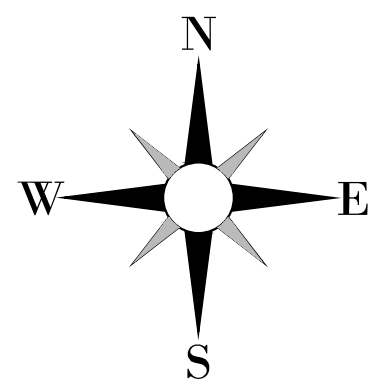
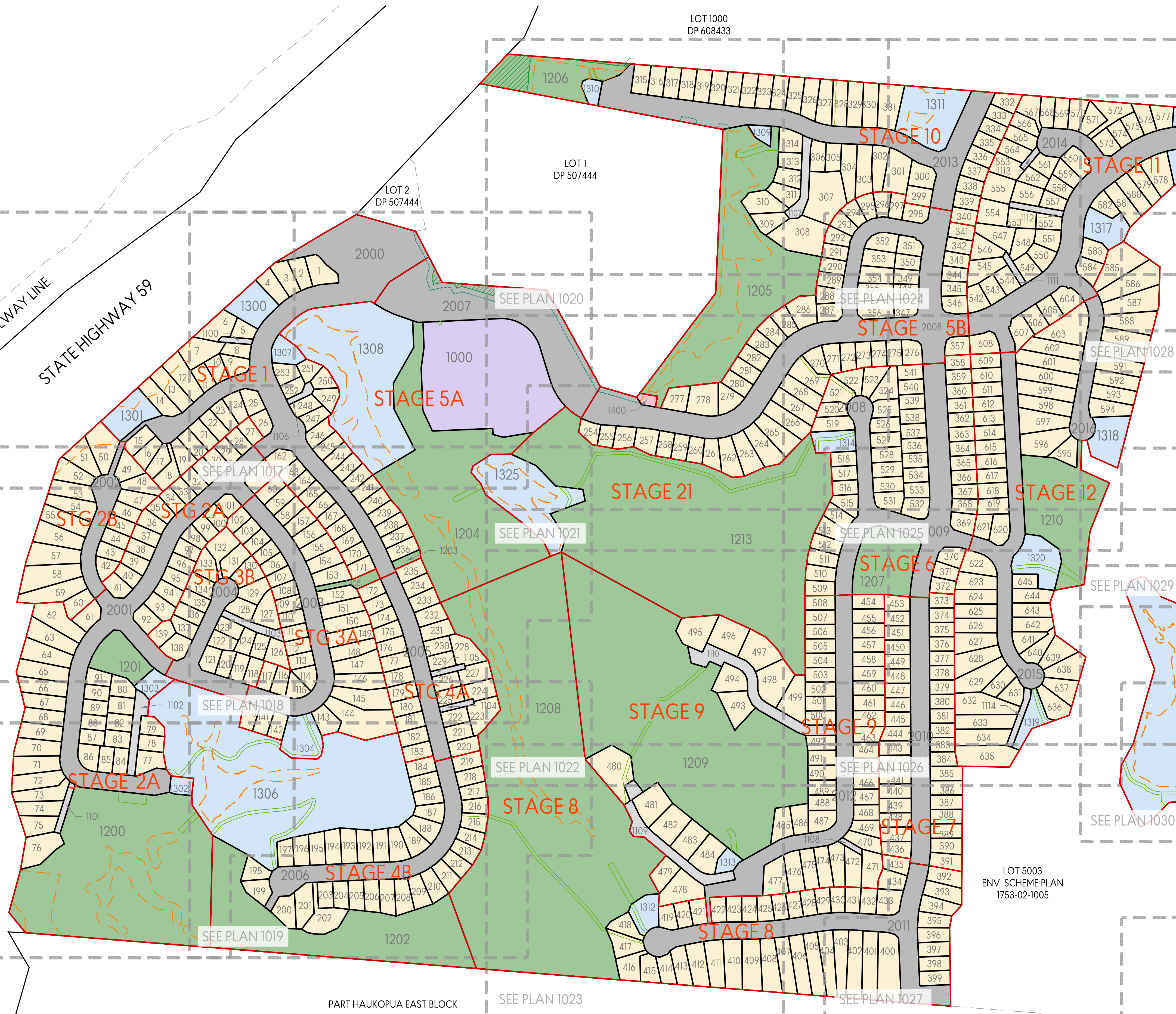




NIMT RAILWAY LINE
STATE HIGHWAY 59



- NOTES:
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 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
- DRAINAGE RESERVE
- RECREATION RESERVE
- UTILITY RESERVE
- COVENANT AREA
- PCC SNA AREA

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REVISIONS:		BY	DATE
REV	NOTES		
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT TO COVENANT AREA UPDATED	JEG	06-02-2026
R3	STAGE 4A/4B BOUNDARY MOVED, ROAD TO VEST ADDED STG 15	JEG	01-07-2026

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
OVERALL PLAN
SHEET 1 OF 4



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:2000
STATUS: RESOUE CONSENT
PROJECT No: 1753-02
DRAWN: JEG
PLOT DATE: 01-07-2026
SCALE A3: 1:4000
DRAWING No: 1010
REVISION: R3



- NOTES:
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 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
	DRAINAGE RESERVE
	RECREATION RESERVE
	UTILITY RESERVE
	COVENANT AREA
	PCC SNA AREA

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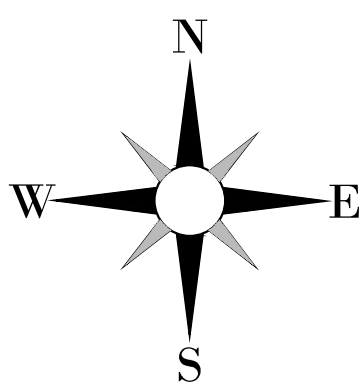
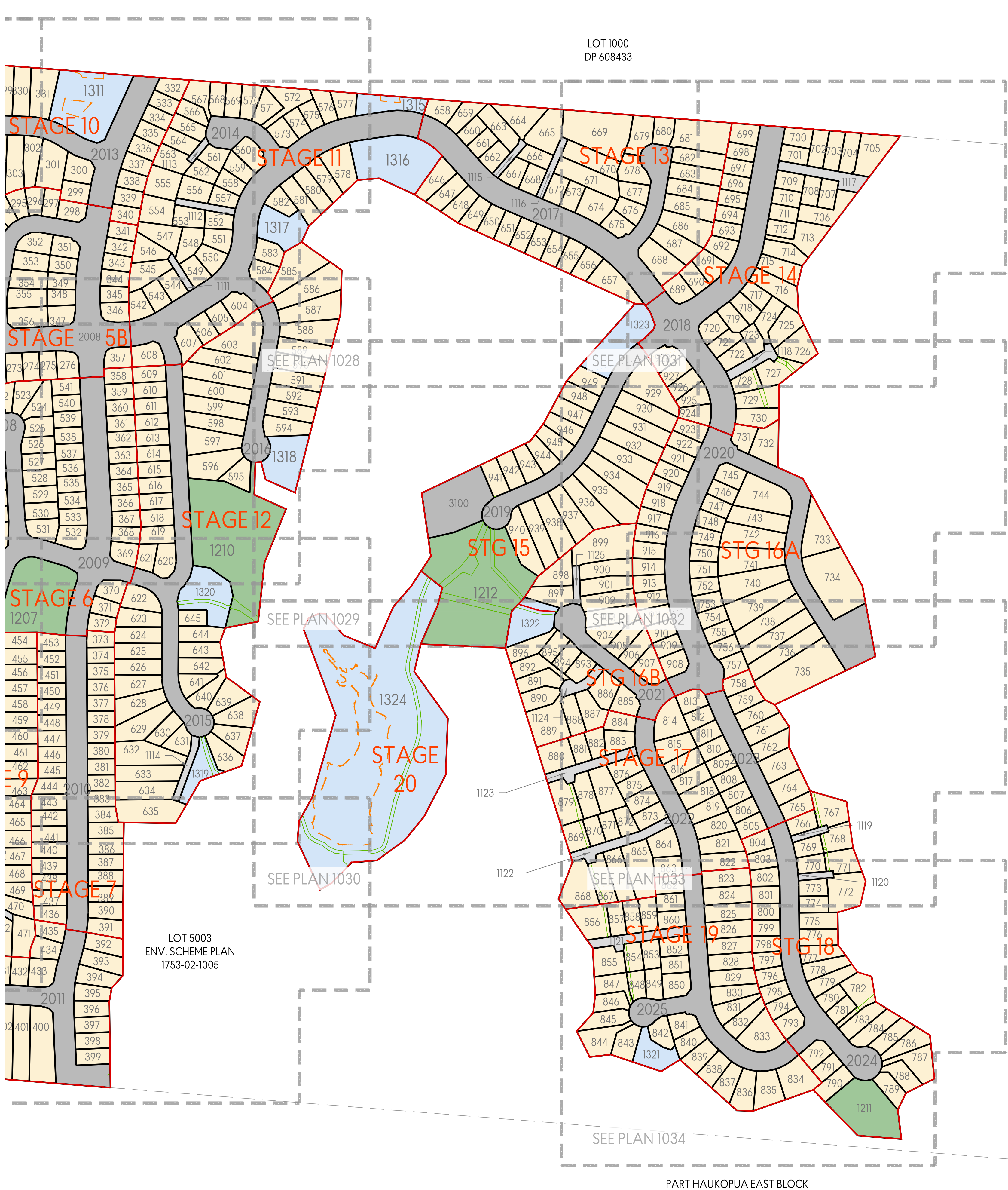
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT TO COVENANT AREA UPDATED	JEG	05-02-2026
R3	STAGE 4A/4B BOUNDARY MOVED, ROAD TO VEST ADDED STG 15	JEG	01-07-2026

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

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



DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 01-07-2026	1753-02
SCALE A1: 1:2000	SCALE A3: 1:4000	1011
STATUS: RESOUE CONSENT	PROJECT No:	R3
PROJECT No:	DRAWING No:	



- NOTES:
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 - EASEMENTS 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
 - DRAINAGE RESERVE
 - RECREATION RESERVE
 - UTILITY RESERVE
 - COVENANT AREA
 - PCC SNA AREA

LEGAL DESCRIPTION:

LOTS 5000 TO 5002 ENVELOPE SCHEME PLAN 1753-02-1005 TO 1009 (SUPERLOT SUBDIVISION - R-ST 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:
• 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).

2. PART LOT 2 DP 89102 (COMPRISED IN RT WN56D/261) 5.6390 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.

3. LOT 1 DP 534864 (COMPRISED IN RT 883071) 55.3330 Ha.
SUBJECT TO:
• 2619931 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 B 7416317.1 (AFFECTS TREES PLANTED ON AREA 'B' DP 89102).
• LAND COVENANT (IN GROSS) CREATED BY CI 12225929.5 (LIMITED AS TO DURATION).

4. LOT 2 DP 534864 (COMPRISED IN RT 883072) 140.2536 Ha.
SUBJECT TO:
• 2619931 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 B 7416317.1 (AFFECTS TREES PLANTED ON AREA 'B' DP 89102).
• LAND COVENANT (IN GROSS) CREATED BY CI 12225929.5 (LIMITED AS TO DURATION).

COMBINED AREAS OF TITLES 205.6028 Ha.

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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

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
OVERALL PLAN
SHEET 3 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: RESOUE CONSENT

DRAWN: JEG
PLOT DATE: 01-07-2026
SCALE A3: 1:4000

PROJECT No: 1753-02
DRAWING No: 1012
REVISION: R3



- NOTES:
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 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
	DRAINAGE RESERVE
	RECREATION RESERVE
	UTILITY RESERVE
	COVENANT AREA
	PCC SNA AREA

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REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT TO COVENANT AREA UPDATED	JEG	06-02-2026
R3	STAGE 4A/4B BOUNDARY MOVED, ROAD TO VEST ADDED STG 15	JEG	01-07-2026

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

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

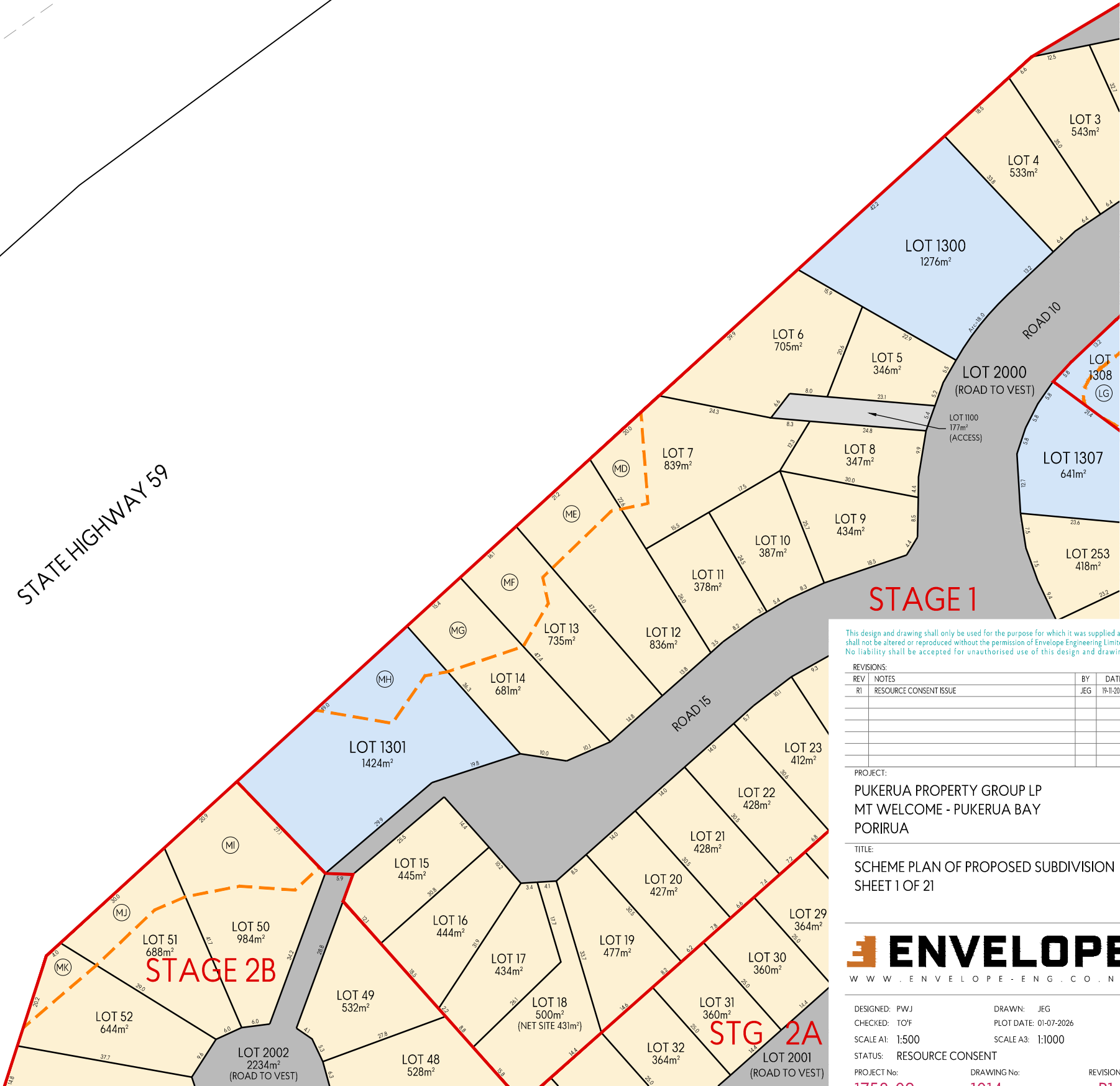
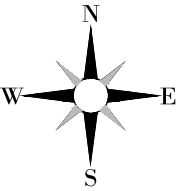


DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 01-07-2026	1753-02
SCALE A1: 1:2000	SCALE A3: 1:4000	1013
STATUS: RESOUCE CONSENT	PROJECT No:	R3
PROJECT No:	DRAWING No:	

- NOTES:
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 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
	DRAINAGE RESERVE
	RECREATION RESERVE
	UTILITY RESERVE
	COVENANT AREA
	PCC SNA AREA



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REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

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: 01-07-2026	1753-02
SCALE A1: 1:500	SCALE A3: 1:1000	1014
STATUS: RESOURCE CONSENT	PROJECT No:	R1
DRAWING No:		



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5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
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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
 DRAINAGE RESERVE
 RECREATION RESERVE
 UTILITY RESERVE
 COVENANT AREA
 PCC SNA AREA



REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 2 OF 21



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT

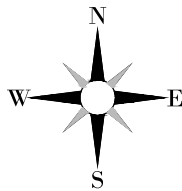
DRAWN: JEG
PLOT DATE: 01-07-2026
SCALE A3: 1:1000
DRAWING No: REVISION:

1753-02 1015 R1

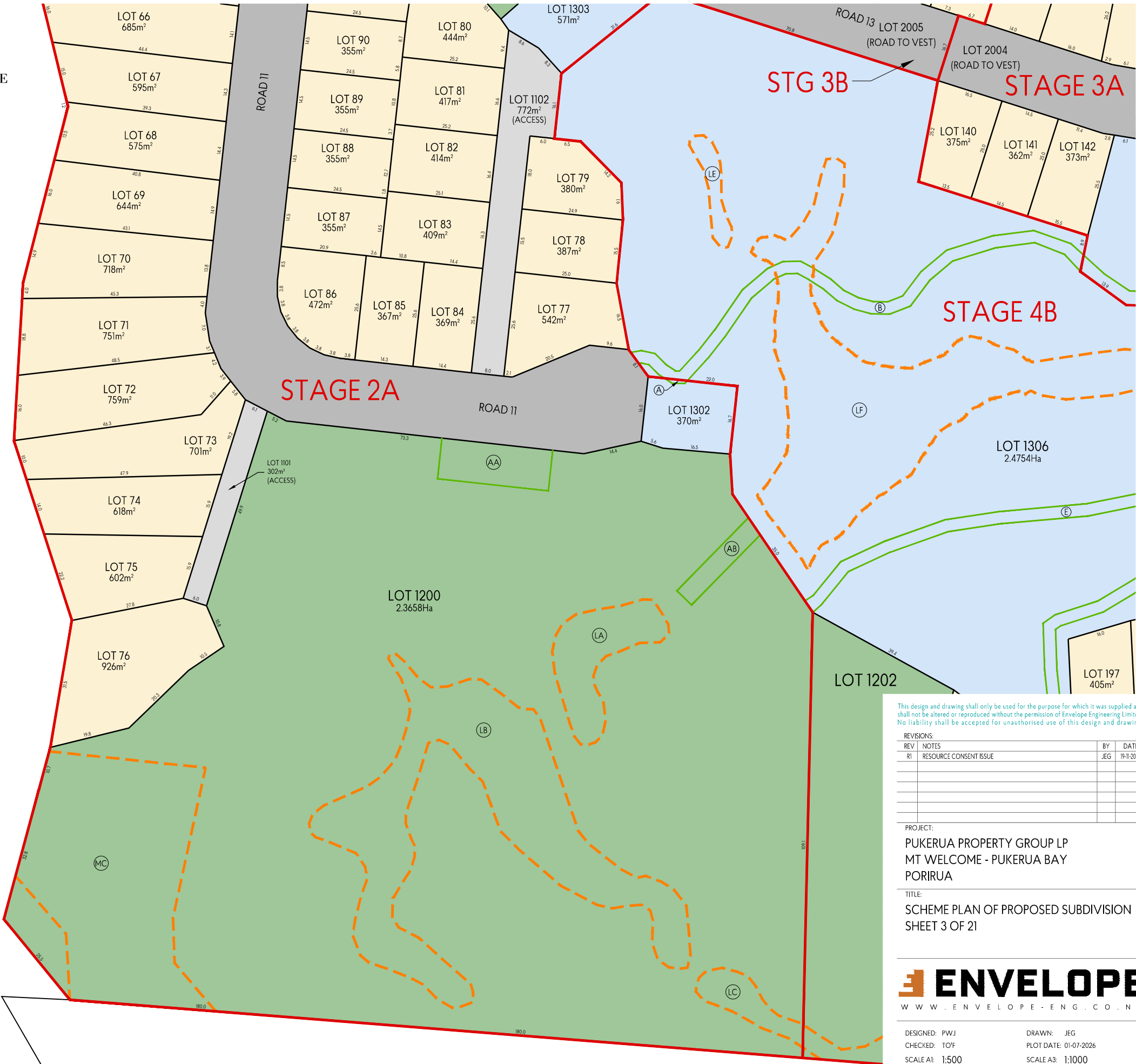
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 - THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1035.

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
	DRAINAGE RESERVE
	RECREATION RESERVE
	UTILITY RESERVE
	COVENANT AREA
	PCC SNA AREA



STATE HIGHWAY 59



PART HAUKOPUA EAST BLOCK

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REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 3 OF 21



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

DRAWN: JEG
PLOT DATE: 01-07-2026
SCALE A3: 1:1000
DRAWING No: 1016

REVISION:
R1

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

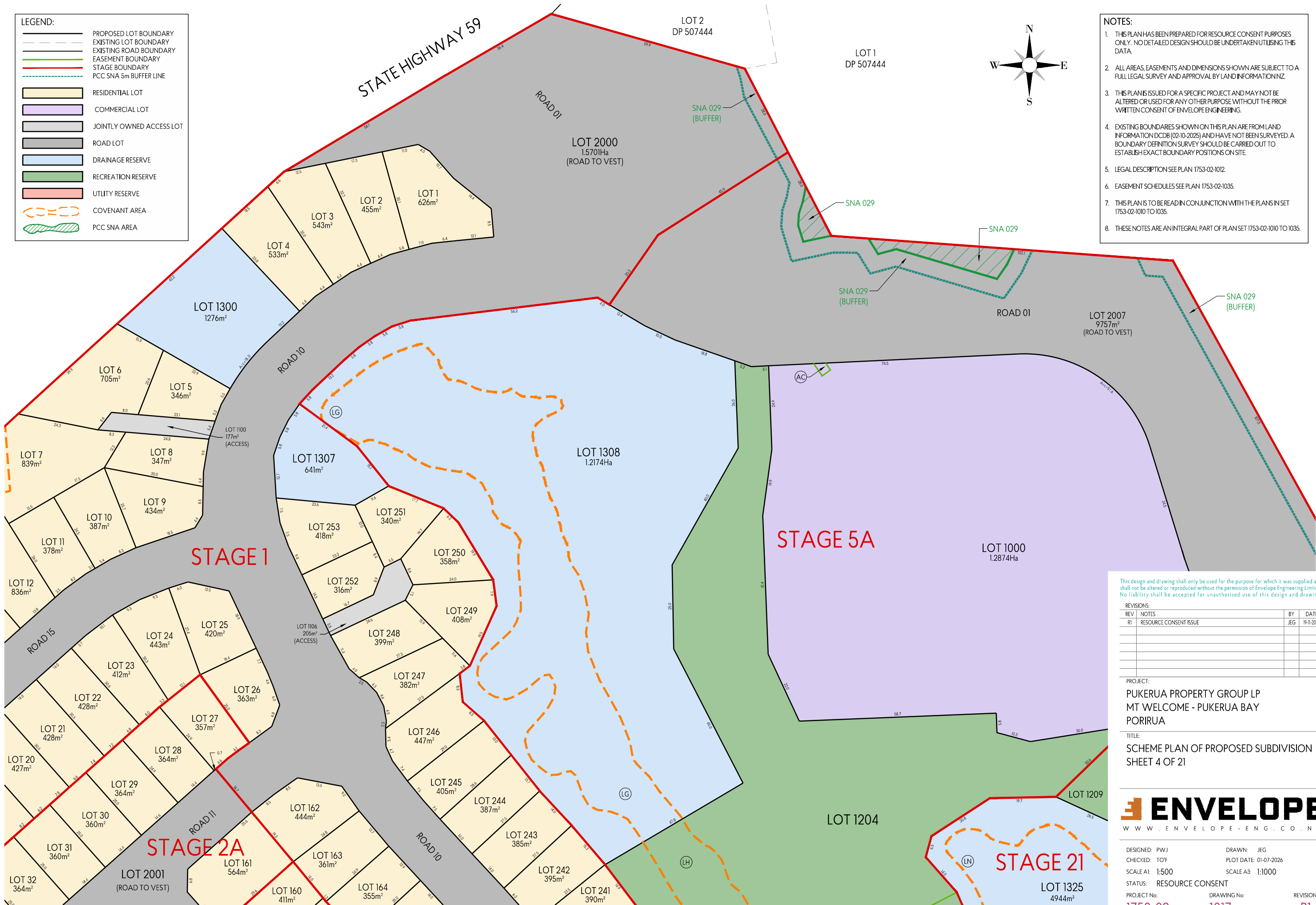
DRAINAGE RESERVE

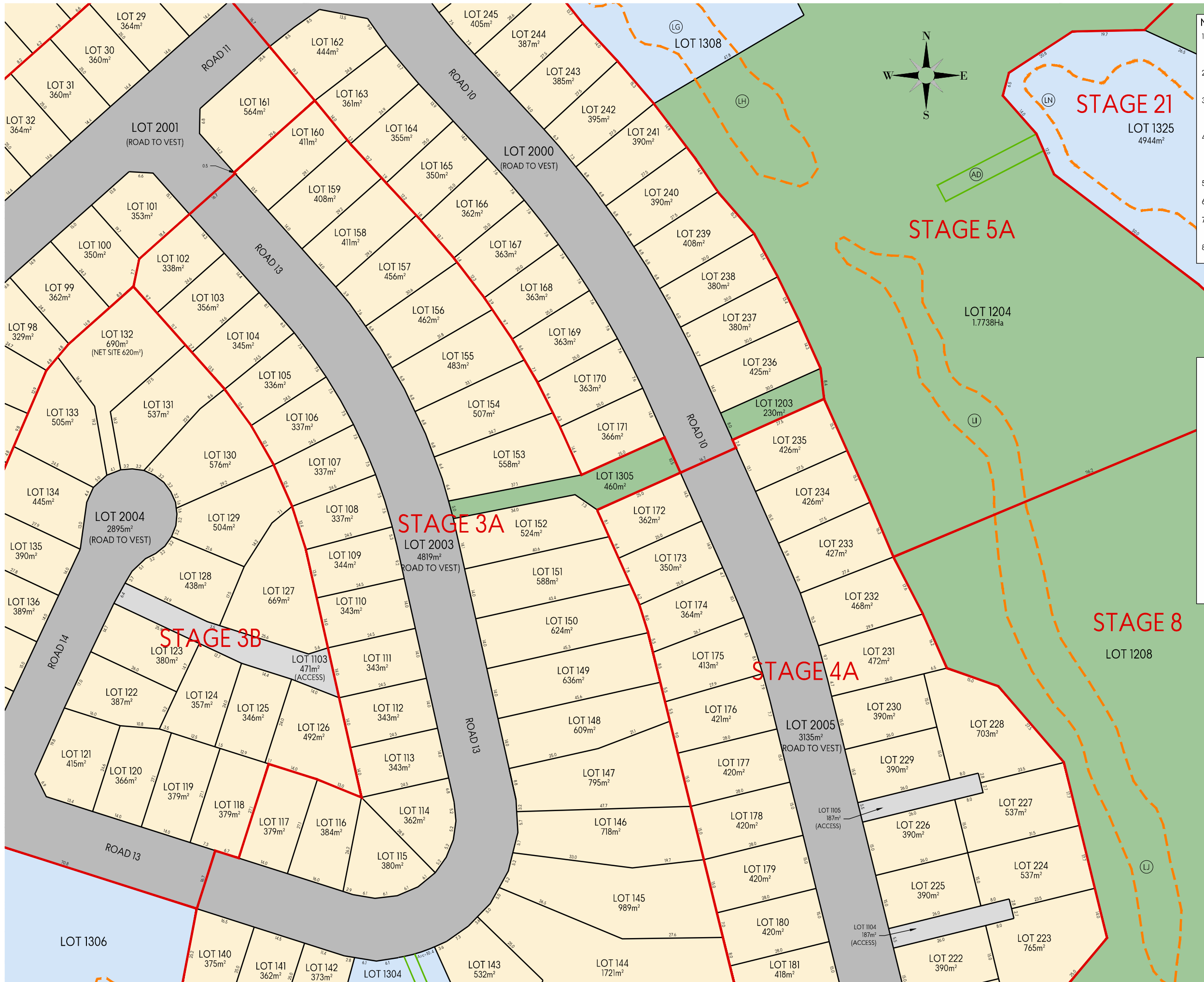
RECREATION RESERVE

UTILITY RESERVE

COVENANT AREA

PCC SNA AREA





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 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
	DRAINAGE RESERVE
	RECREATION RESERVE
	UTILITY RESERVE
	COVENANT AREA
	PCC SNA AREA

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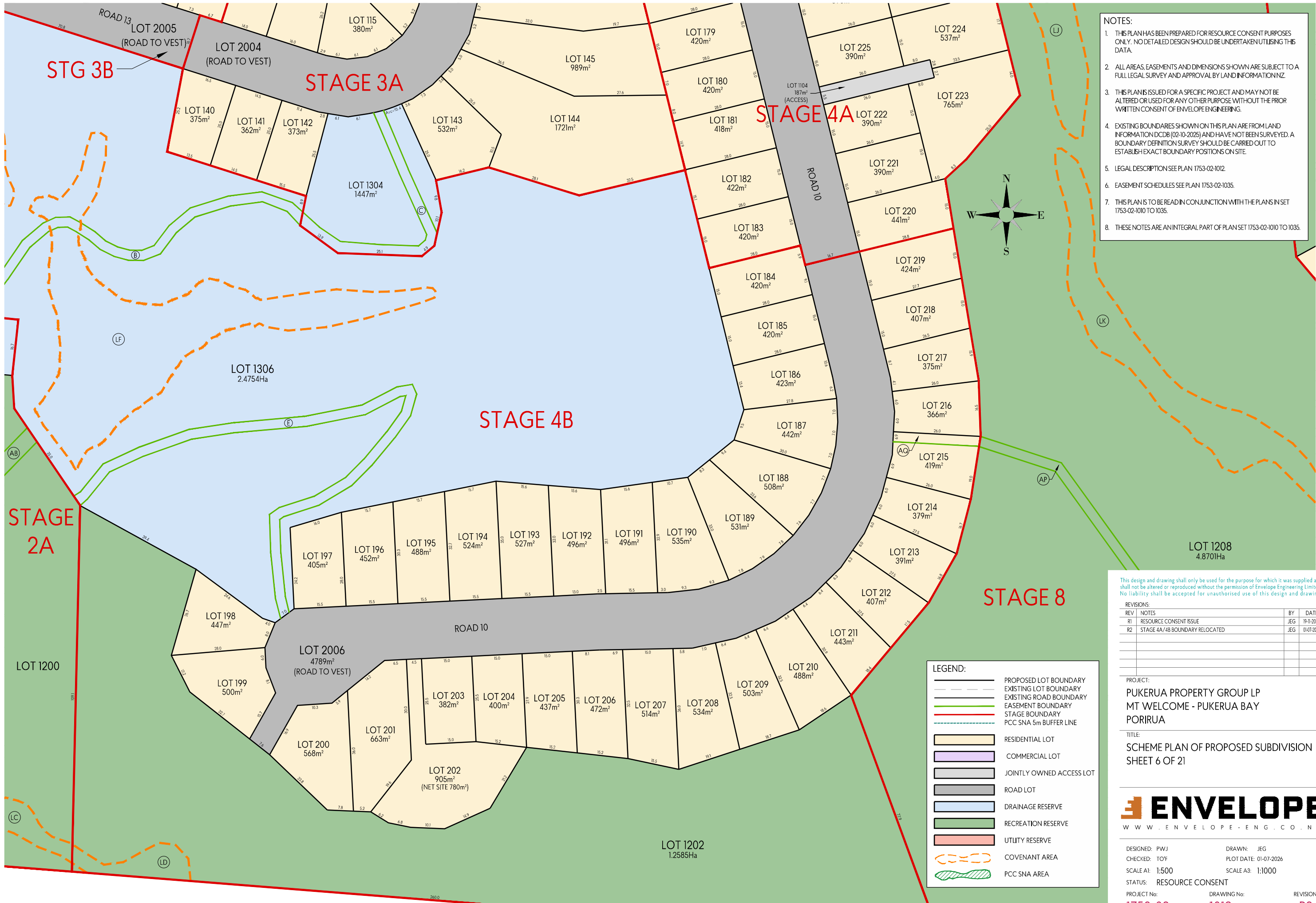
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 5 OF 21



DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 01-07-2026	
SCALE A1: 1:500	SCALE A3: 1:1000	
STATUS: RESOURCE CONSENT		
PROJECT No: 1753-02	DRAWING No: 1018	REVISION: R1



- NOTES:
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 5. LEGAL DESCRIPTION SEE PLAN 1753-02-1012.
 6. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
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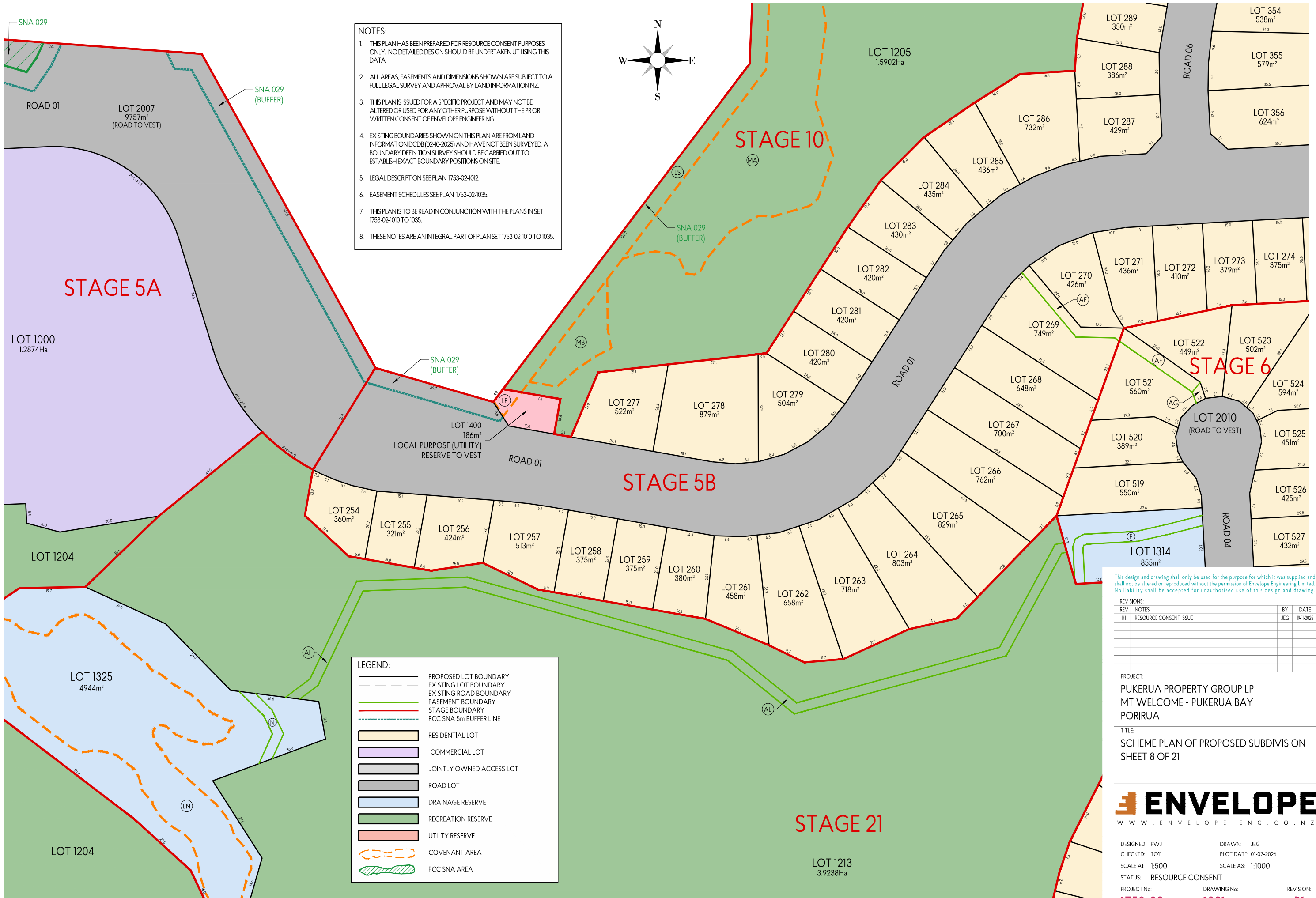
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	STAGE 4A/4B BOUNDARY RELOCATED	JEG	01-07-2026

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: 01-07-2026	1753-02
SCALE A1: 1:500	SCALE A3: 1:1000	1019
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.

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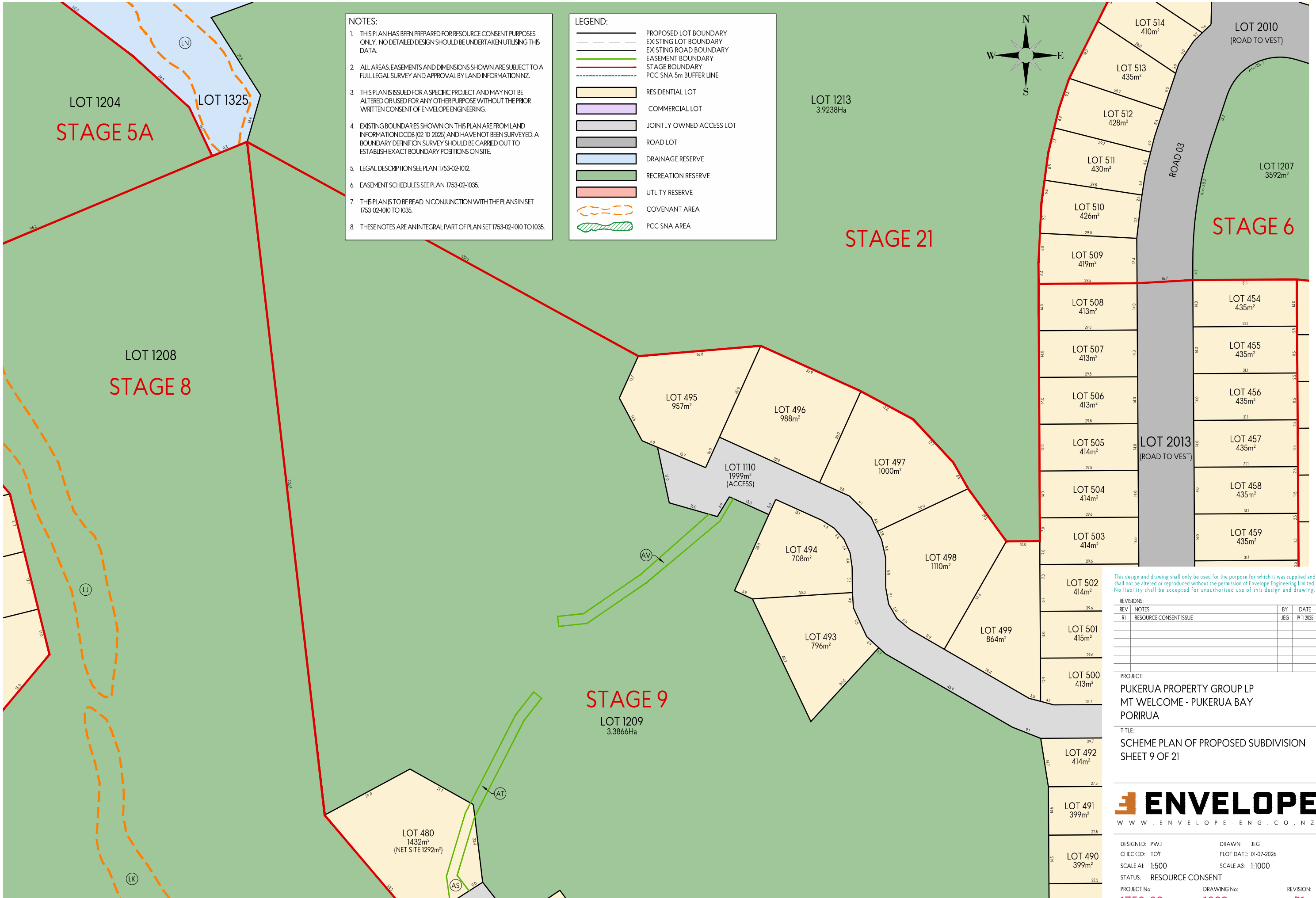
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 8 OF 21



DESIGNED: PWJ	DRAWN: JEG	REVISION: R1
CHECKED: TOF	PLOT DATE: 01-07-2026	
SCALE A1: 1:500	SCALE A3: 1:1000	
STATUS: RESOURCE CONSENT		
PROJECT No: 1753-02	DRAWING No: 1021	



- NOTES:
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
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 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
- DRAINAGE RESERVE
- RECREATION RESERVE
- UTILITY RESERVE
- COVENANT AREA
- PCC SNA AREA

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REVISIONS:		BY	DATE
REV	NOTES		
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 9 OF 21



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

DRAWN: JEG
PLOT DATE: 01-07-2026
SCALE A3: 1:1000
DRAWING No: 1022

REVISION: R1

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

DRAINAGE RESERVE

RECREATION RESERVE

UTILITY RESERVE

COVENANT AREA

PCC SNA AREA

NOTES:

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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.

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REVISIONS:		BY	DATE
REV	NOTES		
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 11 OF 21

DESIGNED: PWJ

CHECKED: TOF

SCALE A1: 1:500

STATUS: RESOURCE CONSENT

PROJECT No: 1753-02

DRAWN: JEG

PLOT DATE: 01-07-2026

SCALE A3: 1:1000

DRAWING No: 1024

REVISION:

R1



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REVIEWS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 12 OF 21



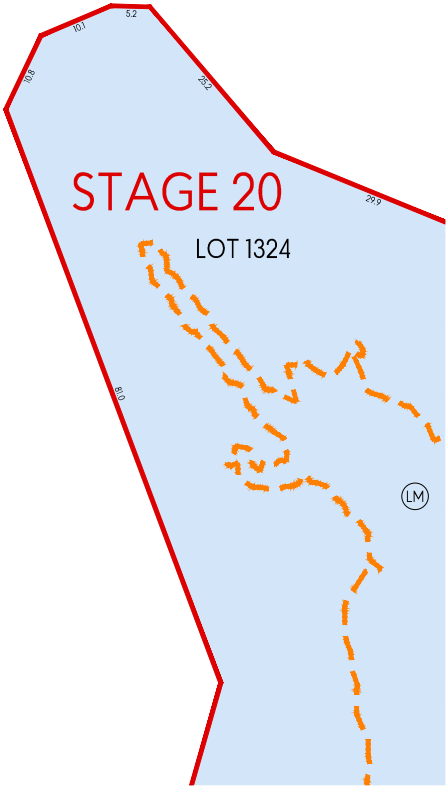
DESIGNED: PWJ
CHECKED: TOF
SCALE AI: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02

DRAWN: JEG
PLOT DATE: 01-07-2026
SCALE A3: 1:1000
DRAWING No: 1025

REVISION: R1



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

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REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 13 OF 21

LEGEND:

	PROPOSED LOT BOUNDARY		ROAD LOT
	EXISTING LOT BOUNDARY		DRAINAGE RESERVE
	EXISTING ROAD BOUNDARY		RECREATION RESERVE
	EASEMENT BOUNDARY		UTILITY RESERVE
	STAGE BOUNDARY		COVENANT AREA
	PCC SNA 5m BUFFER LINE		PCC SNA AREA
	RESIDENTIAL LOT		
	COMMERCIAL LOT		
	JOINTLY OWNED ACCESS LOT		

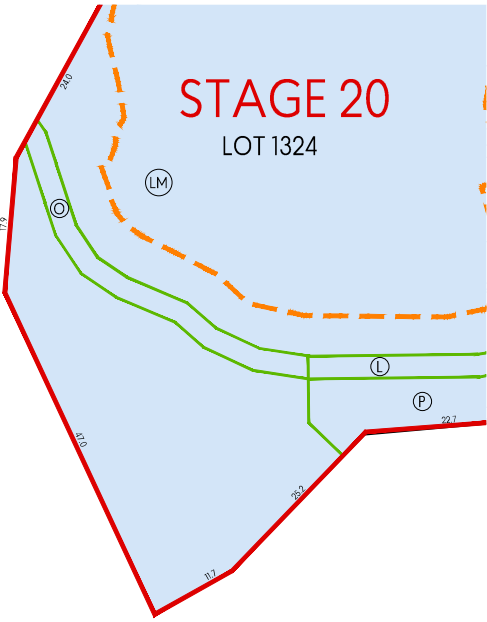
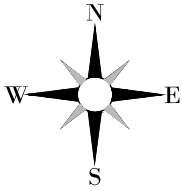
ENVELOPE
W W W . E N V E L O P E . E N G . C O . N Z

DESIGNED: PWJ	DRAWN: JEG
CHECKED: TOF	PLOT DATE: 01-07-2026
SCALE A1: 1:500	SCALE A3: 1:1000
STATUS: RESOURCE CONSENT	
PROJECT No: 1753-02	DRAWING No: 1026
	REVISION: R1



PART HAUKOPIUA EAST BLOCK

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.
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 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.

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REVISIONS:		BY:	DATE:
REV	NOTES		
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	ROW EASEMENT TO COVENANT AREA UPDATED	JEG	05-02-2026

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

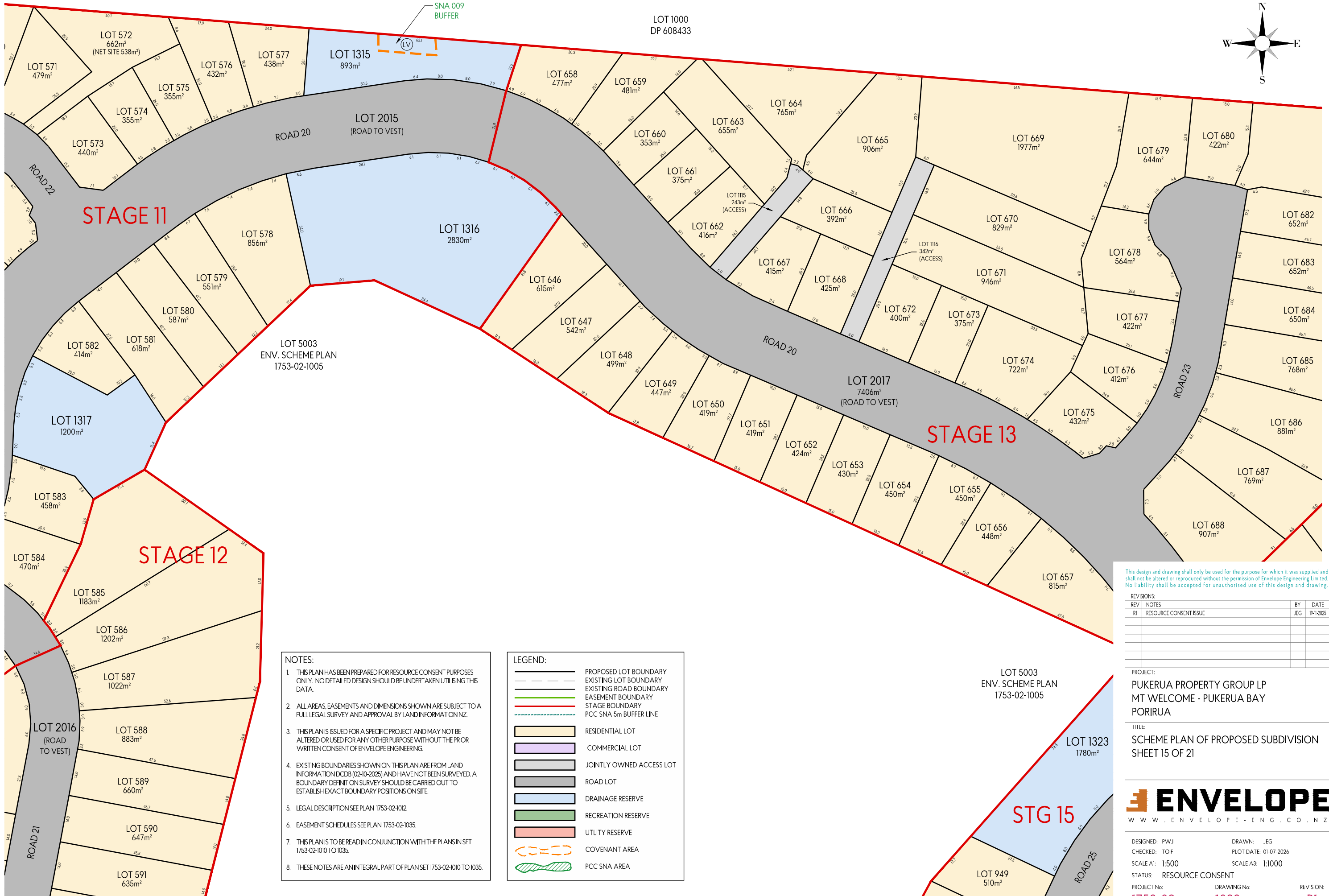
TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 14 OF 21

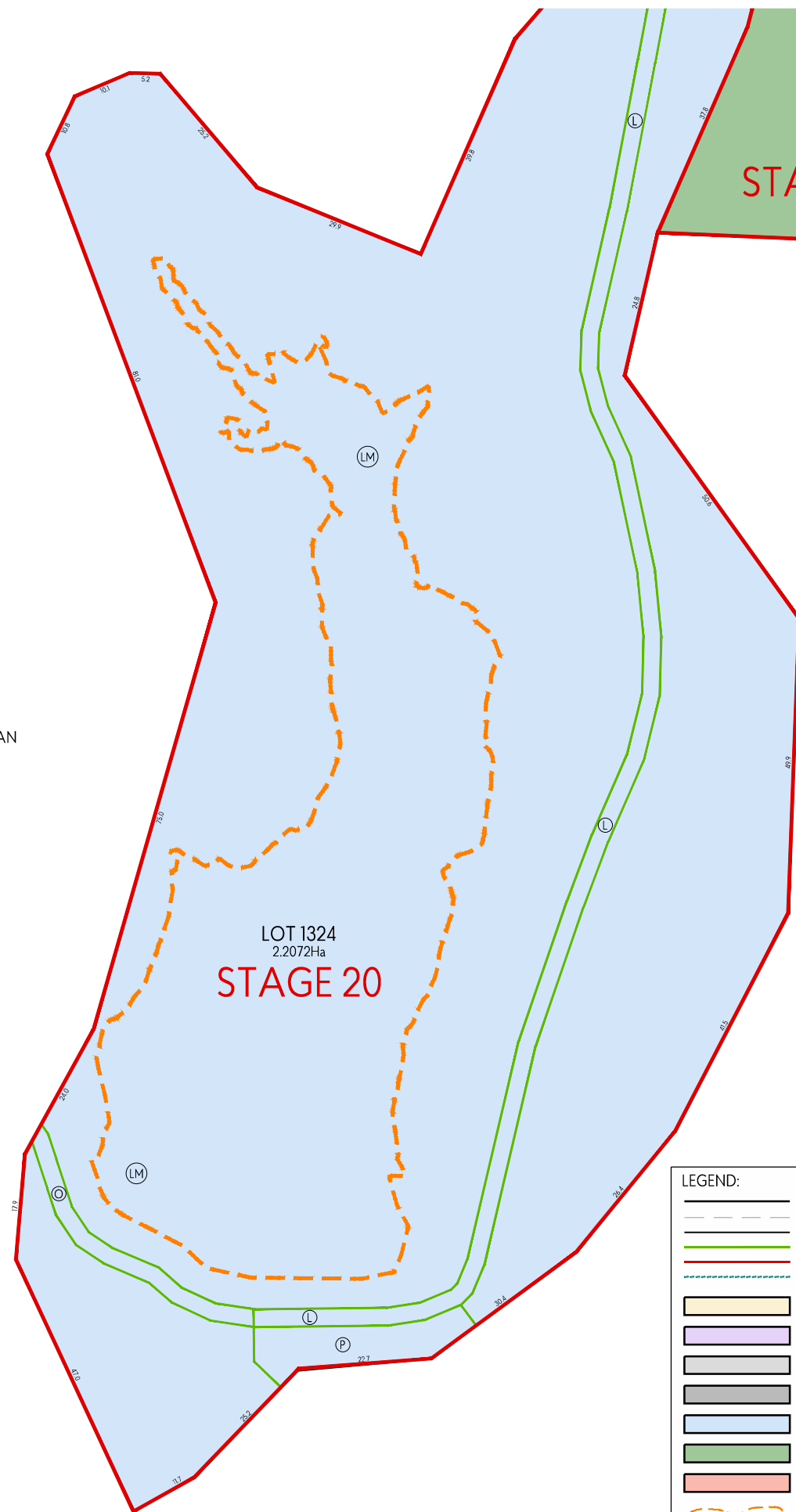


DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWN: JEG
PLOT DATE: 01-07-2026
SCALE A3: 1:1000

REVISION:
1027
R2

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
	DRAINAGE RESERVE
	RECREATION RESERVE
	UTILITY RESERVE
	COVENANT AREA
	PCC SNA AREA



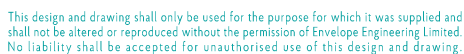


LEGEND:

-  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
-  DRAINAGE RESERVE
-  RECREATION RESERVE
-  UTILITY RESERVE
-  COVENANT AREA
-  PCC SNA AREA

NOTES:

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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.



REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	ROW EASEMENT TO COVENANT AREA UPDATED	JEG	05-02-2026

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

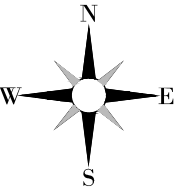
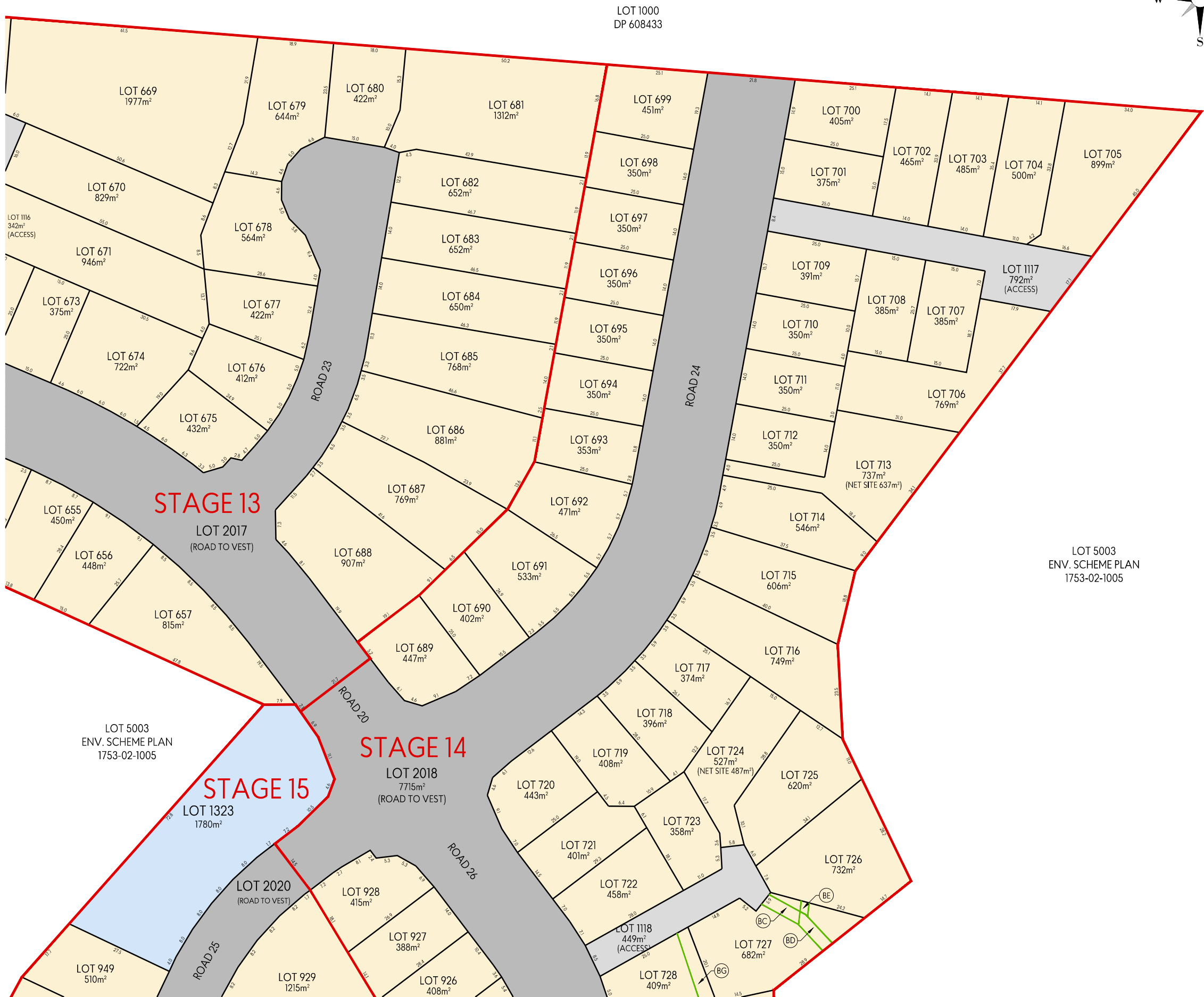
TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 17 OF 21



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT

DRAWN: JEG
PLOT DATE: 01-07-2026
SCALE A3: 1:1000

PROJECT No: 1753-02
DRAWING No: 1030
REVISION: R2



- NOTES:**
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
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 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
	DRAINAGE RESERVE
	RECREATION RESERVE
	UTILITY RESERVE
	COVENANT AREA
	PCC SNA AREA

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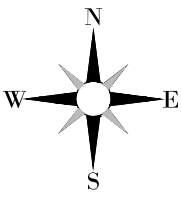
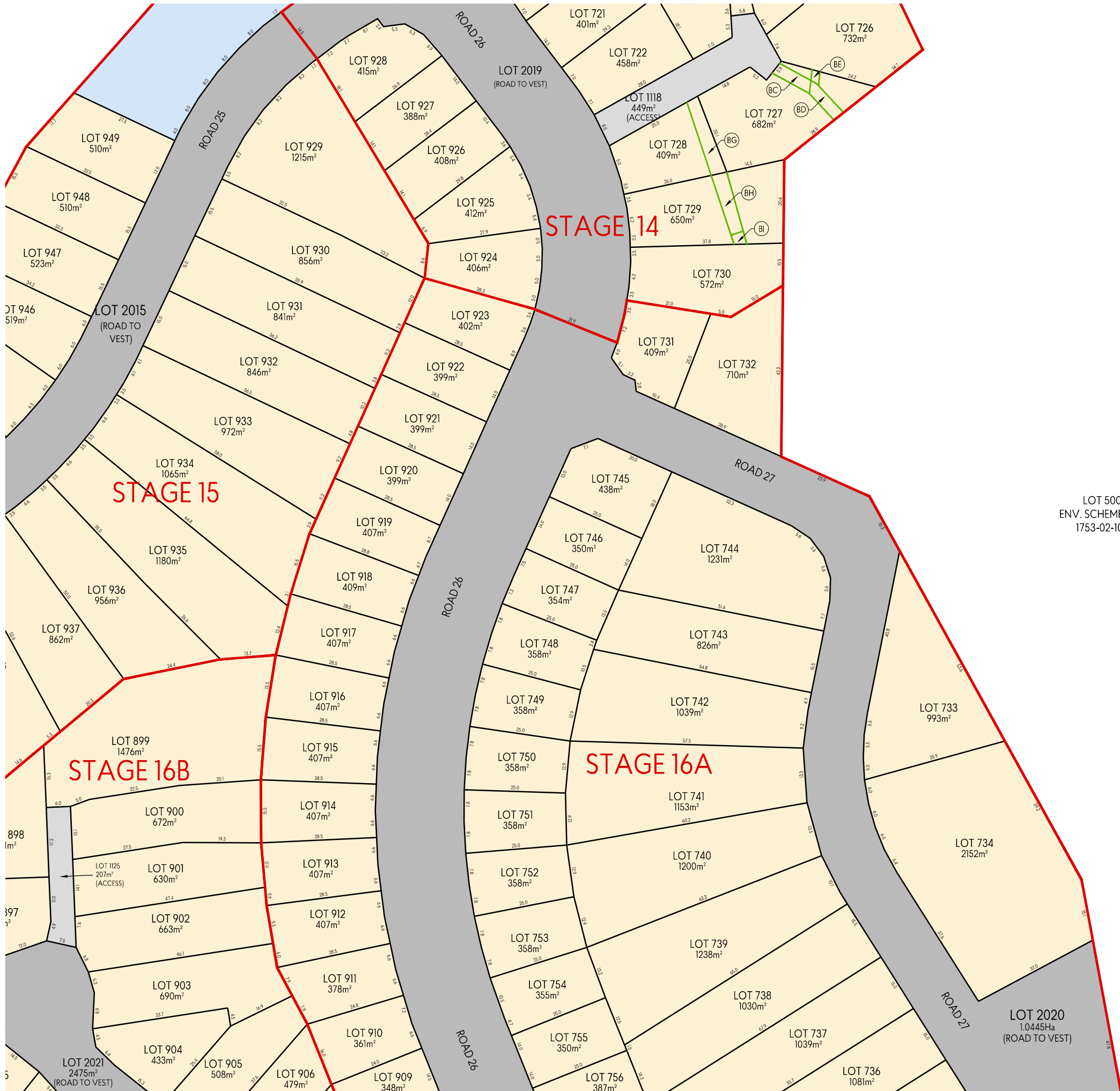
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 18 OF 21



DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 01-07-2026	
SCALE A1: 1:500	SCALE A3: 1:1000	
STATUS: RESOURCE CONSENT		
PROJECT No: 1753-02	DRAWING No: 1031	



- NOTES:**
1. THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
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 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
	DRAINAGE RESERVE
	RECREATION RESERVE
	UTILITY RESERVE
	COVENANT AREA
	PCC SNA AREA

LOT 5003
ENV. SCHEME PLAN
1753-02-1005

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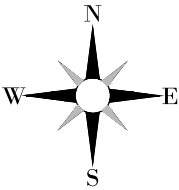
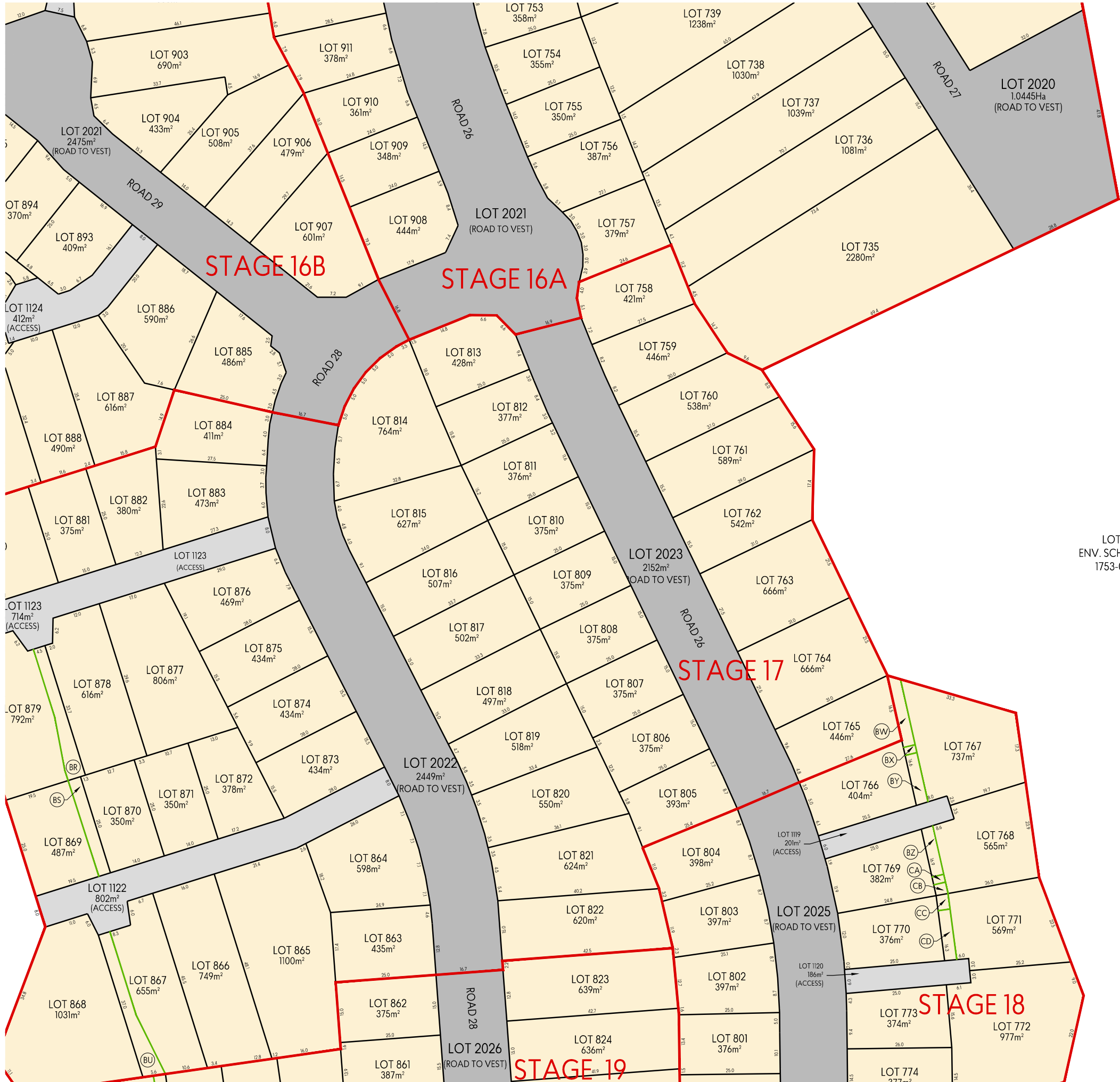
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

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: 01-07-2026	
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.
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 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
	DRAINAGE RESERVE
	RECREATION RESERVE
	UTILITY RESERVE
	COVENANT AREA
	PCC SNA AREA

LOT 5003
ENV. SCHEME PLAN
1753-02-1005

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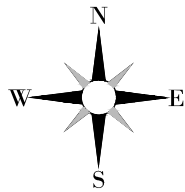
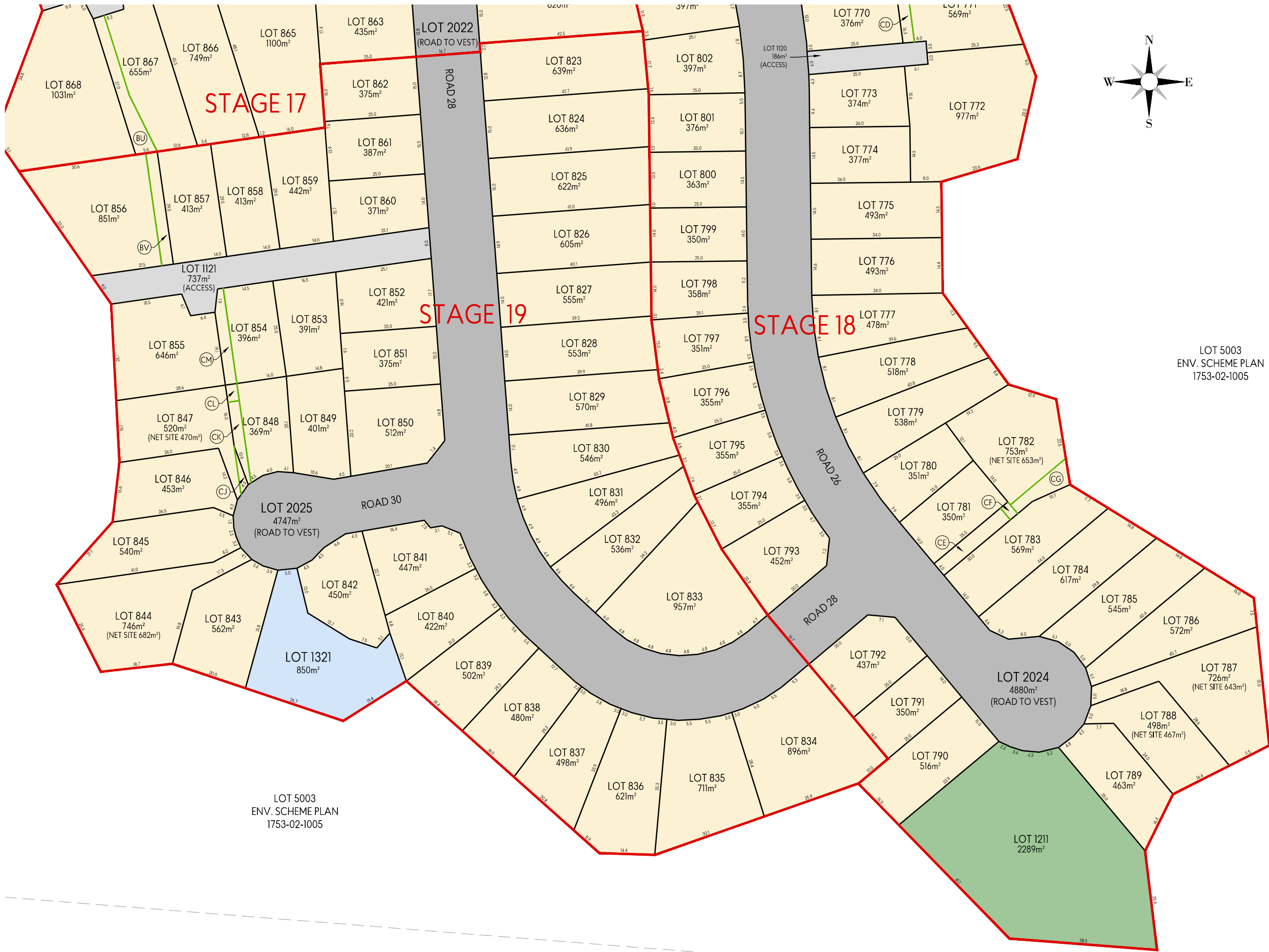
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 20 OF 21



DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 01-07-2026	1753-02
SCALE A1: 1:500	SCALE A3: 1:1000	1033
STATUS: RESOURCE CONSENT	PROJECT No:	R1
	DRAWING No:	



- NOTES:**
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 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
 - DRAINAGE RESERVE
 - RECREATION RESERVE
 - UTILITY RESERVE
 - COVENANT AREA
 - PCC SNA AREA

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REVISIONS:		BY	DATE
REV	NOTES	JEG	19-11-2025
R1	RESOURCE CONSENT ISSUE		

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 21 OF 21

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: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWING No: 1034
PLOT DATE: 01-07-2026
SCALE A3: 1:1000
REVISION: R1

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	
RIGHT TO DRAIN WATER AND SEWAGE, RIGHT TO CONVEY WATER	LOT 1100	LOT 1100	PORIRUA CITY COUNCIL
	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	
RIGHT TO DRAIN SEWAGE	AA	LOT 1200	PORIRUA CITY COUNCIL
	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	
RIGHT TO DRAIN WATER	BS	LOT 869	PORIRUA CITY COUNCIL
	BU	LOT 867	
	BV	LOT 856	
	CJ	LOT 847	
	CK & CL	LOT 848	
	CM	LOT 854	
	AB	LOT 1200	
	AD	LOT 1204	
	AH	LOT 1205	
	AI	LOT 1206	
	AJ	LOT 327	
	AK	LOT 328	
	AL	LOT 1213	
RIGHT TO DRAIN WATER	AR	LOT 1208	PORIRUA CITY COUNCIL
	AS	LOT 480	
	AT, AU & AV	LOT 1209	
	AW	LOT 1210	
	BC & BD	LOT 727	
	BG	LOT 728	
	LOT 1305	LOT 1305	

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO DRAIN WATER	BH & BI	LOT 729	PORIRUA CITY COUNCIL
	BM & BN	LOT 1212	
	BW, BX & BY	LOT 767	
	BZ, CA & CB	LOT 768	
	CC & CD	LOT 771	
	CE, CF & CG	LOT 782	
ROW	L & P	LOT 1324	

SCHEDULE OF PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO CONVEY ELECTRICTY	LOT 1100	LOT 1100	WELLINGTON ELECTRICTY 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	
	LOT 1124	LOT 1124	
	LOT 1125	LOT 1125	
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	

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	LOT 1100	LOT 1100	LOTS 6 & 7
	LOT 1101	LOT 1101	LOTS 74 TO 76
	LOT 1102	LOT 1102	LOTS 78 TO 83
	LOT 1103	LOT 1103	LOTS 124 TO 127
	LOT 1104	LOT 1104	LOTS 223 & 224
	LOT 1105	LOT 1105	LOTS 227 & 228
	LOT 1106	LOT 1106	LOTS 249 TO 251
	LOT 1107	LOT 1107	LOTS 307 TO 313
	LOT 1108	LOT 1108	LOTS 471 & 472
	LOT 1109	LOT 1109	LOTS 478 TO 484
	LOT 1110	LOT 1110	LOTS 493 TO 499
	LOT 1111	LOT 1111	LOTS 545 TO 548
	LOT 1112	LOT 1112	LOTS 553 TO 556
	LOT 1113	LOT 1113	LOTS 562 TO 564
	LOT 1114	LOT 1114	LOTS 632 TO 635
	LOT 1115	LOT 1115	LOTS 663 TO 666
	LOT 1116	LOT 1116	LOTS 669 TO 671
	LOT 1117	LOT 1117	LOTS 702 TO 708
	LOT 1118	LOT 1118	LOTS 723 TO 727
	LOT 1119	LOT 1119	LOTS 767 & 768
	LOT 1120	LOT 1120	LOTS 771 & 772
	LOT 1121	LOT 1121	LOTS 853 TO 859
	LOT 1122	LOT 1122	LOTS 865 TO 872
	LOT 1123	LOT 1123	LOTS 877 TO 882
	LOT 1124	LOT 1124	LOTS 887 TO 892
	LOT 1125	LOT 1125	LOTS 898 TO 901
RIGHT TO DRAIN SEWAGE	AG	LOT 521	LOT 522
	AN	LOT 417	LOT 418
	CL	LOT 848	LOT 847
RIGHT TO DRAIN WATER	BD & BE	LOT 727	LOT 726
	BI	LOT 729	LOT 730
	BX	LOT 767	LOT 766
	CA	LOT 768	LOT 769
	CC	LOT 771	LOT 770
	CF	LOT 782	LOT 781

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	PORIRUA CITY COUNCIL	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 TWO UNDIVIDED ONE HALF 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 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 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 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 IS SUBJECT TO A LIZARD MANAGEMENT COVENANT.

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REVISIONS:			
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 LOT 3100 ROAD TO VEST	JEG	01-07-2026

PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA
TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
EASEMENT SCHEDULES

