

STAGE 15B 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.

#### STAGE 15B CONSENT CONDITION NOTES:

- 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.
- THOSE PARTS OF BUILDINGS CLOSER THAN 5m FROM THE FRONT BOUNDARY SHALL COMPLY WITH A HEIGHT RECESSON PLANE OF 3m + 45° WHEN MEASURED FROM THE FRONT BOUNDARY.
- THAT PURSUANT TO SECTION 220(1)(b)(iv) OF THE RESOURCE MANAGEMENT ACT 1991, LOT 1 HEREIN (LEGAL ACCESS) BE HELD AS TO THREE UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 1260, 1261 & 1262 HEREIN AS TENANTS IN COMMON IN THE SHD SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH (REQUEST 1541853).
- THAT PURSUANT TO SECTION 220(1)(b)(iv) OF THE RESOURCE MANAGEMENT ACT 1991, LOT 2 HEREIN (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-SECOND SHARES BY THE OWNERS OF LOTS 1265 & 1266 HEREIN AS TENANTS IN COMMON IN THE SHD SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH (REQUEST 1541853).
- 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."
- LOTS 1210-1218, 1220, 1244, 1246, 1249-1256, 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.
- 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%.
- 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%.
- 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."
- 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 STRUCTURES SHALL BE PLACED OR EARTHWORKS UNDERTAKEN IN THE AREAS IDENTIFIED IN THIS CONDITION.
- 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."
- LOT 1247 YARD PLANTING CONSENT CONDITIONS APPLY.

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
711m <sup>2</sup>	LOT AREA
393m <sup>2</sup>	BUILDABLE AREA FREE OF SETBACKS AND CONDITIONS
	STREET LIGHT
	SUMP / DOUBLE 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 DRAWINGS).
	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:
- LEVELS ARE IN TERMS OF MEAN SEA LEVEL, WELLINGTON CITY DATUM 1953.
  - EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1m INTERVALS.
  - AREAS AND DIMENSIONS OF NEW LOTS POSITIONS OF EASEMENTS AND BUILDING RESTRICTIONS SUBJECT TO POSSIBLE AMENDMENT UPON CONSTRUCTION AND FINAL SURVEY.
  - THIS PLAN IS TO BE USED FOR SALES PURPOSES ONLY.
  - ALL LOTS MAY REQUIRE SPECIFIC FOUNDATION DESIGN.

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CLIENT  
**AOTEA GROUP LTD**

JOB  
**AOTEA SUBDIVISION  
STAGE 15**

**STAGE 15B  
SALES PLAN**

**SUBJECT TO  
FINAL SURVEY**

SCALE			SIZE		
1:500			(1:1000 AT A3)		
			A1		
FIELDWORK	NAME	DATE	DRAWING NUMBER		
DESIGNED			27515SK9		
DRAWN	RFH	08/19	SHEET	1	OF 1 SHEETS
CHECKED			REVISION		