

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

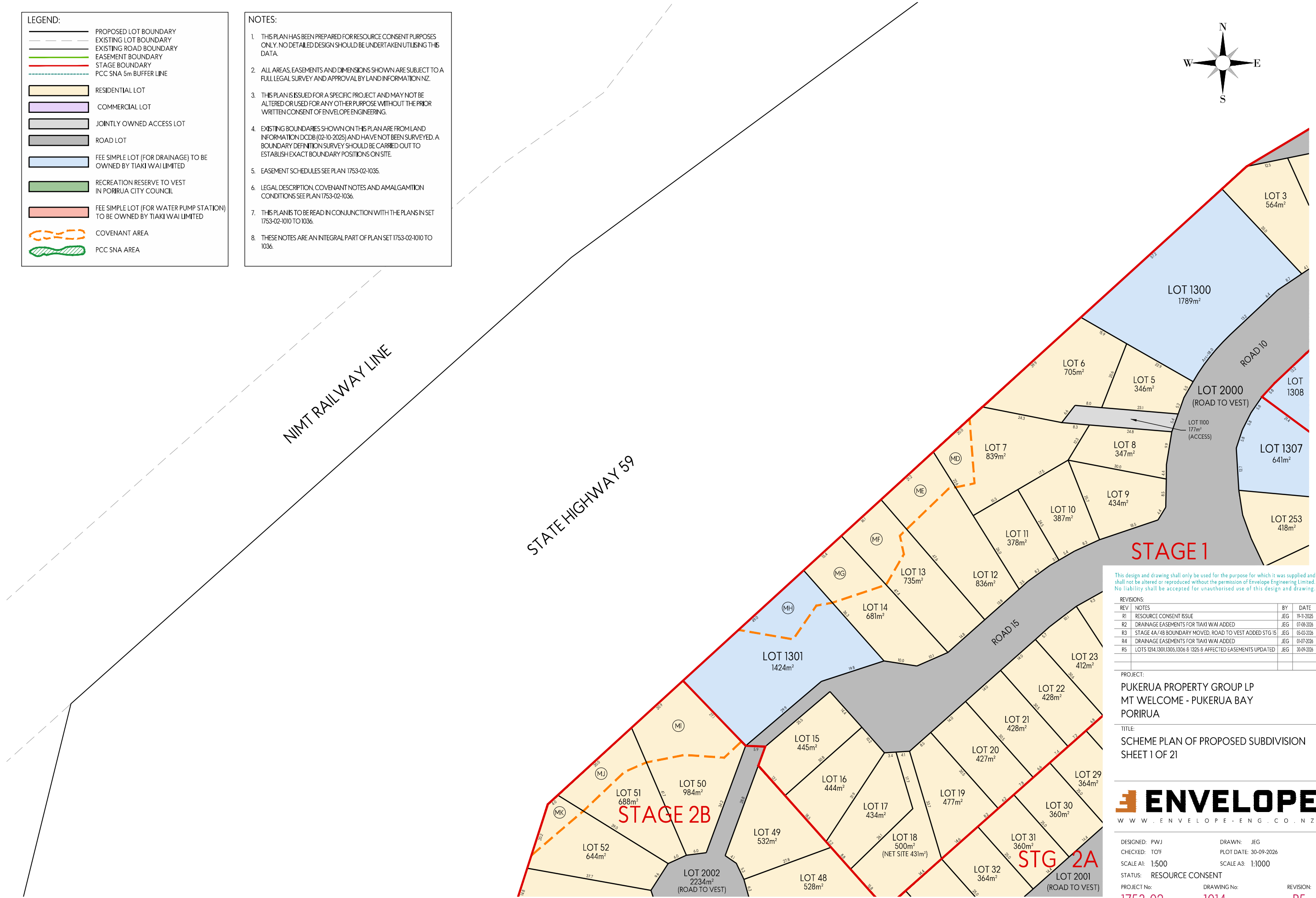
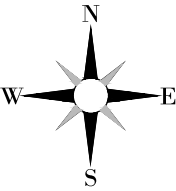
RECREATION RESERVE TO VEST IN PORIRUA CITY COUNCIL

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

COVENANT AREA

PCC SNA AREA

- NOTES:
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 - EASEMENT SCHEDULES SEE PLAN 1753-02-1035.
 - LEGAL DESCRIPTION, COVENANT NOTES AND AMALGAMTION CONDITIONS SEE PLAN 1753-02-1036.
 - THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLANS IN SET 1753-02-1010 TO 1036.
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REVISIONS:			
REV	NOTES	BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026
R3	STAGE 4A/4B BOUNDARY MOVED. ROAD TO VEST ADDED STG 15	JEG	05-02-2026
R4	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	01-07-2026
R5	LOTS 1214,1301,1305,1306 & 1325 & AFFECTED EASEMENTS UPDATED	JEG	30-09-2026

PROJECT:

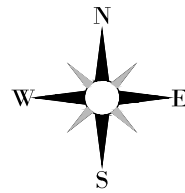
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 1 OF 21



DESIGNED: PWJ	DRAWN: JEG	REVISION:
CHECKED: TOF	PLOT DATE: 30-09-2026	
SCALE A1: 1:500	SCALE A3: 1:1000	
STATUS: RESOURCE CONSENT		
PROJECT No: 1753-02	DRAWING No: 1014	
		R5



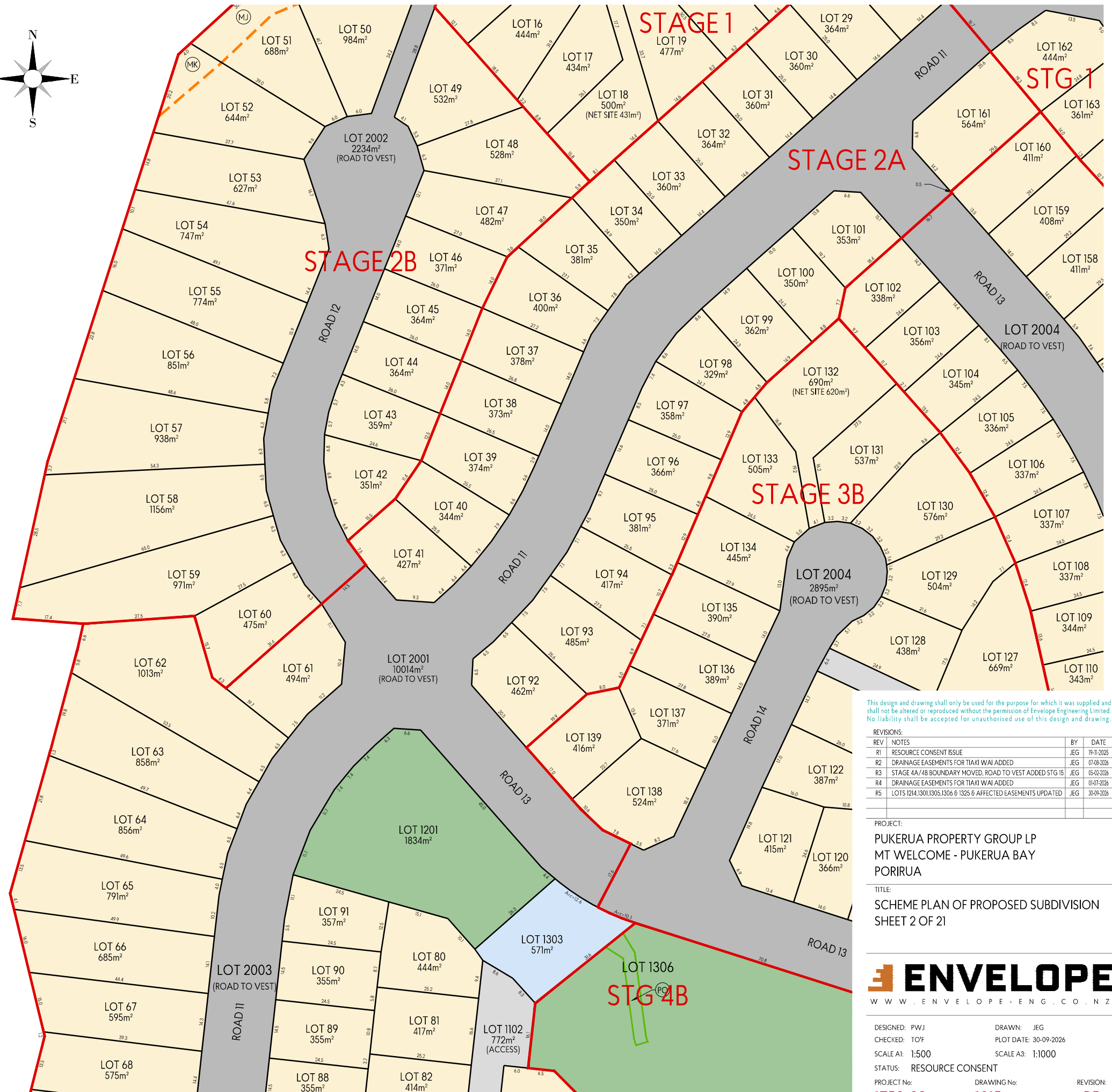
STATE HIGHWAY 59

NOTES:

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LEGEND:

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- 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	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-08-2026
R3	STAGE 4A/4B BOUNDARY MOVED. ROAD TO VEST ADDED STG 15	JEG	05-02-2026
R4	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	01-07-2026
R5	LOTS 1214,1301,1305,1306 & 1325 & AFFECTED EASEMENTS UPDATED	JEG	30-09-2026

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

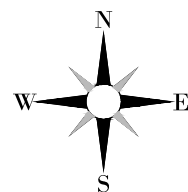
TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 2 OF 21

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

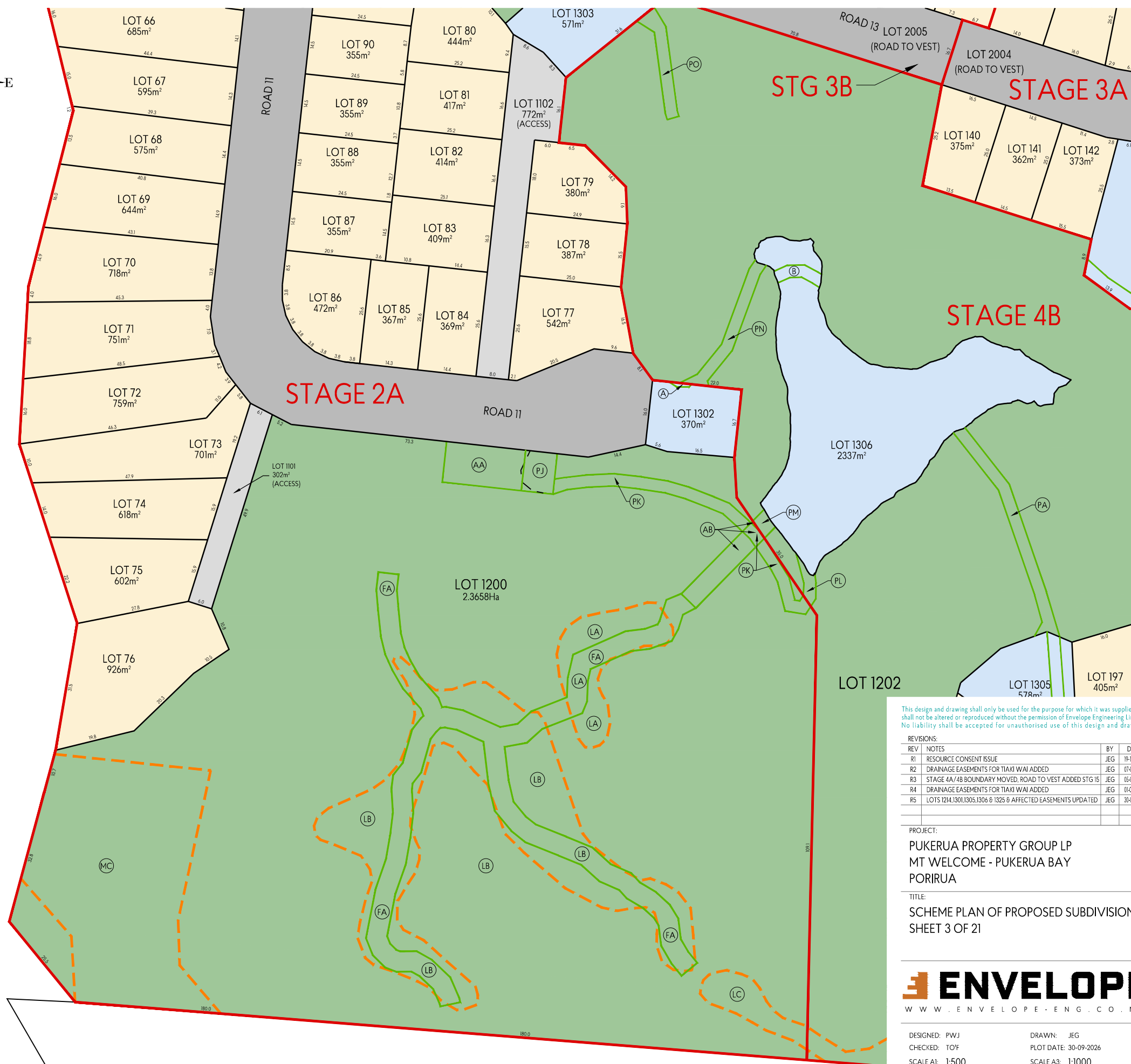
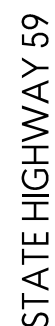
DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWING No: 1015
REVISION: R5

DRAWN: JEG
PLOT DATE: 30-09-2026
SCALE A3: 1:1000

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



PART HAUKOPUA EAST BLOCK

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REVISIONS:		
REV	NOTES	BY DATE
R1	RESOURCE CONSENT ISSUE	JEG 19-11-2022
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG 01-08-2022
R3	STAGE 4A/4B BOUNDARY MOVED, ROAD TO VEST ADDED STG 15	JEG 05-02-2022
R4	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG 01-07-2022
R5	LOTS 1214 1301 1305 1306 B 1325 B AFFECTED EASEMENTS UPDATED	JEG 30-09-2022

PROJECT:

PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

TITLE:

SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 3 OF 21

DESIGNED: PWJ
CHECKED: TO'F
SCALE A1: 1:500
STATUS: RESOURCE CONSENT

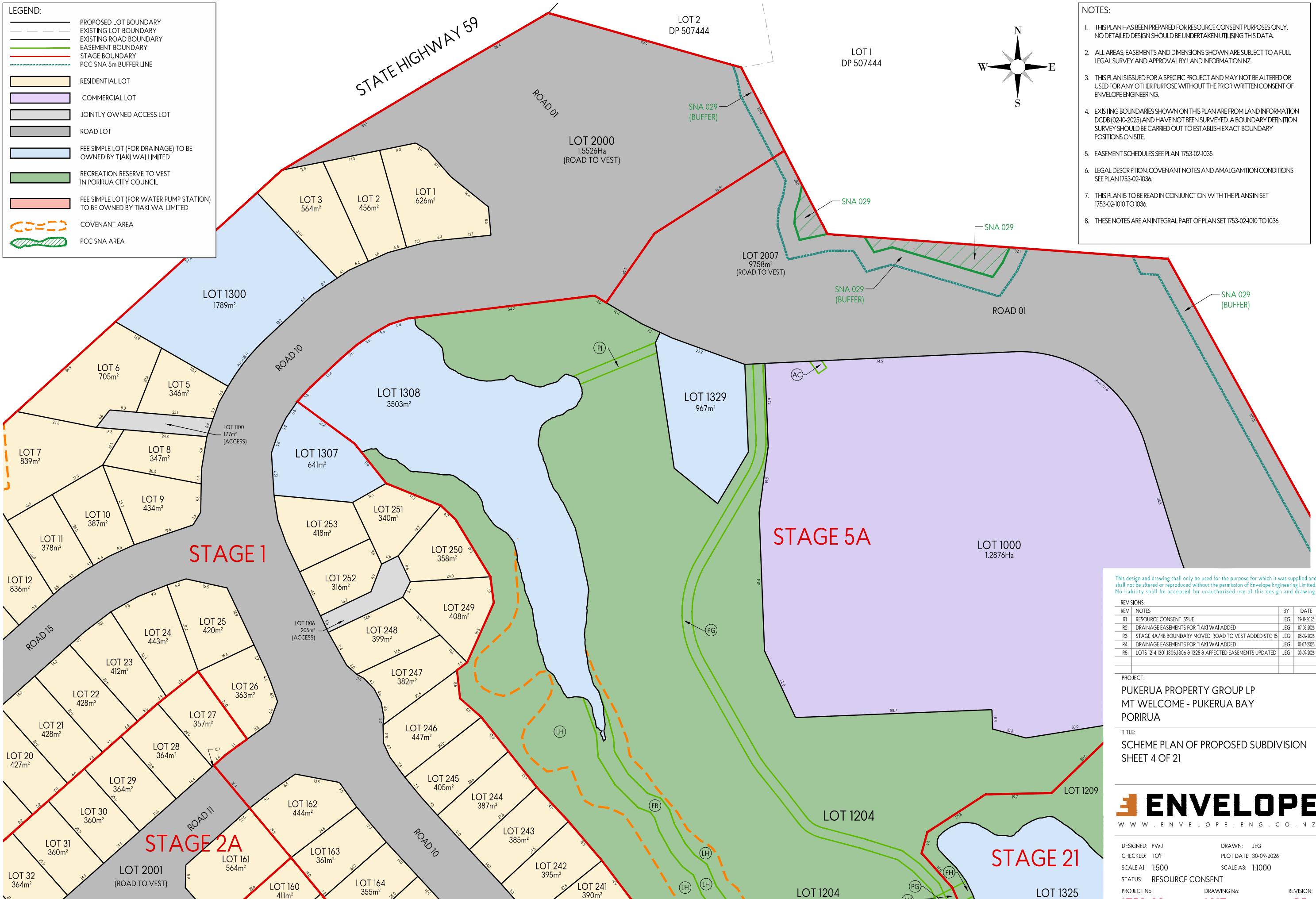
DRAWN: JEG
PLOT DATE: 30-09-2026
SCALE A3: 1:1000

PROJECT No: 1753-02 DRAWING No: 1016 REVISION: R5

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
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	COVENANT AREA
	PCC SNA AREA

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REVIEWS:		BY	DATE
R1	RESOURCE CONSENT ISSUE	JEG	19-11-2025
R2	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	07-09-2026
R3	STAGE 4A/4B BOUNDARY MOVED, ROAD TO VEST ADDED STG 15	JEG	05-02-2026
R4	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	01-07-2026
R5	LOTS 1214,1301,1305,1306 & 1325 6 AFFECTED EASEMENTS UPDATED	JEG	30-09-2026

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

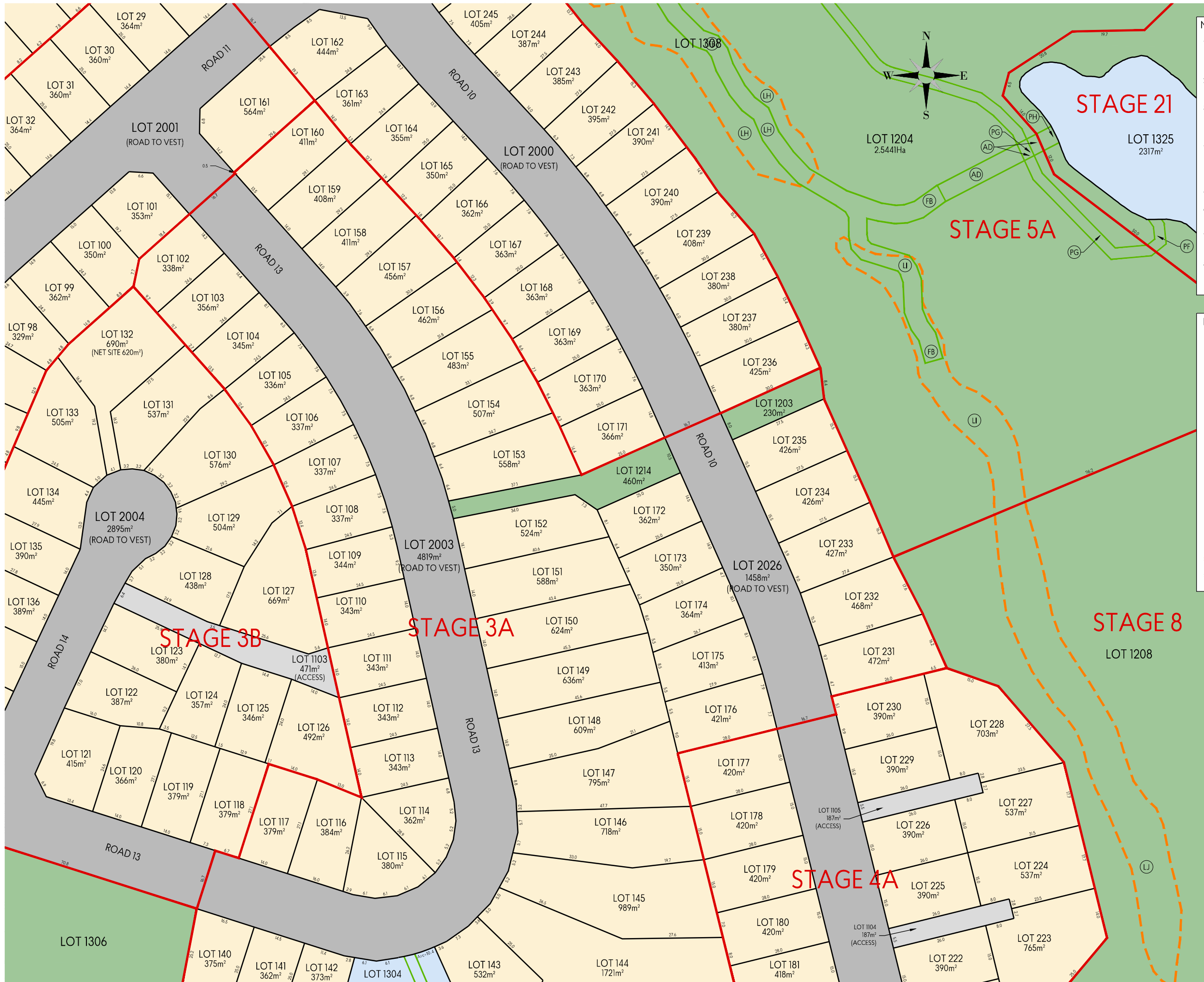
TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 4 OF 21



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

DRAWN: JEG
PLOT DATE: 30-09-2026
SCALE A3: 1:1000
DRAWING No.:
REVISION:

1753-02
1017
R5



- NOTES:
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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
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	COVENANT AREA
	PCC SNA AREA

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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	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	30-09-2026
R5	LOTS 1214,1301,1305,1306 & 1325 & AFFECTED EASEMENTS UPDATED	JEG	

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

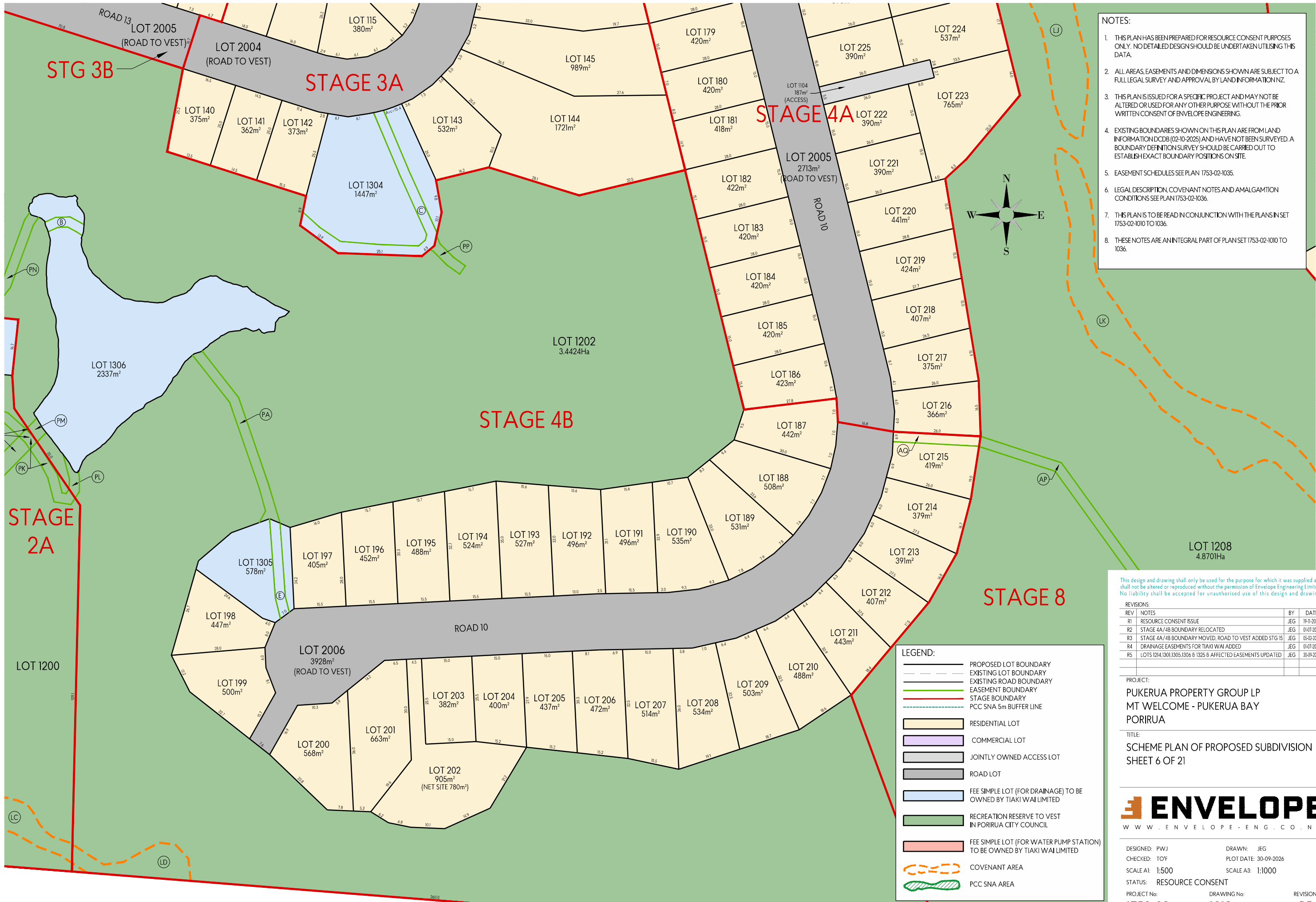
TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 5 OF 21

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

DRAWN: JEG
PLOT DATE: 30-09-2026
SCALE A3: 1:1000
REVISION:

PROJECT No: 1753-02
DRAWING No: 1018
REVISION: R5



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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
R3	STAGE 4A/4B BOUNDARY MOVED. ROAD TO VEST ADDED STG 15	JEG	05-02-2026
R4	DRAINAGE EASEMENTS FOR TIAKI WAI ADDED	JEG	01-07-2026
R5	LOTS 1214,1301,1305,1306 & 1325 & AFFECTED EASEMENTS UPDATED	JEG	30-09-2026

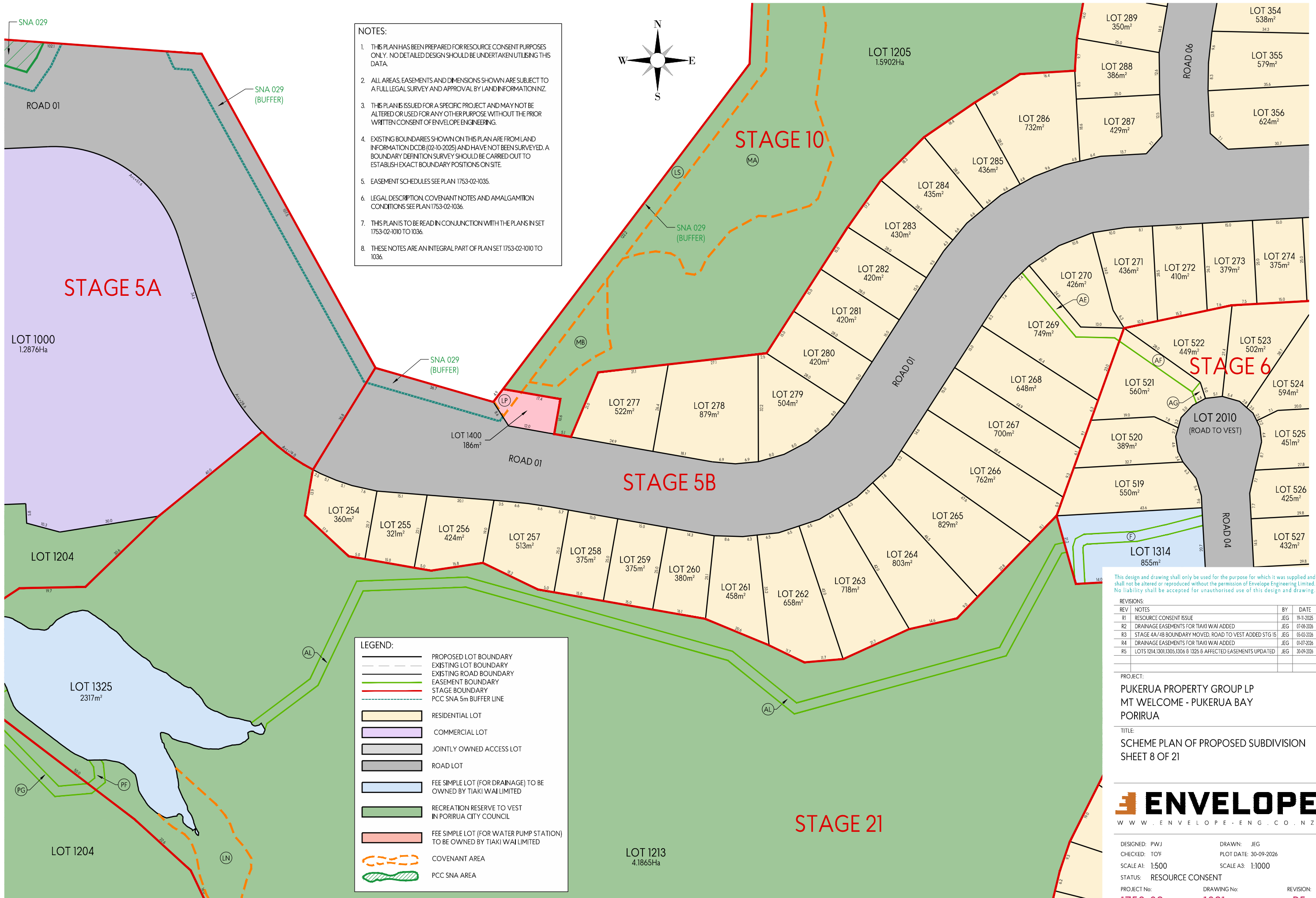
PROJECT:
PUKERUA PROPERTY GROUP LP
MT WELCOME - PUKERUA BAY
PORIRUA

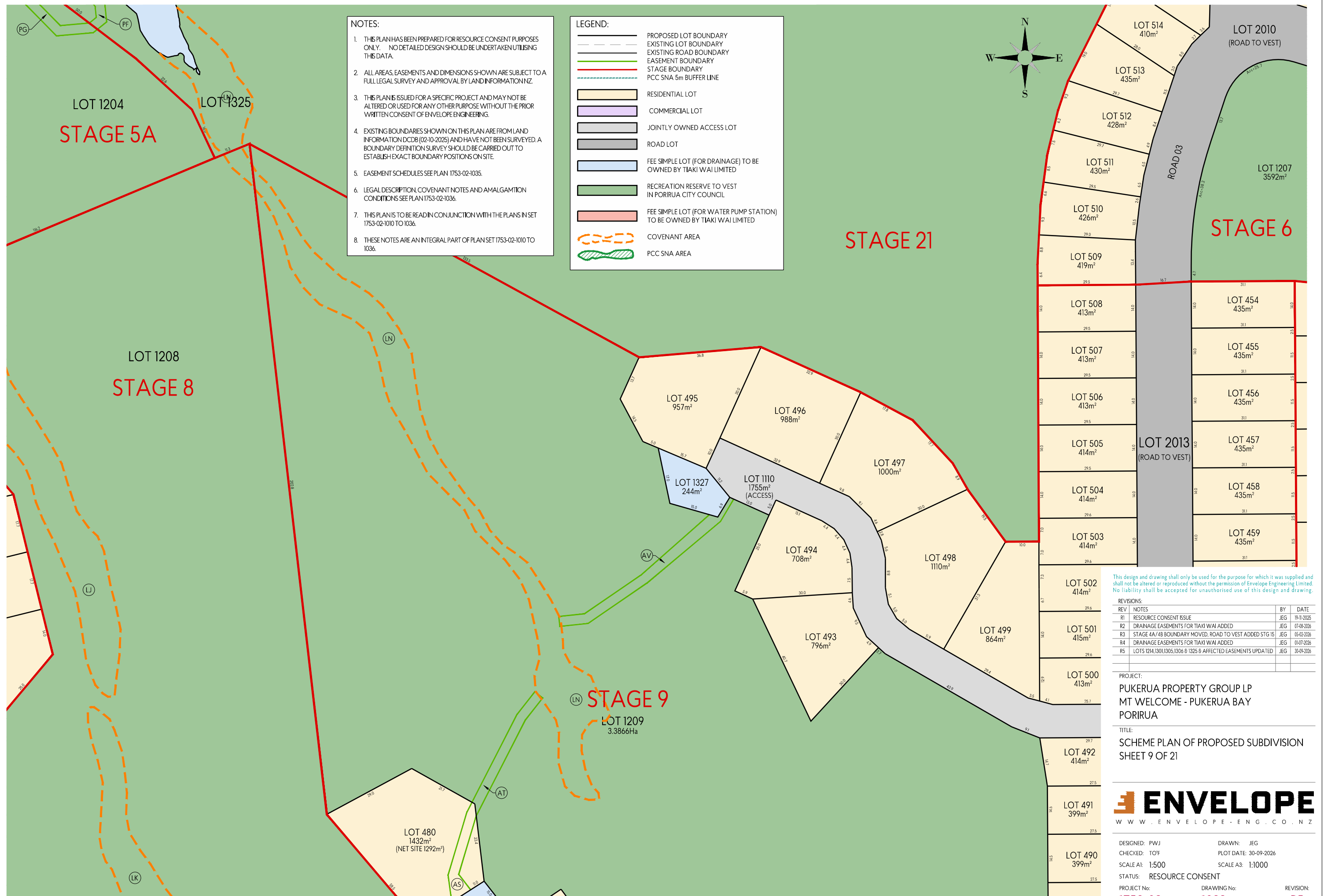
TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 6 OF 21

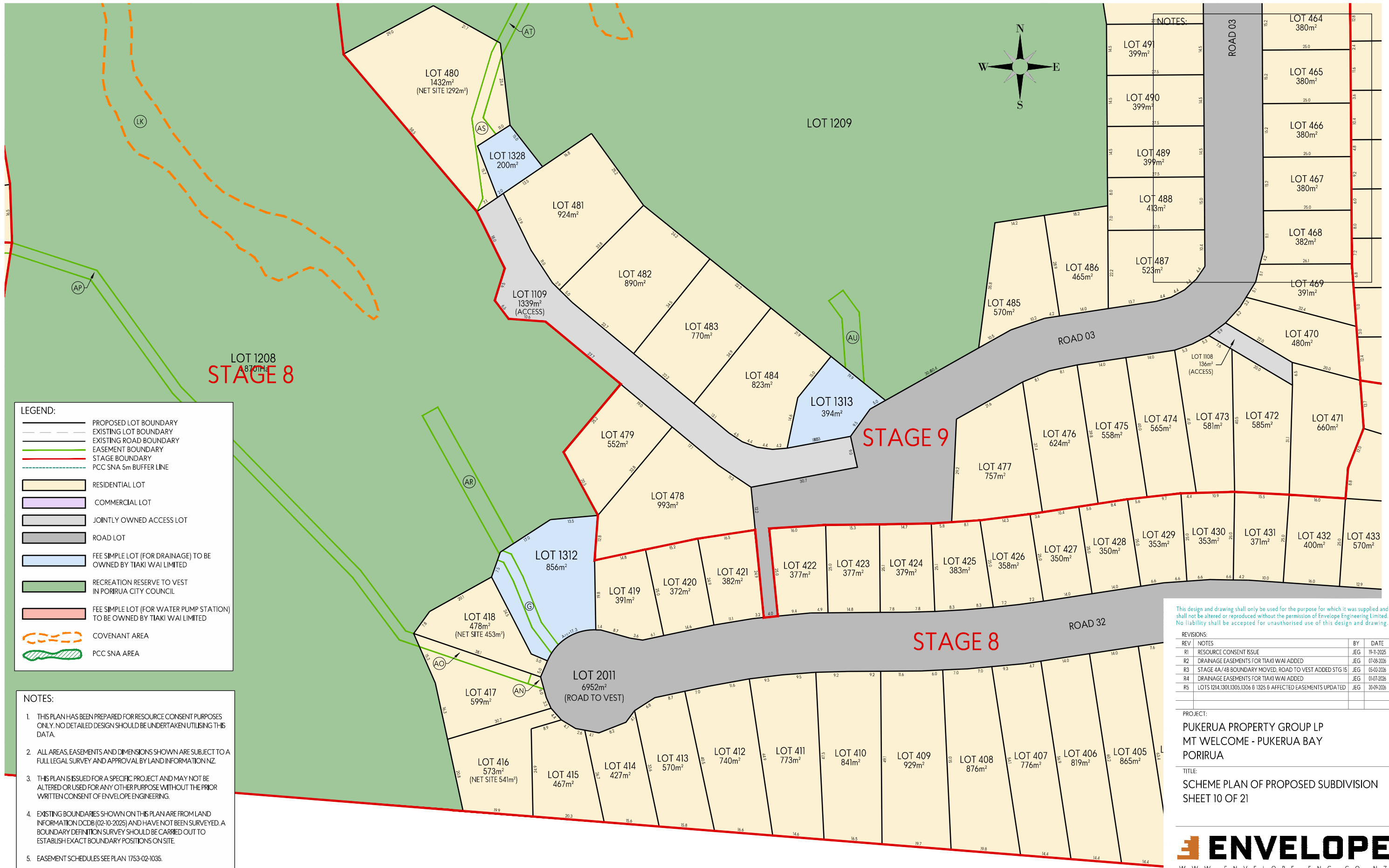
ENVELOPE
W W W . E N V E L O P E . E N G . C O . N Z

DESIGNED: PWJ
CHECKED: TOF
SCALE A1: 1:500
STATUS: RESOURCE CONSENT
PROJECT No: 1753-02
DRAWING No: 1019
REVISION: R5

DRAWN: JEG
PLOT DATE: 30-09-2026
SCALE A3: 1:1000







LEGEND:

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

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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
DRAWING No: 1023
PLOT DATE: 30-09-2026
SCALE A3: 1:1000
REVISION: R5

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:

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The map displays a large area divided into numerous lots, color-coded by type: yellow for residential, grey for road lots, and light blue for fee simple lots. Major roads include ROAD 05, ROAD 06, ROAD 07, ROAD 20, and ROAD 22. Three specific areas are highlighted in red: STAGE 10 (top center), STAGE 5B (bottom center), and STAGE 11 (bottom right). Other labels include 'LOT 1205' in a green area, 'LOT 1000 DP 608433' in a blue area, and 'STG 12' in a red area. Various lot numbers and their areas are labeled throughout the map.

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

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

TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION
SHEET 11 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: 30-09-2026

SCALE A3: 1:1000

DRAWING No: 1024

REVISION: R5



WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: PWJ DRAWN: JEG
CHECKED: TOF PLOT DATE: 30-09-2026
SCALE A1: 1:500 SCALE A3: 1:1000

STATUS: RESOURCE CONSENT

PROJECT No: DRAWING No: REVISION:

753-02 1025 R5