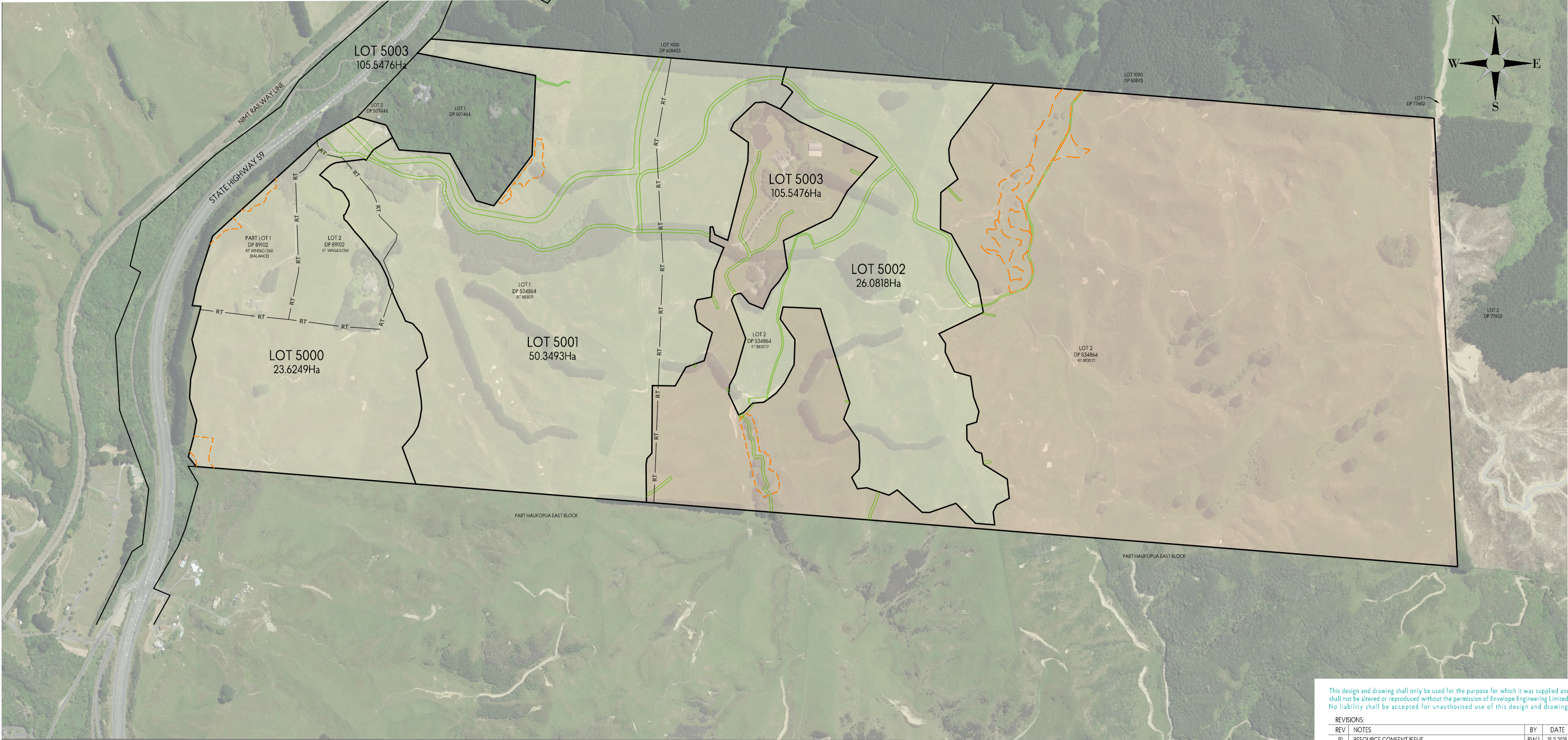




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REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT PROVIDED TO COVENANT AREA 'LO'	JEG	04-02-2026
R3	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	MJP	06-08-2026
R4	COVENANT AREAS UPDATED	JEG	30-09-2026

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

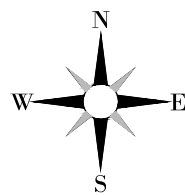
TITLE:
SCHEME PLAN OF PROPOSED
SUPERLOT SUBDIVISION
OVERALL PLAN WITH AERIAL IMAGERY



DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:2000
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWN: JEG
PLOT DATE: 30-09-2026
SCALE A3: 1:4000
DRAWING No: 1004
REVISION: R4

- NOTES:
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 - 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.

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



NIMT RAILWAY LINE

STATE HIGHWAY 59

LOT 5003
105.5476Ha

LOT 2
DP 507444

LOT 1
DP 507444

LOT 1000
DP 608433

NOTES:

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LOT 5003
105.5476Ha

LOT 5002
26.0818Ha

LOT 1
DP 534864
RT 883071

LOT 5001
50.3493Ha

LOT 5000
23.6249Ha

LOT 2
DP 534864
RT 883072

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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
R4	COVENANT AREAS UPDATED	JEG	30-09-2026

PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:

SCHEME PLAN OF PROPOSED
SUPERLOT SUBDIVISION
SHEET 1 OF 4

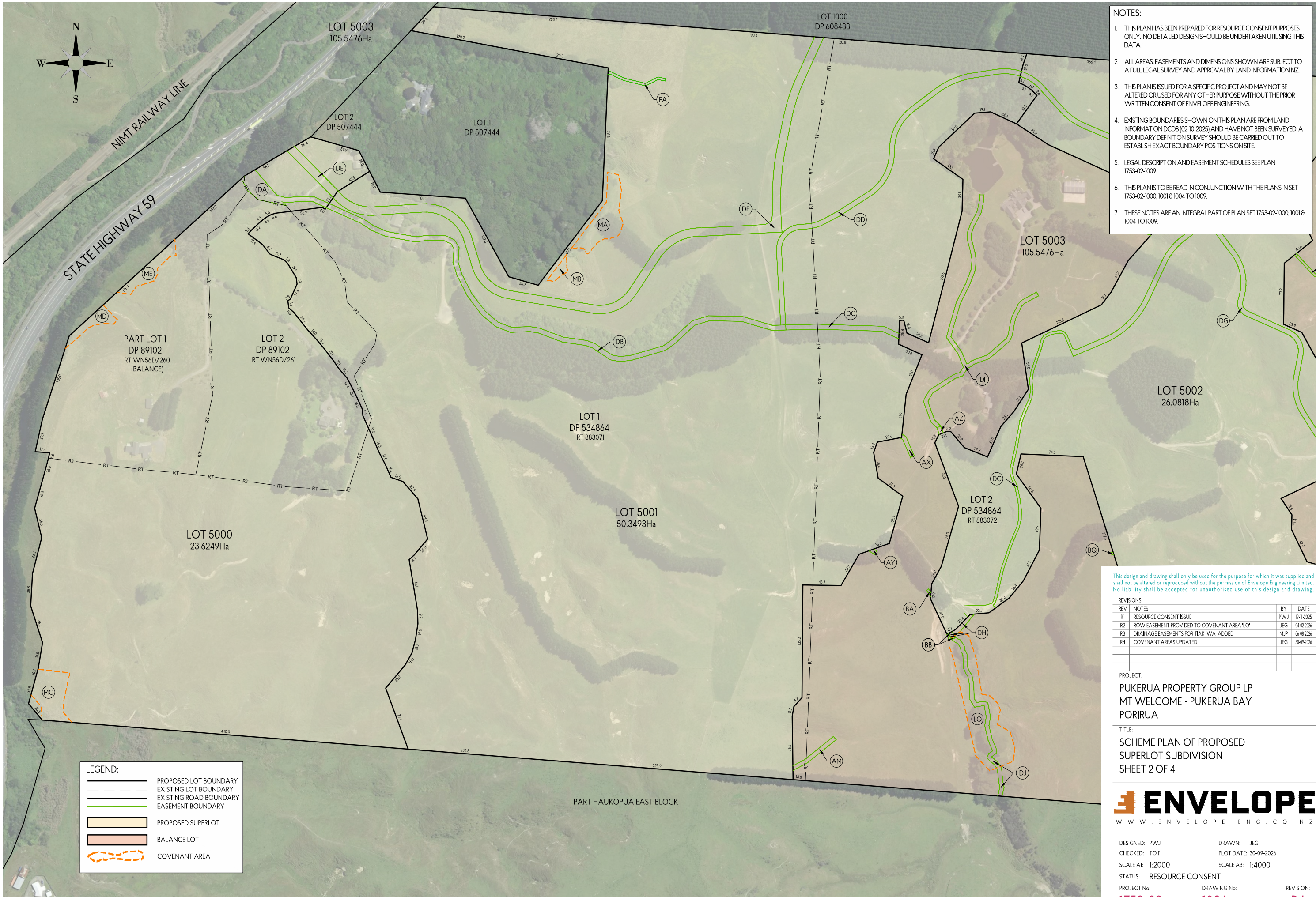
ENVELOPE
W W W . E N V E L O P E . E N G . C O . N Z

DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:2000
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWING No: 1005
REVISION: R4

LEGEND:

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

PART HAUKOPIUA EAST BLOCK



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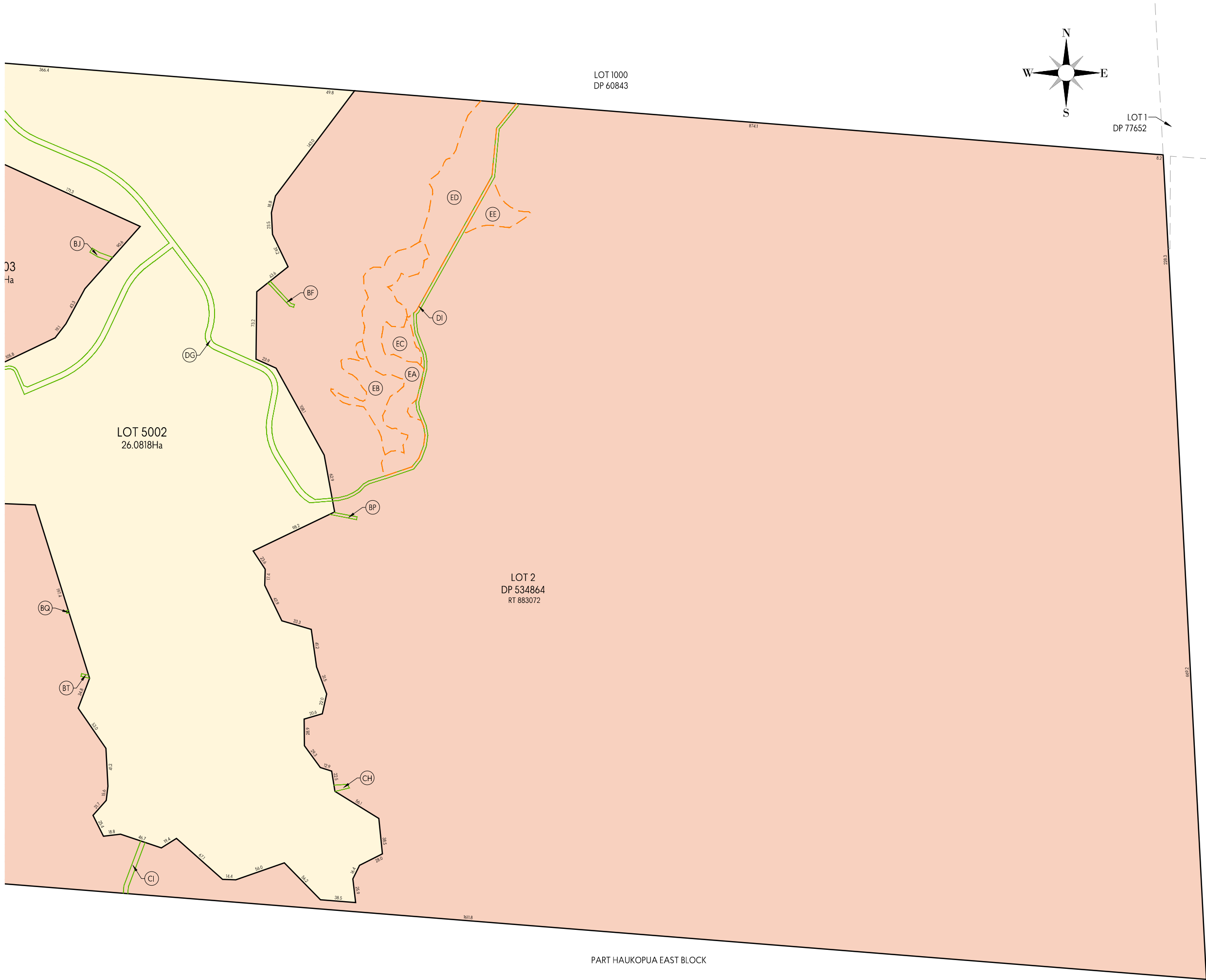
REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	PWJ	19-11-2025
R2	ROW EASEMENT PROVIDED TO COVENANT AREA 'LO'	JEG	04-02-2026
R3	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	MJP	06-08-2026
R4	COVENANT AREAS UPDATED	JEG	30-09-2026

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: 30-09-2026
SCALE A3: 1:4000
REVISION: R4



- 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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 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

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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
R4	COVENANT AREAS UPDATED	JEG	30-09-2026

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: 30-09-2026	
SCALE A1: 1:2000	SCALE A3: 1:4000	
STATUS: RESOURCE CONSENT		
PROJECT No: 1753-02	DRAWING No: 1007	REVISION: R4



- NOTES:
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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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REVISIONS:			
REV	NOTES	BY	DATE
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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	DRAWN: JEG
CHECKED: TOF	PLOT DATE: 30-09-2026
SCALE A1: 1:2000	SCALE A3: 1:4000
STATUS: RESOURCE CONSENT	
PROJECT No: 1753-02	DRAWING No: 1008
	REVISION: R4

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)		PART LOT 1 & LOT 2 DP 89102	
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	A, B, C & D ON DP 534864	LOT 1 DP 534864	LOT 2 DP 534864	EI 11437462.2 (11644486.2 VARIATION TO CONDITIONS OF THE EASEMENT)

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 & DG		LOT 5003
	DD		LOT 5002

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT OF WAY	DA	LOT 5000	PORIRUA CITY COUNCIL
	DB & DD	LOT 5001	
	DG	LOT 5002	
	DH & DI	LOT 5003	
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		

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. AREAS MARKED LO AND EA TO EE HEREON SHALL BE SUBJECT TO A LAND COVENANT.
2. 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:

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R2	ROW EASEMENT PROVIDED TO COVENANT AREA 'LO'	JEG	04-02-2026
R3	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	MJP	06-08-2026
R4	COVENANT AREAS UPDATED	JEG	30-09-2026

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: 30-09-2026
SCALE A1: 1:2000	SCALE A3: 1:4000
STATUS: RESOURCE CONSENT	
PROJECT No:	DRAWING No:
1753-02	1009
REVISION:	
R4	