



- NOTES:
1. THIS PLAN DEFINES THE TOPOGRAPHICAL NATURE & FEATURES OF THE SITE FOR RESOURCE CONSENT (SUBDIVISION) PURPOSES & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED
 2. DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
 3. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGANUI CIRCUIT.
 4. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953.
 5. NOT ALL INTERESTS ON THE RECORD OF TITLE MAY BE SHOWN ON THIS PLAN, AND SHOULD BE INVESTIGATED FURTHER
 6. SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM KCDC RECORDS, AND SHOULD BE VERIFIED ON SITE
 7. SURVEYED BY: S TURKINGTON, 30 SEPTEMBER 2021
 8. INSTRUMENT USED: DJI PHANTOM 4 PRO
 9. BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECESSION PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT
 10. BOUNDARY INFORMATION HAS BEEN SOURCED FROM INFORMATION PROVIDED BY GRIP LTD & HAS NOT BEEN VERIFIED ON SITE
 11. ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES

REVISION DETAILS		NAME	DATE
A	PLANS UPDATED	JTR	05/23
B	PLANS UPDATED	JTR	06/23
C	PLANS UPDATED	NKT	03/24
D	PLANS UPDATED	NKT	03/24
E	BOUNDARIES ADJUSTED	NKT	04/24

LEGEND	
	BOUNDARY
	EXISTING CONTOURS

ISSUED

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PROJECT

CLIENT

PROPOSED SUBDIVISION

LOT 1 DP 87123 & PT LOT 4 DP 7019, 99 & 103 STATE HIGHWAY 1, WAIKANAE

SCHEME PLAN - EXISTING SITE

BULLETIN TRUST

SCALE A1 1:1500			REDUCED SCALE A3 1:3000		
FIELDWORK	NAME	DATE	DRAWING NUMBER		
DESIGNED	NKT	05/23	22903 S SCH		
DRAWN	JAO	05/23	SHEET	1	OF 4 SHEETS
CHECKED	NKT	05/23	REVISION		E



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C	PLANS UPDATED	NKT	03/24
D	PLANS UPDATED	NKT	03/24
E	BOUNDARIES ADJUSTED	NKT	04/24

LEGEND

BOUNDARY

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PROJECT

CLIENT

PROPOSED SUBDIVISION

LOT 1 DP 87123 & PT LOT 4 DP 7019, 99 & 103 STATE HIGHWAY 1, WAIKANAE

SCHEME PLAN - SITE DEVELOPMENT LAYOUT

BULLETIN TRUST

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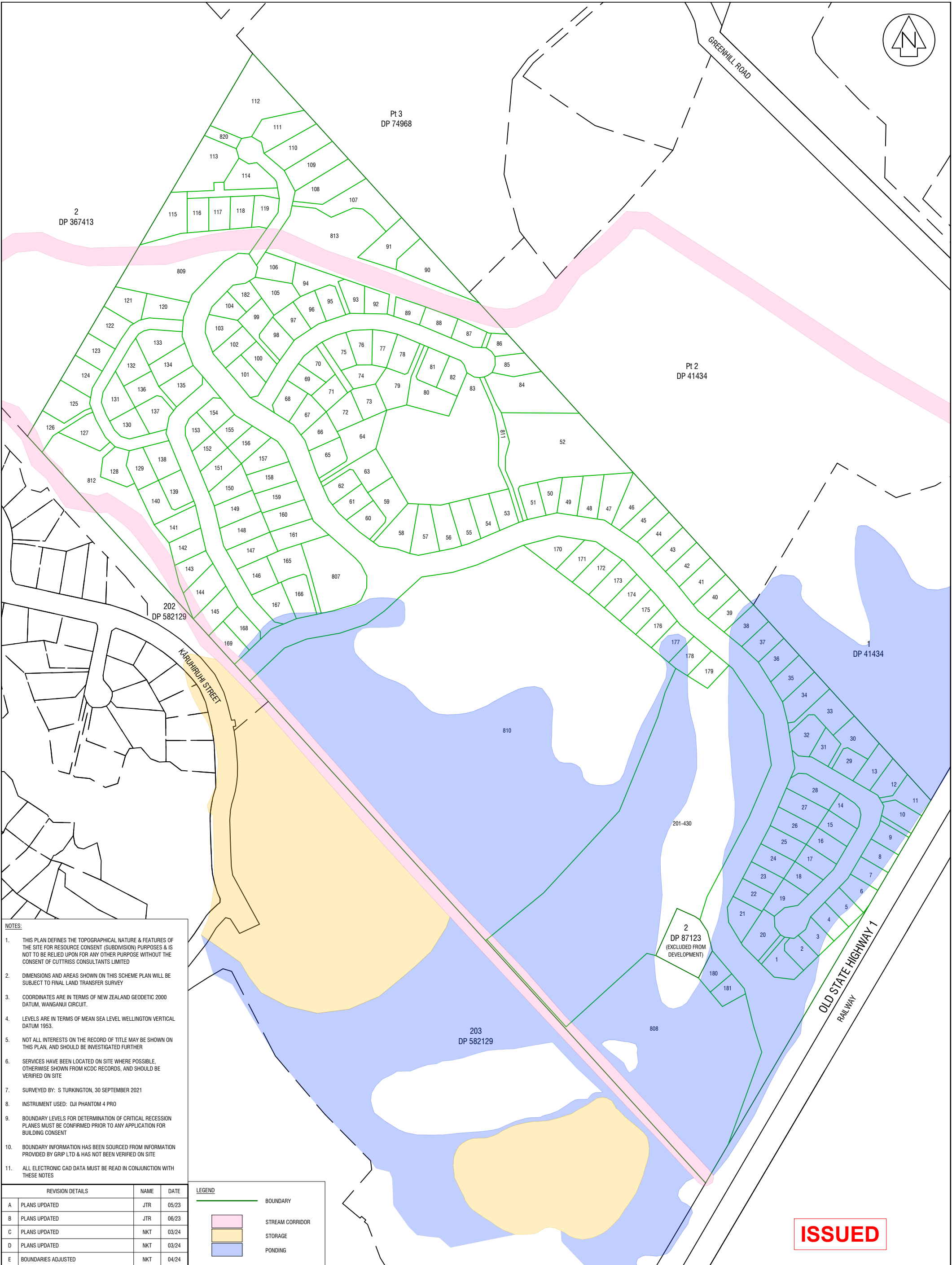
SCALE A1 1:1500

REDUCED SCALE A3 1:3000

DRAWING NUMBER 22903 S SCH

SHEET 2 OF 4 SHEETS

REVISION E



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D	PLANS UPDATED	NKT	03/24
E	BOUNDARIES ADJUSTED	NKT	04/24

LEGEND	
	BOUNDARY
	STREAM CORRIDOR
	STORAGE
	PONDING

ISSUED

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PROJECT

CLIENT

PROPOSED SUBDIVISION

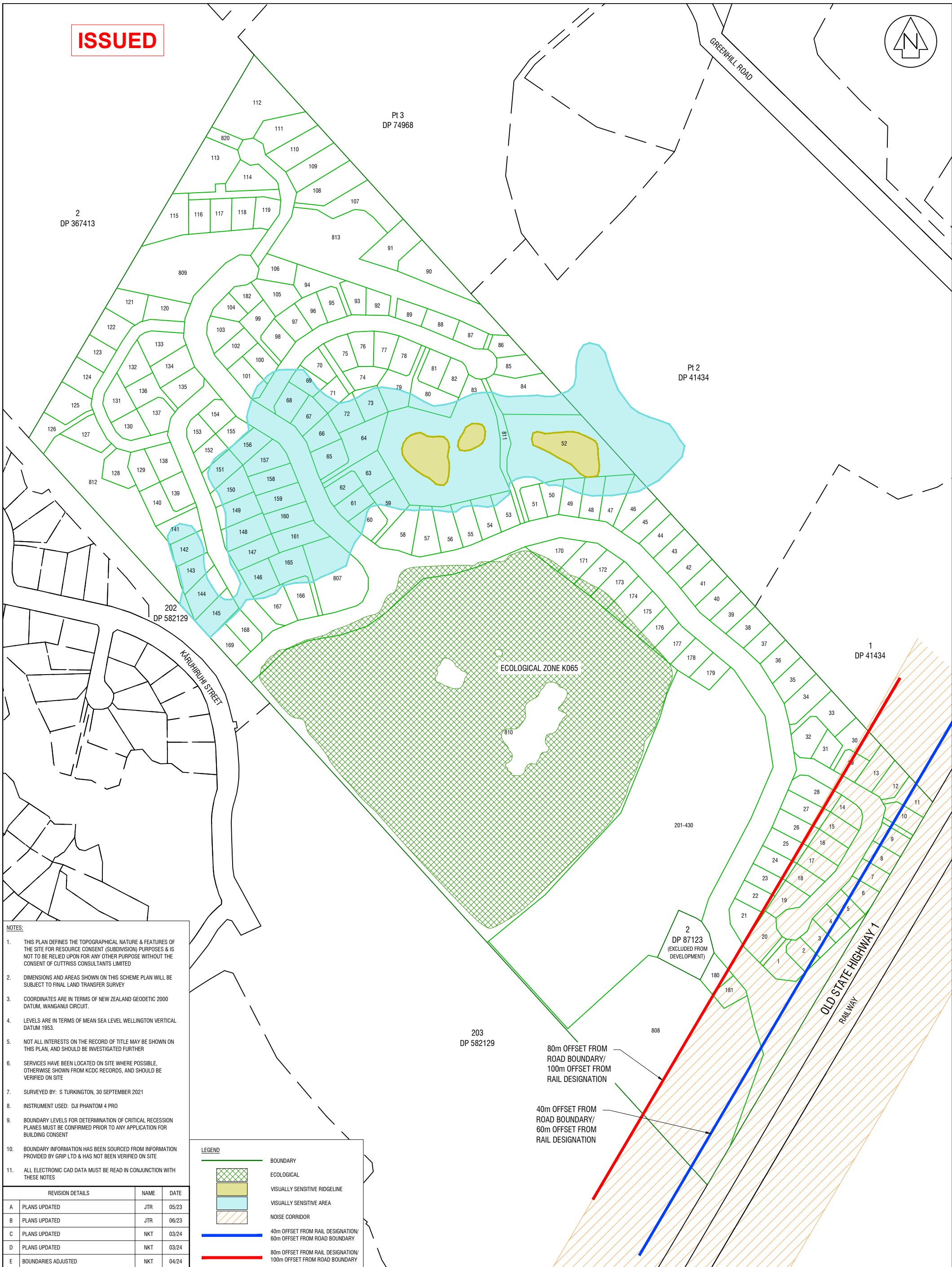
LOT 1 DP 87123 & PT LOT 4 DP 7019, 99 & 103 STATE HIGHWAY 1, WAIKANAE

SCHEME PLAN - FLOOD HAZARDS

BULLETIN TRUST

SCALE A1 1:1500			REDUCED SCALE A3 1:3000		
FIELDWORK		NAME	DATE	DRAWING NUMBER	
DESIGNED		NKT	05/23	22903 S SCH	
DRAWN		JAO	05/23	SHEET 3 OF 4 SHEETS	
CHECKED		NKT	05/23	REVISION	E

ISSUED



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LEGEND		
	BOUNDARY	
	ECOLOGICAL	
	VISUALLY SENSITIVE RIDGELINE	
	VISUALLY SENSITIVE AREA	
	NOISE CORRIDOR	
	40m OFFSET FROM RAIL DESIGNATION/ 60m OFFSET FROM ROAD BOUNDARY	
	80m OFFSET FROM RAIL DESIGNATION/ 100m OFFSET FROM ROAD BOUNDARY	

REVISION DETAILS		NAME	DATE
A	PLANS UPDATED	JTR	05/23
B	PLANS UPDATED	JTR	06/23
C	PLANS UPDATED	NKT	03/24
D	PLANS UPDATED	NKT	03/24
E	BOUNDARIES ADJUSTED	NKT	04/24



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PROJECT

PROPOSED SUBDIVISION

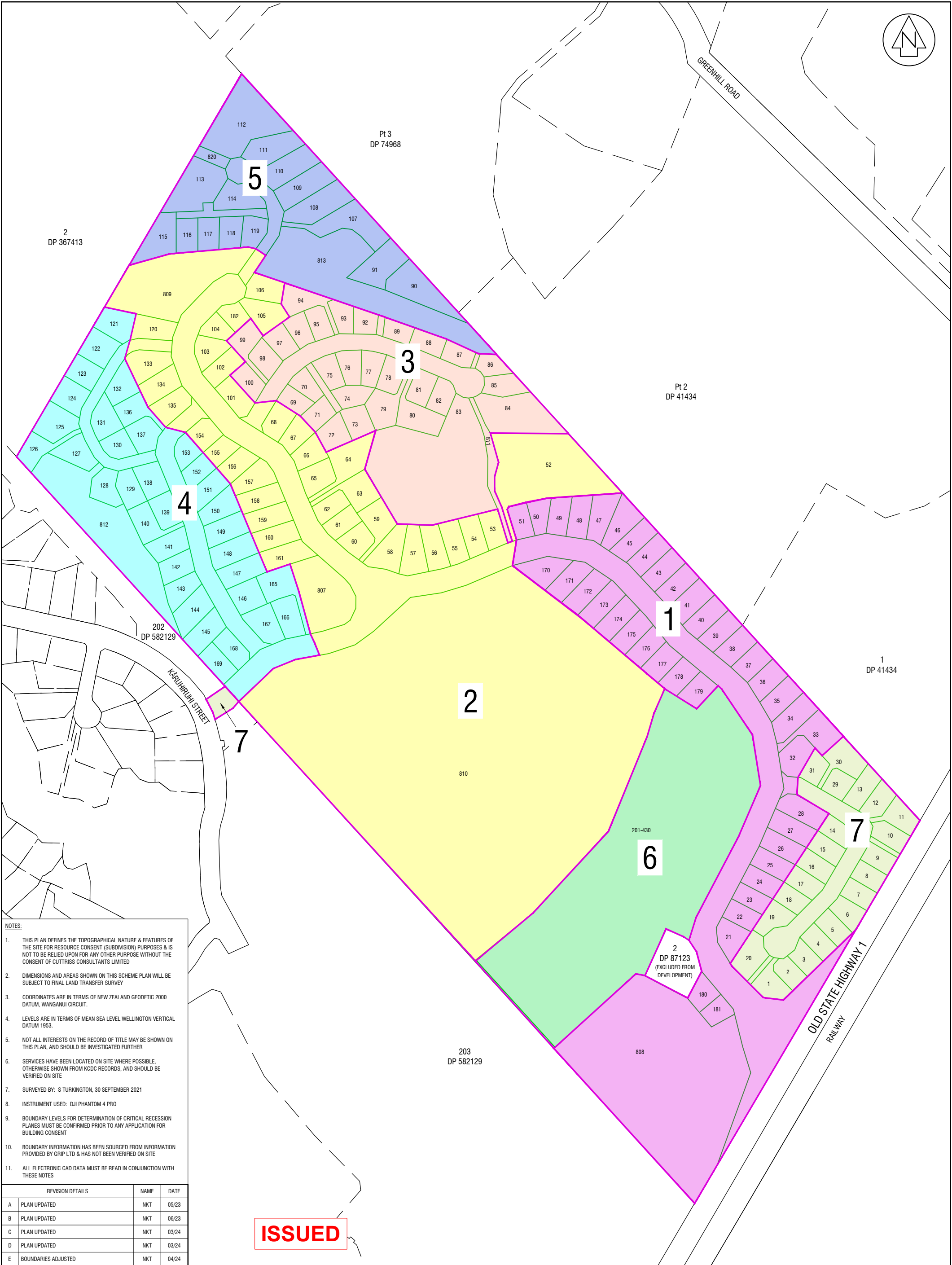
LOT 1 DP 87123 & PT LOT 4 DP 7019, 99 & 103 STATE HIGHWAY 1, WAIKANAЕ

SCHEME PLAN - DISTRICT PLAN OVERLAYS

CLIENT

BULLETIN TRUST

SCALE			REDUCED SCALE		
A1 1:1500			A3 1:3000		
FIELDWORK	NAME	DATE	DRAWING NUMBER		
DESIGNED	NKT	05/23	22903 S SCH		
DRAWN	JAO	05/23	SHEET	4	OF 4 SHEETS
CHECKED	NKT	05/23	REVISION	E	



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B	PLAN UPDATED	NKT	06/23
C	PLAN UPDATED	NKT	03/24
D	PLAN UPDATED	NKT	03/24
E	BOUNDARIES ADJUSTED	NKT	04/24

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PROJECT

CLIENT

PROPOSED SUBDIVISION

LOT 1 DP 87123 & PT LOT 4 DP 7019, 99 & 103 STATE HIGHWAY 1, WAIKANAE

SCHEME PLAN - STAGING PLAN

BULLETIN TRUST

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SCALE A1 1:1500

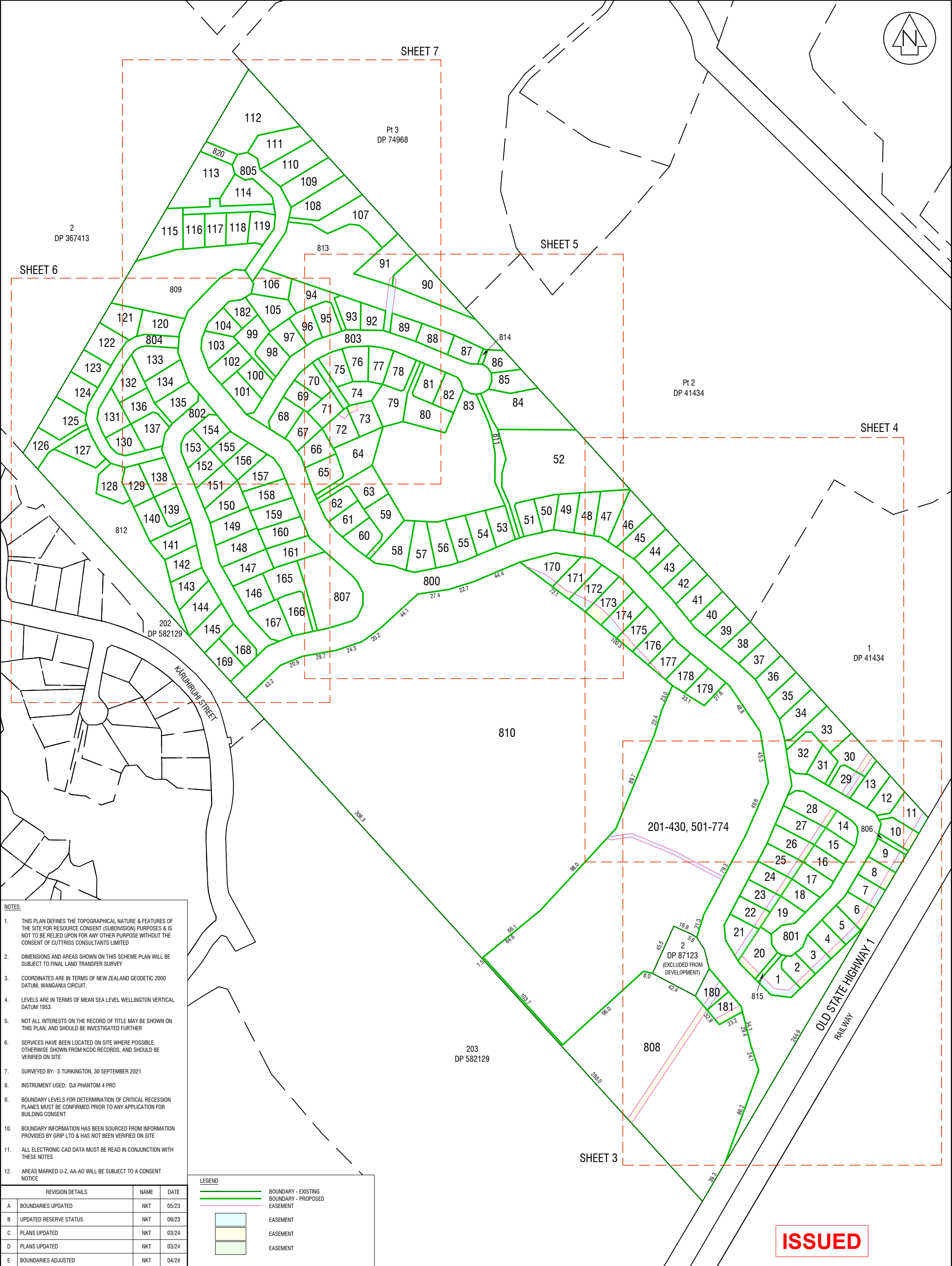
REDUCED SCALE A3 1:3000

DRAWING NUMBER 22903 S STG

SHEET 1 OF 1 SHEETS

REVISION E

FIELDWORK	NAME	DATE
DESIGNED	NKT	05/23
DRAWN	JAO	05/23
CHECKED	NKT	05/23



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 - 12. AREAS MARKED U-Z, AA-AO WILL BE SUBJECT TO A CONSENT NOTICE

REVISION DETAILS		NAME	DATE
A	BOUNDARIES UPDATED	NKT	05/23
B	UPDATED RESERVE STATUS	NKT	09/23
C	PLANS UPDATED	NKT	03/24
D	PLANS UPDATED	NKT	03/24
E	BOUNDARIES ADJUSTED	NKT	04/24

LEGEND	
	BOUNDARY - EXISTING
	BOUNDARY - PROPOSED
	EASEMENT
	EASEMENT
	EASEMENT

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PROJECT

PROPOSED SUBDIVISION

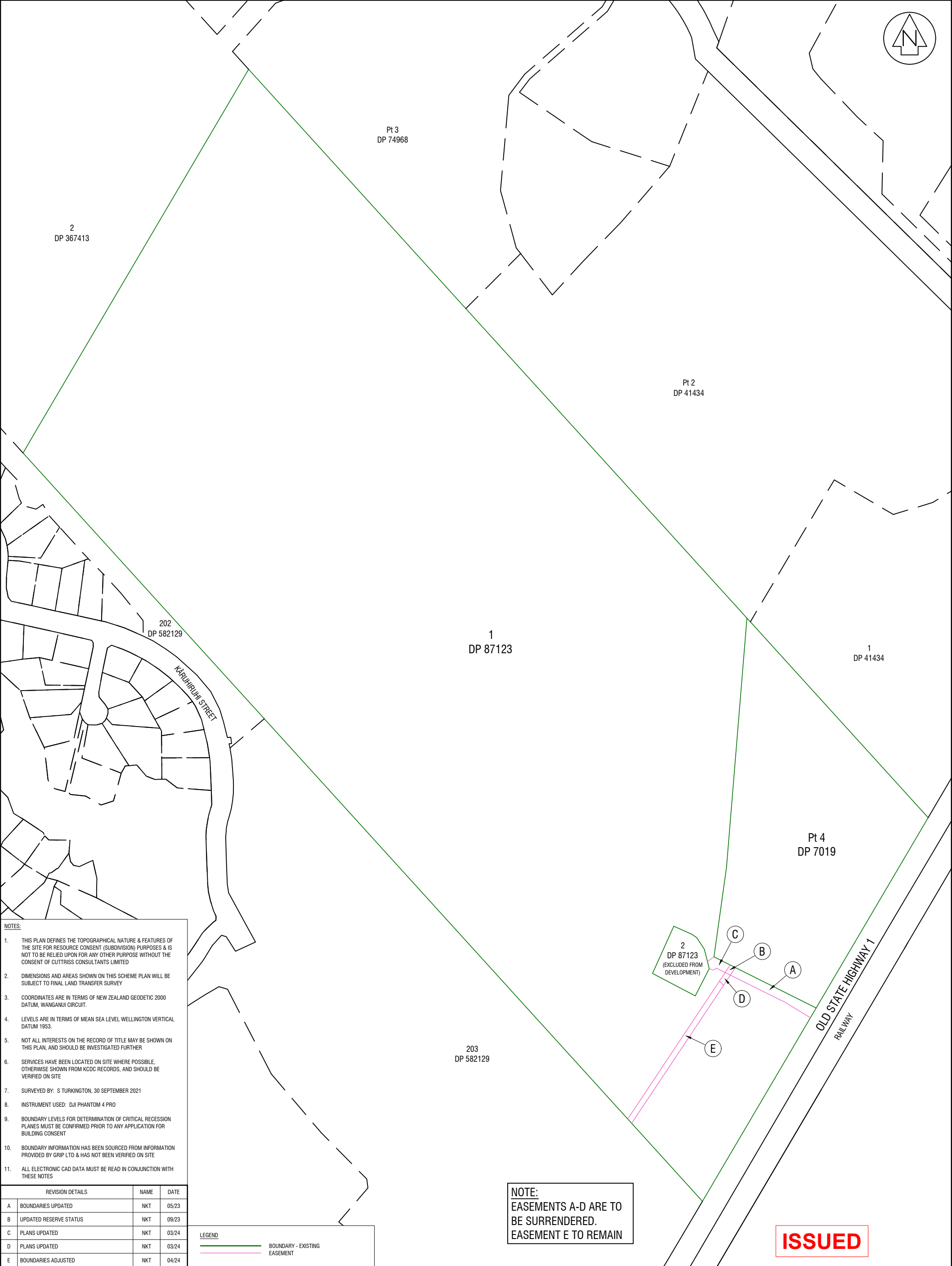
LOT 1 DP 87123 & PT LOT 4 DP 7019, 99 & 103 STATE HIGHWAY 1, WAIKANAE

SCHEME PLAN - LEGAL OVERALL PLAN

CLIENT

BULLETIN TRUST

SCALE			REDUCED SCALE		
A1 1:1500			A3 1:3000		
FIELDWORK	NAME	DATE	DRAWING NUMBER		
DESIGNED	JTR	04/23	22903 S LGL		
DRAWN	JAO	05/23	SHEET	1	OF 7 SHEETS
CHECKED	JTR	05/23	REVISION	E	



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C	PLANS UPDATED	NKT	03/24
D	PLANS UPDATED	NKT	03/24
E	BOUNDARIES ADJUSTED	NKT	04/24

LEGEND

BOUNDARY - EXISTING
EASEMENT

NOTE:
EASEMENTS A-D ARE TO
BE SURRENDERED.
EASEMENT E TO REMAIN

ISSUED

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PROJECT

CLIENT

PROPOSED SUBDIVISION

LOT 1 DP 87123 & PT LOT 4 DP 7019, 99 & 103 STATE HIGHWAY 1, WAIKANAE

SCHEME PLAN - EXISTING LEGAL PLAN

BULLETIN TRUST

SCALE

A1 1:1500

REDUCED SCALE

A3 - 1:3000

FIELDWORK

DESIGNED

DRAWN

CHECKED

NAME

JTR

JAO

JTR

DATE

04/23

05/23

05/23

DRAWING NUMBER

22903 S LGL

SHEET

2

OF

7

SHEETS

REVISION

E

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REVISION DETAILS

A	BOUNDARIES UPDATED	NKT	05/23
B	UPDATED RESERVE STATUS	NKT	09/23
C	PLANS UPDATED	NKT	03/24
D	PLANS UPDATED	NKT	03/24
E	BOUNDARIES ADJUSTED	NKT	04/24

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3.

COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGANUI CIRCUIT.

4.

LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953.

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SURVEYED BY: S TURKINGTON, 30 SEPTEMBER 2021

8.

INSTRUMENT USED: DJI PHANTOM 4 PRO

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LEGEND

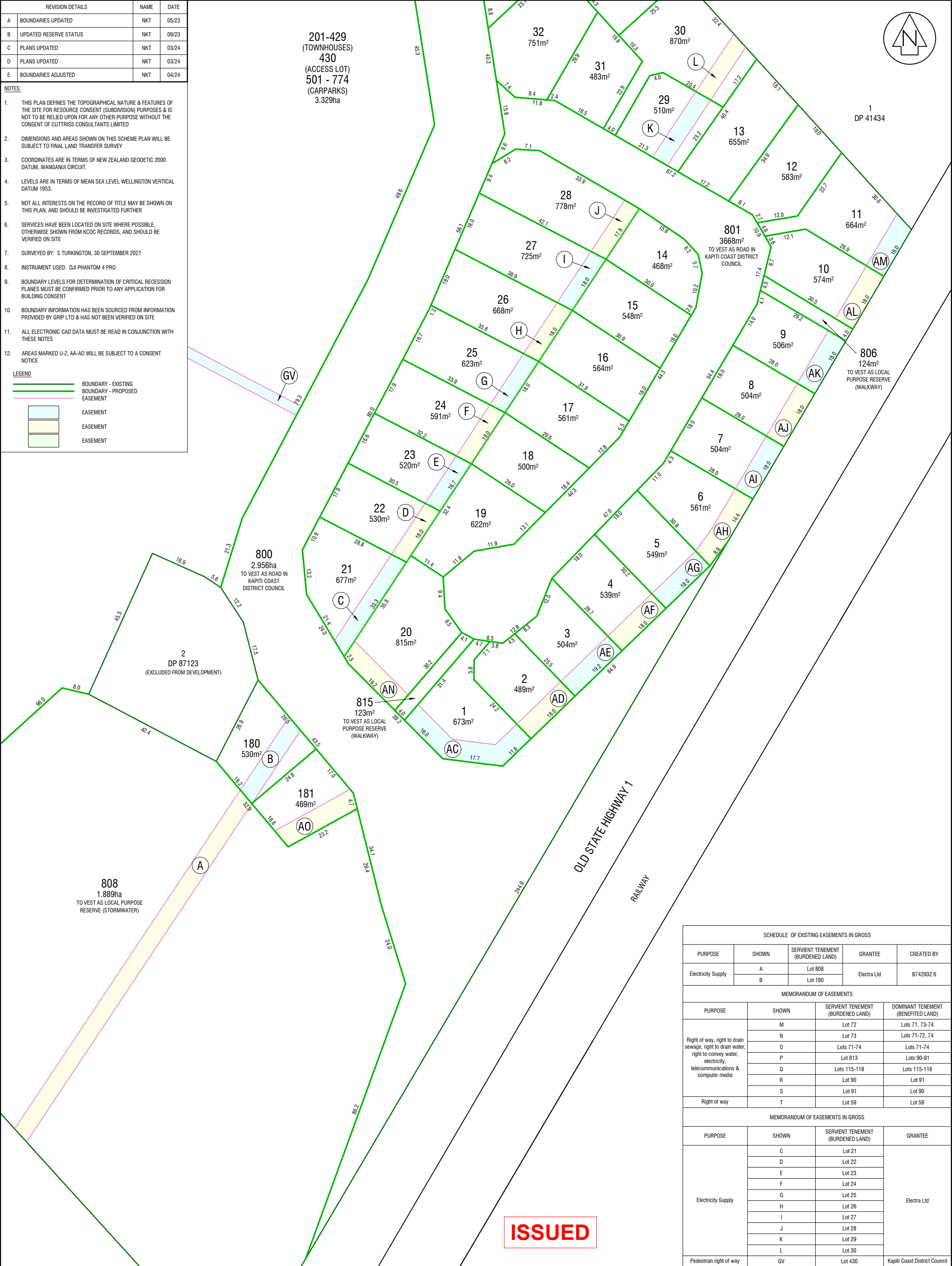
BOUNDARY - EXISTING

BOUNDARY - PROPOSED

EASEMENT

EASEMENT

EASEMENT



SCHEDULE OF EXISTING EASEMENTS IN GROSS				
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE	CREATED BY
Electricity Supply	A	Lot 808	Electra Ltd	B742932.6
	B	Lot 180		
MEMORANDUM OF EASEMENTS				
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)	
Right of way, right to drain sewage, right to drain water, right to convey water, electricity, telecommunications & computer media	M	Lot 72	Lots 71, 73-74	
	N	Lot 73	Lots 71-72, 74	
	O	Lots 71-74	Lots 71-74	
	P	Lot 813	Lots 90-91	
	Q	Lots 115-118	Lots 115-118	
	R	Lot 90	Lot 91	
Right of way	S	Lot 91	Lot 90	
	T	Lot 59	Lot 58	
MEMORANDUM OF EASEMENTS IN GROSS				
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE	
Electricity Supply	C	Lot 21	Electra Ltd	
	D	Lot 22		
	E	Lot 23		
	F	Lot 24		
	G	Lot 25		
	H	Lot 26		
	I	Lot 27		
	J	Lot 28		
	K	Lot 29		
Pedestrian right of way	L	Lot 30	Kapiti Coast District Council	
	GV	Lot 430		

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PROJECT

CLIENT

PROPOSED SUBDIVISION

LOT 1 DP 87123 & PT LOT 4 DP 7019, 99 & 103 STATE HIGHWAY 1, WAIKANAE

SCHEME PLAN - LEGAL DETAIL SHEET

BULLETIN TRUST

SCALE

A1 1:500

REDUCED SCALE

A3 1:1000

FIELDWORK

DESIGNED

DRAWN

CHECKED

NAME

JTR

JAO

JTR

DATE

04/23

05/23

05/23

DRAWING NUMBER

22903 S LGL

SHEET

3

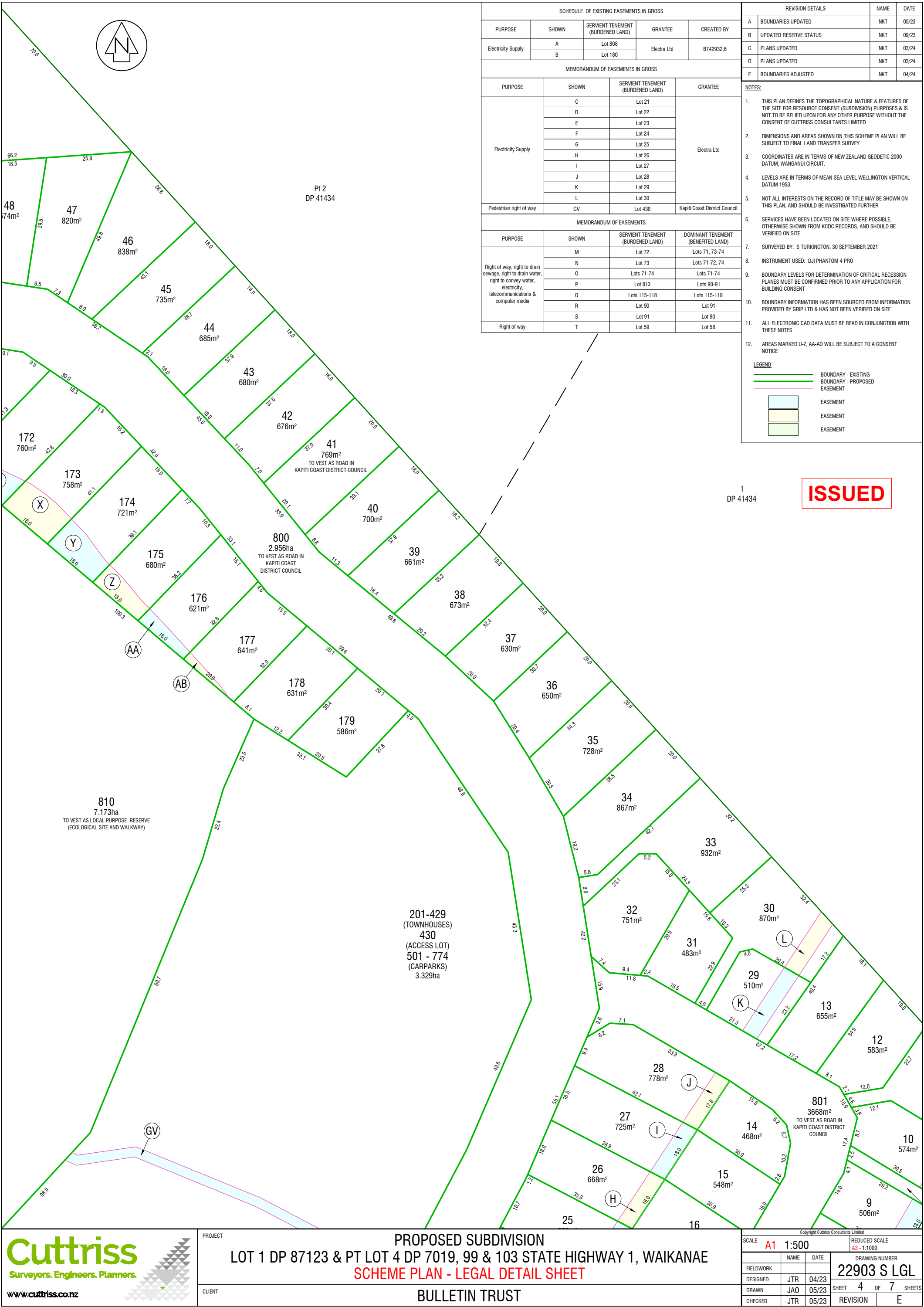
OF

7

SHEETS

REVISION

E



SCHEDULE OF EXISTING EASEMENTS IN GROSS				
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE	CREATED BY
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	B	Lot 180		
MEMORANDUM OF EASEMENTS IN GROSS				
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE	
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	D	Lot 22		
	E	Lot 23		
	F	Lot 24		
	G	Lot 25		
	H	Lot 26		
	I	Lot 27		
	J	Lot 28		
	K	Lot 29		
	L	Lot 30		
Pedestrian right of way	GV	Lot 430	Kapiti Coast District Council	
MEMORANDUM OF EASEMENTS				
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)	
Right of way, right to drain sewage, right to drain water, right to convey water, electricity, telecommunications & computer media	M	Lot 72	Lots 71, 73-74	
	N	Lot 73	Lots 71-72, 74	
	O	Lots 71-74	Lots 71-74	
	P	Lot 813	Lots 90-91	
	Q	Lots 115-118	Lots 115-118	
	R	Lot 90	Lot 91	
	S	Lot 91	Lot 90	
Right of way	T	Lot 59	Lot 58	

REVISION DETAILS		NAME	DATE
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B	UPDATED RESERVE STATUS	NKT	09/23
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LEGEND			
		BOUNDARY - EXISTING	
		BOUNDARY - PROPOSED	
		EASEMENT	
		EASEMENT	
		EASEMENT	

ISSUED

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PROJECT	PROPOSED SUBDIVISION		
	LOT 1 DP 87123 & PT LOT 4 DP 7019, 99 & 103 STATE HIGHWAY 1, WAIKANAE		
CLIENT	SCHEME PLAN - LEGAL DETAIL SHEET		
	BULLETIN TRUST		

SCALE				REDUCED SCALE			
A1 1:500				A3 1:1000			
		NAME		DATE		DRAWING NUMBER	
FIELDWORK						22903 S LGL	
DESIGNED		JTR		04/23			
DRAWN		JAO		05/23		SHEET 4 OF 7 SHEETS	
CHECKED		JTR		05/23		REVISION E	

