

NOTES:

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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. EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
6. LEGAL DESCRIPTION, COVENANT NOTES AND AMALGAMTION CONDITIONS SEE PLAN 1753-02-1036.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1036.
8. THESE NOTES ARE AN INTEGRAL PART OF PLAN SET 1753-02-1010 TO 1036.

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

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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
R4	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026
R5	LOTS 1214,1301,1305,1306 & 1325 & AFFECTED EASEMENTS UPDATED	JEG	30-09-2026

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
DRAWN: JEG
CHECKED: TO'F
PLOT DATE: 30-09-2026
SCALE A1: 1:2000
SCALE A3: 1:4000
STATUS: RESOUCE CONSENT

PROJECT No: 1753-02
DRAWING No: 1010
REVISION: R5



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PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

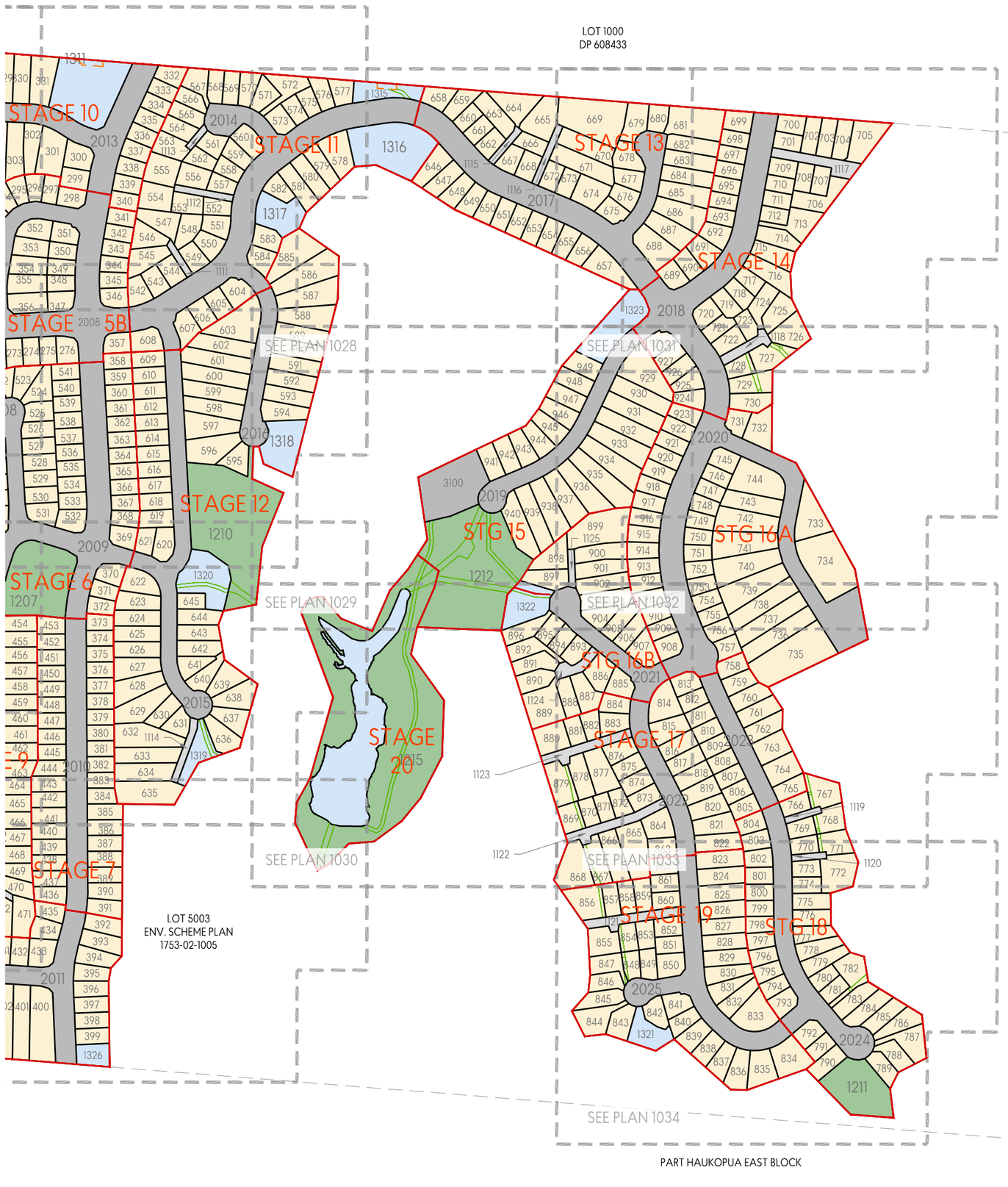
TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
OVERALL PLAN
SHEET 2 OF 4

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED:	PWJ	DRAWN:	JEG
CHECKED:	TO'F	PLOT DATE:	30-09-2026
SCALE A1:	1:2000	SCALE A3:	1:4000
STATUS:	RESOUCE CONSENT		

PROJECT No:	DRAWING No:	REVISION:
1753-02	1011	R5



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W E
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PROJECT:

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MT WELCOME - PUKERUA BAY
PORIRUA

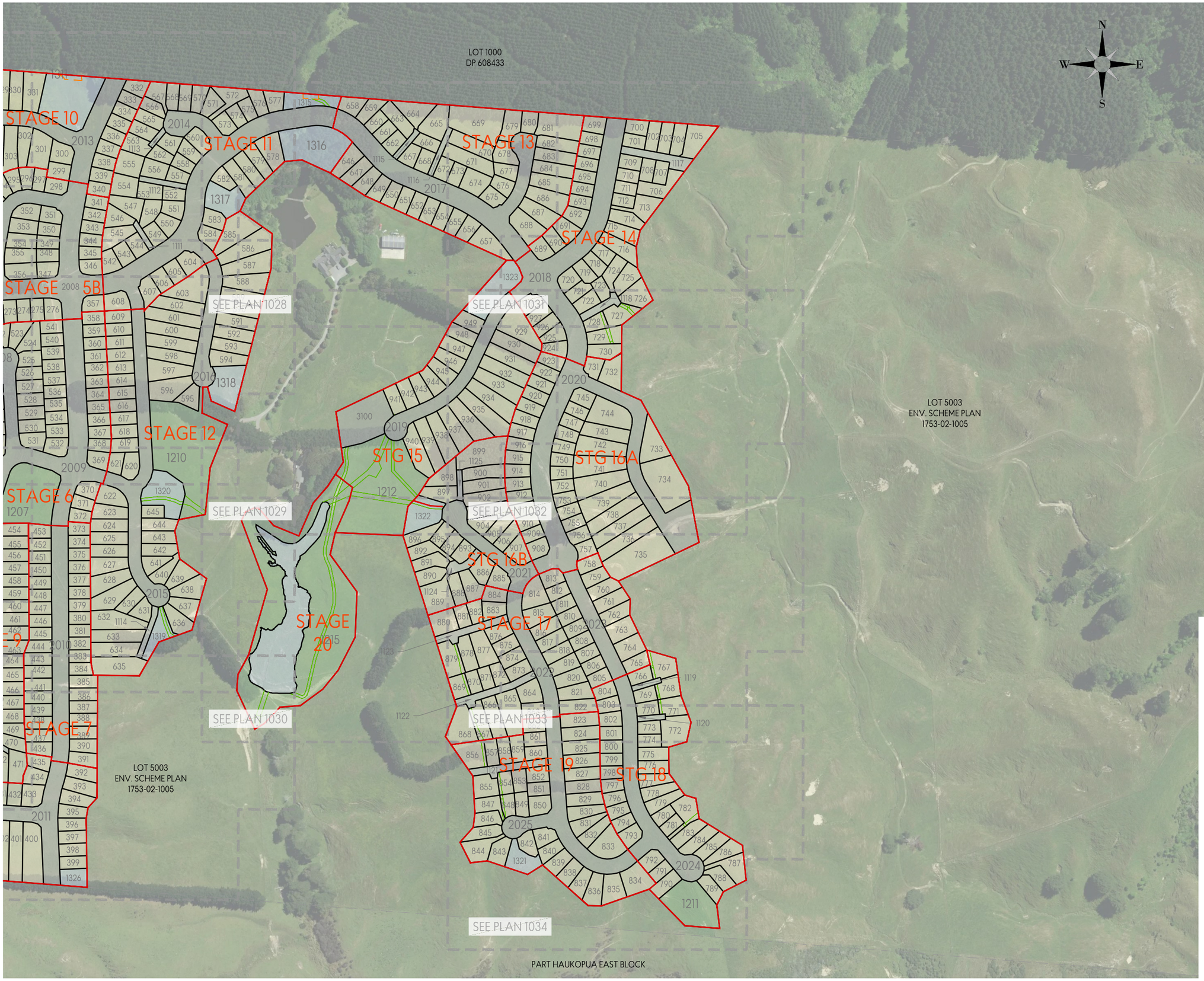
TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
OVERALL PLAN
SHEET 3 OF 4

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: PWJ
DRAWN: JEG
CHECKED: TO'F
PLOT DATE: 30-09-2026
SCALE A1: 1:2000
SCALE A3: 1:4000
STATUS: RESOUCE CONSENT

PROJECT No: 1753-02
DRAWING No: 1012
REVISION: R5



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PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
OVERALL PLAN
SHEET 4 OF 4

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED:	PWJ	DRAWN:	JEG
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PROJECT No:	DRAWING No:	REVISION:
1753-02	1013	R5