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

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

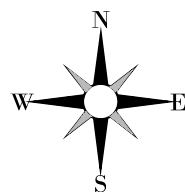
TITLE:
SCHEME PLAN OF PROPOSED
SUPERLOT SUBDIVISION
OVERALL PLAN WITH AERIAL IMAGERY



DESIGNED: PWJ	DRAWN: JEG
CHECKED: TOF	PLOT DATE: 19-11-2025
SCALE A1: 1:2000	SCALE A3: 1:4000
STATUS: RESOURCE CONSENT	
PROJECT No: 1753-02	DRAWING No: 1004
	REVISION: R1

- 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

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

LOT 2
DP 89102
RT WN56D/261

LOT 5000
23.6249Ha

LOT 1
DP 534864
RT 883071

LOT 5001
50.3493Ha

LOT 1000
DP 608433

LOT 1
DP 507444

LOT 2
DP 507444

LOT 5003
105.5481Ha

LOT 5002
26.0814Ha

LOT 2
DP 534864
RT 883072

PART HAUKOPIUA EAST BLOCK

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LEGEND:

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

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PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

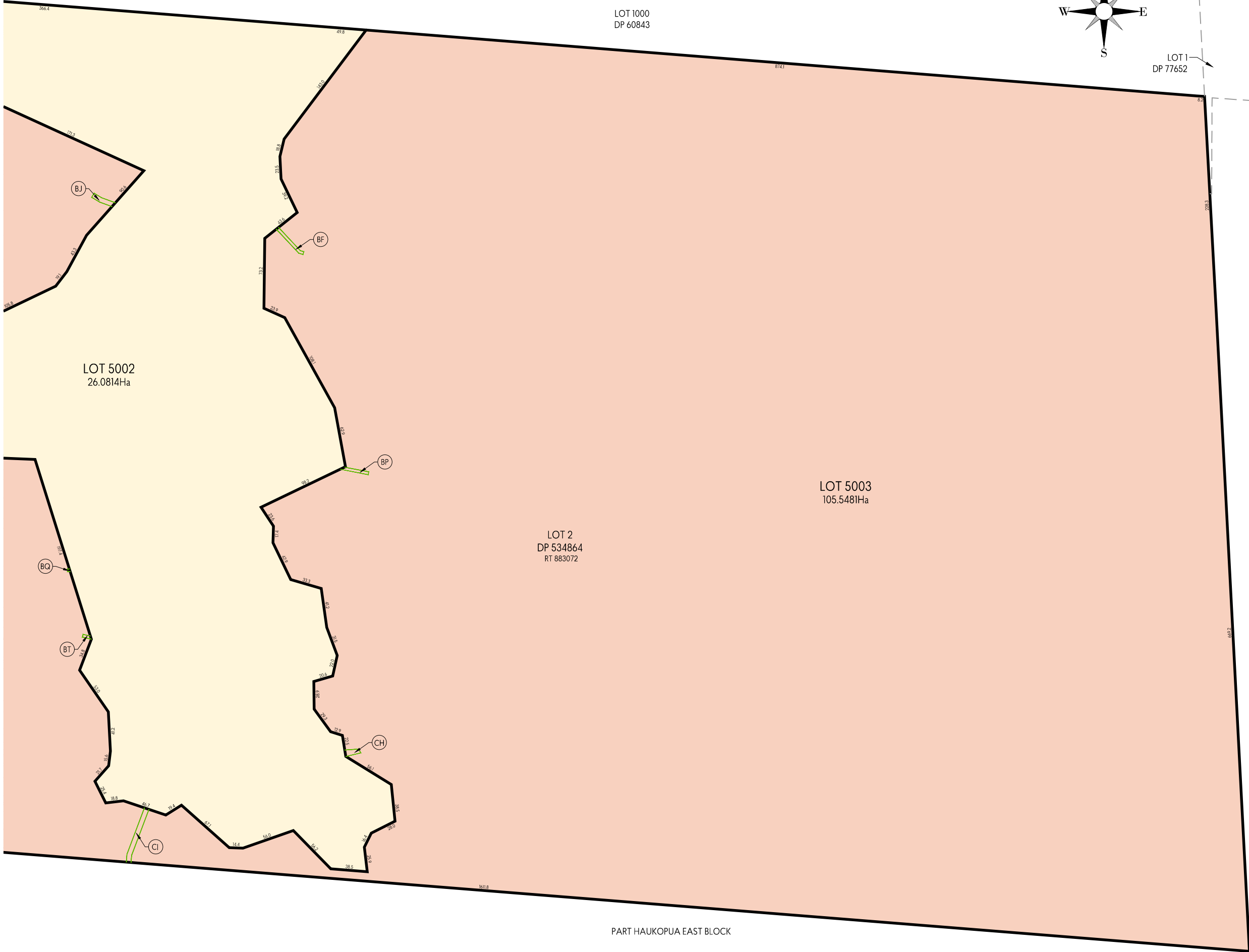
TITLE:

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: R1

DRAWN: JEG
PLOT DATE: 19-11-2025
SCALE A3: 1:4000



- NOTES:
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LEGEND:

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

LOT 3
DP 77652

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R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025

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: 19-11-2025
SCALE A1: 1:2000	SCALE A3: 1:4000
STATUS: RESOURCE CONSENT	
PROJECT No: 1753-02	DRAWING No: 1007
REVISION: R1	



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LEGEND:

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

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

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



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

DRAWN: JEG
PLOT DATE: 19-11-2025
SCALE A3: 1:4000
DRAWING No: 1008

REVISION: R1

SCHEDULE OF EXISTING EASEMENTS IN GROSS				
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE	CREATED BY
RIGHT TO CONVEY WATER	DE	LOT 5000	PORIRUA CITY COUNCIL	YET TO BE REGISTERED
	DF	LOT 5001		

SCHEDULE OF EXISTING EASEMENTS				
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED 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)	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	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)	BENEFITED 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	PORIRUA CITY COUNCIL

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 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 AREA:

- AREA MARKED LO HEREON SHALL BE SUBJECT TO A LAND COVENANT.
- AREA MARKED LP HEREON SHALL BE SUBJECT TO A LAND COVENANT.
- AREA MARKED MA TO ME HEREON SHALL BE SUBJECT TO A LIZARD MANAGEMENT COVENANT.

LEGAL DESCRIPTION:

- 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).
- 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.
- 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 CI 12225929.5 (LIMITED AS TO DURATION).
- 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 CI 12225929.5 (LIMITED AS TO DURATION).

COMBINED AREAS OF TITLES 205.6028 Ha.

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R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025

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: 19-11-2025
SCALE A1: 1:2000	SCALE A3: 1:4000
STATUS: RESOURCE CONSENT	
PROJECT No:	DRAWING No:
1753-02	1009
REVISION:	
R1	