

KEY

EASEMENTS

STORMWATER

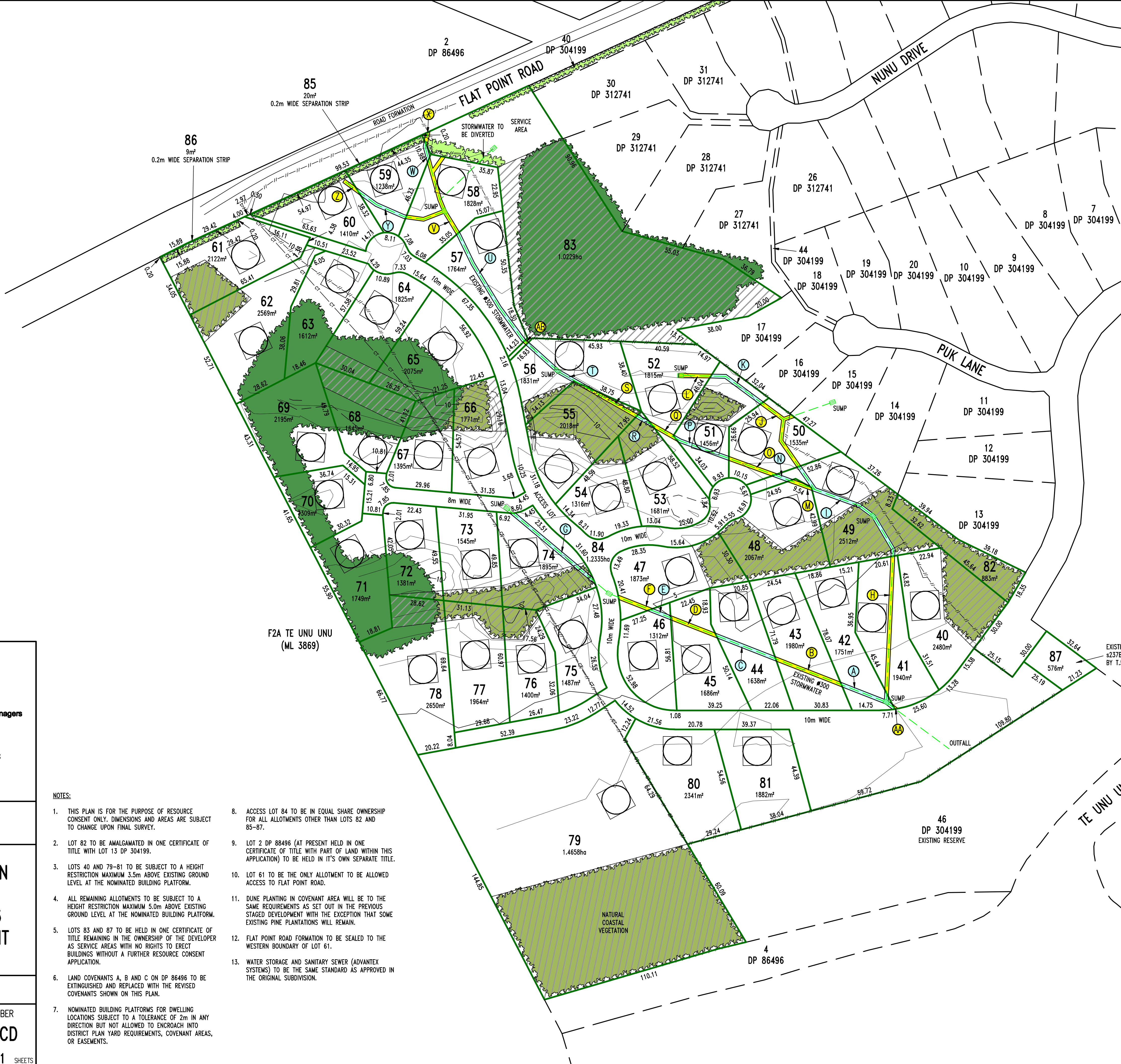
LAND COVENANT

EXISTING PINE TREES

DUNE LAND PLANTING

SHRUBS

15m BUILDING PLATFORM



| MEMORANDUM OF EASEMENTS  |       |                   |  |
|--|-------|-------------------|--|
| PURPOSE  | SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT                        |
| Right to drain water   | A     | Lot 42            | Lot 84, Lot 15<br>DP 304199              |
|  | H, AA | Lot 41            |  |
|  | I     | Lot 49            |  |
|  | J     | Lot 50            |  |
|  | B     | Lot 43            |  |
|  | C     | Lot 44            | Lot 84                                   |
|  | D     | Lot 45            |  |
|  | E     | Lot 46            |  |
|  | F     | Lot 47            |  |
|  | G     | Lot 74            |  |
|  | M     | Lot 48            |  |
|  | N     | Lot 49            |  |
|  | O     | Lot 50            |  |
|  | K, P  | Lot 51            |  |
|  | L, Q  | Lot 52            |  |
|  | R     | Lot 53            |  |
|  | S     | Lot 55            |  |
| Right to convey (in gross)<br>i) electricity<br>ii) telecommunications | T     | Lot 56            |  |
|  | U     | Lot 57            |  |
|  | V     | Lot 58            |  |
|  | W, Y  | 59                |  |
|  | Z     | 60                | i) Powerco Limited<br>ii) Telecom NZ Ltd |
|  | X, AB | 83                |  |

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CLIENT  
GUINEA TRUST

JOB  
PROPOSED SUBDIVISION  
OF LOT 1 DP 409128  
AND LOT 1 DP 86496  
(STAGE 2), FLAT POINT  
ROAD, FLAT POINT

SCALE  
1:1000 A1

|          |           |
|----------|-----------|
| NAME     | DATE      |
| DESIGNED | BNS 08/07 |
| DRAWN    | JAW 11/07 |
| CHECKED  |           |

DRAWING NUMBER  
26811RCD

SHEET 1 OF 1 SHEETS

- NOTES:
1. THIS PLAN IS FOR THE PURPOSE OF RESOURCE CONSENT ONLY. DIMENSIONS AND AREAS ARE SUBJECT TO CHANGE UPON FINAL SURVEY.

2. LOT 82 TO BE AMALGAMATED IN ONE CERTIFICATE OF TITLE WITH LOT 13 DP 304199.

3. LOTS 40 AND 79-81 TO BE SUBJECT TO A HEIGHT RESTRICTION MAXIMUM 3.5m ABOVE EXISTING GROUND LEVEL AT THE NOMINATED BUILDING PLATFORM.

4. ALL REMAINING ALLOTMENTS TO BE SUBJECT TO A HEIGHT RESTRICTION MAXIMUM 5.0m ABOVE EXISTING GROUND LEVEL AT THE NOMINATED BUILDING PLATFORM.

5. LOTS 83 AND 87 TO BE HELD IN ONE CERTIFICATE OF TITLE REMAINING IN THE OWNERSHIP OF THE DEVELOPER AS SERVICE AREAS WITH NO RIGHTS TO ERECT BUILDINGS WITHOUT A FURTHER RESOURCE CONSENT APPLICATION.

6. LAND COVENANTS A, B AND C ON DP 86496 TO BE EXTINGUISHED AND REPLACED WITH THE REVISED COVENANTS SHOWN ON THIS PLAN.

7. NOMINATED BUILDING PLATFORMS FOR DWELLING LOCATIONS SUBJECT TO A TOLERANCE OF 2m IN ANY DIRECTION BUT NOT ALLOWED TO ENCROACH INTO DISTRICT PLAN YARD REQUIREMENTS, COVENANT AREAS, OR EASEMENTS.

8. ACCESS LOT 84 TO BE IN EQUAL SHARE OWNERSHIP FOR ALL ALLOTMENTS OTHER THAN LOTS 82 AND 85-87.

9. LOT 2 DP 88496 (AT PRESENT HELD IN ONE CERTIFICATE OF TITLE WITH PART OF LAND WITHIN THIS APPLICATION) TO BE HELD IN IT'S OWN SEPARATE TITLE.

10. LOT 61 TO BE THE ONLY ALLOTMENT TO BE ALLOWED ACCESS TO FLAT POINT ROAD.

11. DUNE PLANTING IN COVENANT AREA WILL BE TO THE SAME REQUIREMENTS AS SET OUT IN THE PREVIOUS STAGED DEVELOPMENT WITH THE EXCEPTION THAT SOME EXISTING PINE PLANTATIONS WILL REMAIN.

12. FLAT POINT ROAD FORMATION TO BE SEALED TO THE WESTERN BOUNDARY OF LOT 61.

13. WATER STORAGE AND SANITARY SEWER (ADVANTEX SYSTEMS) TO BE THE SAME STANDARD AS APPROVED IN THE ORIGINAL SUBDIVISION.