS 865 TO 872 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1123 (LEGAL ACCESS) TO BE HELD AS TO SIX UNDIVIDED ONE SIXTH SHARES SHARES BY THE OWNERS OF LOTS 877 TO 882 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1124 (LEGAL ACCESS) TO BE HELD AS TO SIX UNDIVIDED ONE SIXTH SHARES SHARES BY THE OWNERS OF LOTS 887 TO 892 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
- LOT 1125 (LEGAL ACCESS) TO BE HELD AS TO FOUR UNDIVIDED ONE QUARTER SHARES BY THE OWNERS OF LOTS 898 TO 901 AS TENANTS IN COMMON IN SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.

NOTES:

- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
- ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
- THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
- EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-10-2025) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1035.
- THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

EASEMENT NOTES:

- EASEMENTS TO BE CONFIRMED AND ADDED AS REQUIRED AT LAND TRANSFER SURVEY STAGE, BASED ON AS-BUILT SURVEY (ONCE ENGINEERING CONSENTS HAVE BEEN OBTAINED AND CONSTRUCTION COMPLETED), INCLUDING BUT NOT LIMITED TO THE FOLLOWING PURPOSES:
 - RIGHT OF WAY AND PEDESTRIAN RIGHT OF WAY.
 - SEWAGE AND WATER DRAINAGE, WATER SUPPLY AND UNDERGROUND SERVICES.
- ROW AND SERVICES EASEMENTS SHOWN AS DA, DB, DC & DD ON ENVELOPE SCHEME PLAN 1753-02-1005 PROVIDE FOR ACCESS AND SERVICING TO UNDERLYING SUPERLOTS 5001, 5002 & 5003 HEREON. AS THE STAGED DEVELOPMENT PROGRESSES THESE EASEMENTS WILL BE UPDATED AS REQUIRED FOR CONTINUITY OF ACCESS AND SERVICES UNTIL NO LONGER REQUIRED AND ARE SURRENDERED.
- RIGHT TO CONVEY WATER EASEMENT IN GROSS SHOWN AS DE AND DF ON ENVELOPE SCHEME PLAN 1753-02-1005 TO BE SURRENDERED PROGRESSIVELY AS ROAD LOTS 2000, 2007, 2008 AND 2013 ARE VESTED.
- ROW EASEMENT IN GROSS SHOWN AS DA, DB, DD AND DG ON ENVELOPE SCHEME PLANS 1753-02-1004 TO 1009 TO BE SURRENDERED PROGRESSIVELY AS ROAD LOTS 2000, 2007, 2008, 2013, 2014, 2017-2019 AND RESERVE LOTS 1212 & 1324 ARE VESTED.

COVENANT AREAS:

- AREAS MARKED LA TO LP AND LS TO LV HEREON SHALL BE SUBJECT TO A LAND COVENANT.
- AREA MARKED LQ AND LR HEREON SHALL BE SUBJECT TO A TERRESTRIAL SNA COVENANT.
- AREAS MARKED MA TO MK HEREON ARE SUBJECT TO A CONSERVATION COVENANT FOR LIZARD MANAGEMENT.

REV

NOTES

BY

DATE

R1

RESOURCE CONSENT ISSUE

JEG

19-11-2025

R2

ROW EASEMENT TO COVENANT AREA UPDATED

JEG

05-02-2026

R3

EASEMENT BN REMOVED, NOW LOCATED IN ROAD TO VEST

JEG

01-07-2026

R4

DRAINAGE EASEMENTS FOR TIAKI WAI ADDED

JEG

07-08-2026

PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
EASEMENT SCHEDULES

ENVELOPE

W W W . E N V E L O P E - E N G . C O . N Z

DESIGNED: PWJ

CHECKED: TOF

SCALE A1: 1:750

STATUS: RESOURCE CONSENT

PROJECT No: 1753-02

DRAWN: JEG

PLOT DATE: 07-08-2026

SCALE A3: 1:1000

DRAWING No: 1035

REVISION: R4