LEGEND:

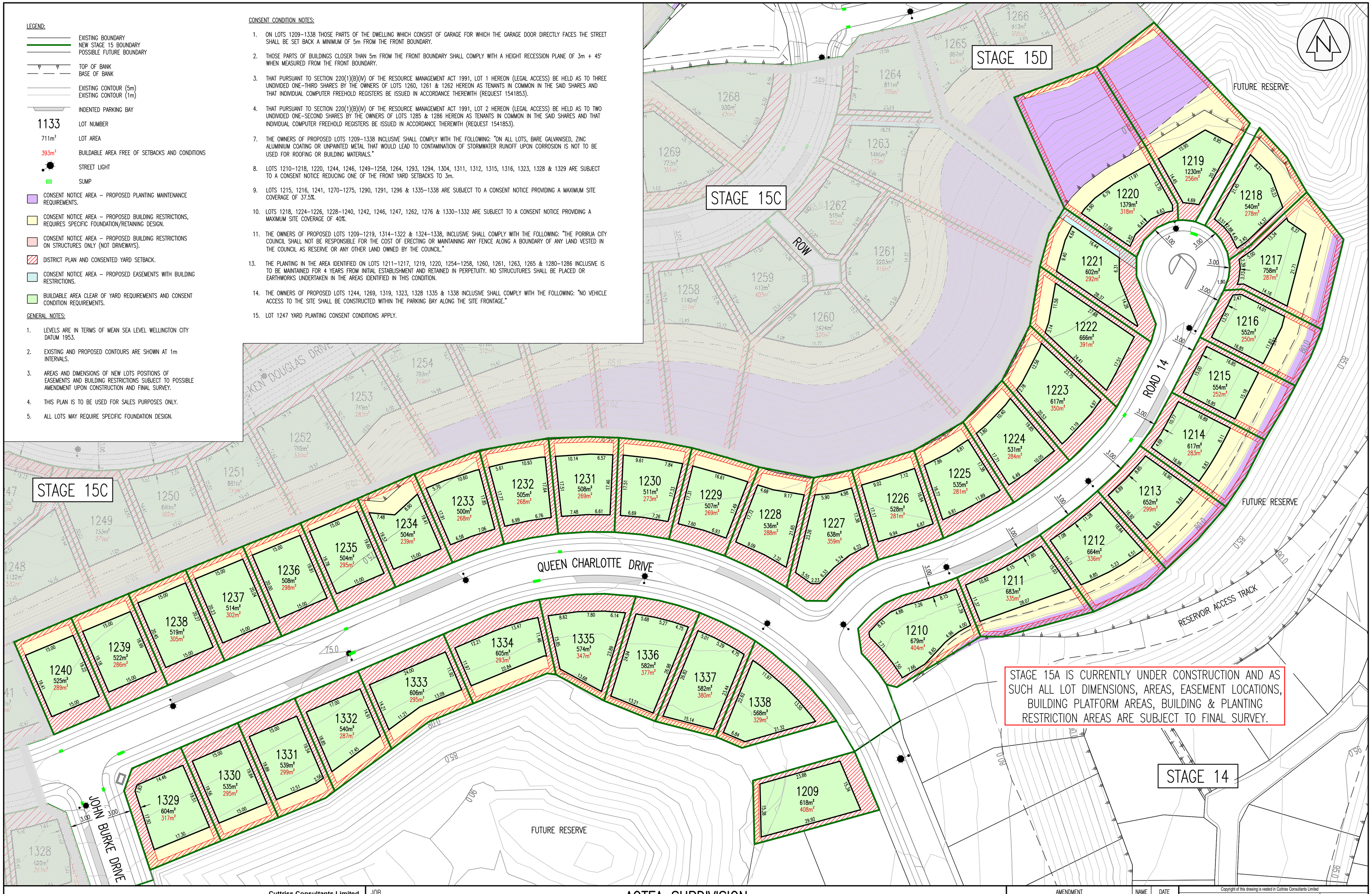
- EXISTING BOUNDARY
- NEW STAGE 15 BOUNDARY
- POSSIBLE FUTURE BOUNDARY
- TOP OF BANK
- BASE OF BANK
- EXISTING CONTOUR (5m)
- EXISTING CONTOUR (1m)
- INDENTED PARKING BAY
- 1133 LOT NUMBER
- 711m² LOT AREA
- 393m² BUILDABLE AREA FREE OF SETBACKS AND CONDITIONS
- STREET LIGHT
- SUMP
- CONSENT NOTICE AREA – PROPOSED PLANTING MAINTENANCE REQUIREMENTS.
- CONSENT NOTICE AREA – PROPOSED BUILDING RESTRICTIONS, REQUIRES SPECIFIC FOUNDATION/RETAINING DESIGN.
- CONSENT NOTICE AREA – PROPOSED BUILDING RESTRICTIONS ON STRUCTURES ONLY (NOT DRIVEWAYS).
- DISTRICT PLAN AND CONSENTED YARD SETBACK.
- CONSENT NOTICE AREA – PROPOSED EASEMENTS WITH BUILDING RESTRICTIONS.
- BUILDABLE AREA CLEAR OF YARD REQUIREMENTS AND CONSENT CONDITION REQUIREMENTS.

GENERAL NOTES:

1. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON CITY DATUM 1953.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1m INTERVALS.
3. AREAS AND DIMENSIONS OF NEW LOTS POSITIONS OF EASEMENTS AND BUILDING RESTRICTIONS SUBJECT TO POSSIBLE AMENDMENT UPON CONSTRUCTION AND FINAL SURVEY.
4. THIS PLAN IS TO BE USED FOR SALES PURPOSES ONLY.
5. ALL LOTS MAY REQUIRE SPECIFIC FOUNDATION DESIGN.

CONSENT CONDITION NOTES:

1. ON LOTS 1209–1338 THOSE PARTS OF THE DWELLING WHICH CONSIST OF GARAGE FOR WHICH THE GARAGE DOOR DIRECTLY FACES THE STREET SHALL BE SET BACK A MINIMUM OF 5m FROM THE FRONT BOUNDARY.
2. THOSE PARTS OF BUILDINGS CLOSER THAN 5m FROM THE FRONT BOUNDARY SHALL COMPLY WITH A HEIGHT RECESSION PLANE OF 3m + 45° WHEN MEASURED FROM THE FRONT BOUNDARY.
3. THAT PURSUANT TO SECTION 220(1)(B)(IV) OF THE RESOURCE MANAGEMENT ACT 1991, LOT 1 HEREON (LEGAL ACCESS) BE HELD AS TO THREE UNDIVIDED ONE–THIRD SHARES BY THE OWNERS OF LOTS 1260, 1261 & 1262 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH (REQUEST 1541853).
4. THAT PURSUANT TO SECTION 220(1)(B)(IV) OF THE RESOURCE MANAGEMENT ACT 1991, LOT 2 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE–SECOND SHARES BY THE OWNERS OF LOTS 1285 & 1286 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH (REQUEST 1541853).
7. THE OWNERS OF PROPOSED LOTS 1209–1338 INCLUSIVE SHALL COMPLY WITH THE FOLLOWING: "ON ALL LOTS, BARE GALVANISED, ZINC ALUMINIUM COATING OR UNPAINTED METAL THAT WOULD LEAD TO CONTAMINATION OF STORMWATER RUNOFF UPON CORROSION IS NOT TO BE USED FOR ROOFING OR BUILDING MATERIALS."
8. LOTS 1210–1218, 1220, 1244, 1246, 1249–1258, 1264, 1293, 1294, 1304, 1311, 1312, 1315, 1316, 1323, 1328 & 1329 ARE SUBJECT TO A CONSENT NOTICE REDUCING ONE OF THE FRONT YARD SETBACKS TO 3m.
9. LOTS 1215, 1216, 1241, 1270–1275, 1290, 1291, 1296 & 1335–1338 ARE SUBJECT TO A CONSENT NOTICE PROVIDING A MAXIMUM SITE COVERAGE OF 37.5%.
10. LOTS 1218, 1224–1226, 1228–1240, 1242, 1246, 1247, 1262, 1276 & 1330–1332 ARE SUBJECT TO A CONSENT NOTICE PROVIDING A MAXIMUM SITE COVERAGE OF 40%.
11. THE OWNERS OF PROPOSED LOTS 1209–1219, 1314–1322 & 1324–1338, INCLUSIVE SHALL COMPLY WITH THE FOLLOWING: "THE PORIRUA CITY COUNCIL SHALL NOT BE RESPONSIBLE FOR THE COST OF ERECTING OR MAINTAINING ANY FENCE ALONG A BOUNDARY OF ANY LAND VESTED IN THE COUNCIL AS RESERVE OR ANY OTHER LAND OWNED BY THE COUNCIL."
13. THE PLANTING IN THE AREA IDENTIFIED ON LOTS 1211–1217, 1219, 1220, 1254–1258, 1260, 1261, 1263, 1265 & 1280–1286 INCLUSIVE IS TO BE MAINTAINED FOR 4 YEARS FROM INITIAL ESTABLISHMENT AND RETAINED IN PERPETUITY. NO STRUCUTURES SHALL BE PLACED OR EARTHWORKS UNDERTAKEN IN THE AREAS IDENTIFIED IN THIS CONDITION.
14. THE OWNERS OF PROPOSED LOTS 1244, 1269, 1319, 1323, 1328 1335 & 1338 INCLUSIVE SHALL COMPLY WITH THE FOLLOWING: "NO VEHICLE ACCESS TO THE SITE SHALL BE CONSTRUCTED WITHIN THE PARKING BAY ALONG THE SITE FRONTAGE."
15. LOT 1247 YARD PLANTING CONSENT CONDITIONS APPLY.



STAGE 15A IS CURRENTLY UNDER CONSTRUCTION AND AS SUCH ALL LOT DIMENSIONS, AREAS, EASEMENT LOCATIONS, BUILDING PLATFORM AREAS, BUILDING & PLANTING RESTRICTION AREAS ARE SUBJECT TO FINAL SURVEY.

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JOB

AOTEA SUBDIVISION
STAGE 15A
SALES PLAN

CLIENT

AOTEA GROUP LTD

AMENDMENT		NAME	DATE
A	LOT NOTE ADDED	RFH	03/19

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SCALE 1:500 1:1000 SIZE A1

	NAME	DATE
FIELDWORK	–	–
DESIGNED	–	–
DRAWN	KML	03/19
CHECKED	RFH	03/19

DRAWING NUMBER 27515SK8

SHEET 1 OF 1 SHEETS

REVISION A