

General

1. The proposed activity shall be undertaken in general accordance with the following plans:

Cuttriss Consultants Limited:

- i. Scheme Plan – Development Overview, Drawing No. 22208 SCH1, Revision R, Sheet 1 of 21
- ii. Scheme Plan – Ecological Constraints & Earthworks, Drawing No. 22208 SCH1, Revision R, Sheet 3 of 21
- iii. Scheme Plan – Earthworks 01, Drawing No. 22208 SCH1, Revision R, Sheet 4 of 21
- iv. Scheme Plan – Earthworks 02, Drawing No. 22208 SCH1, Revision R, Sheet 5 of 21
- v. Scheme Plan – Earthworks 03, Drawing No. 22208 SCH1, Revision R, Sheet 6 of 21
- vi. Scheme Plan – Earthworks Cross Sections 01, Drawing No. 22208 SCH1, Revision R, Sheet 7 of 21
- vii. Scheme Plan – Earthworks Cross Sections 02, Drawing No. 22208 SCH1, Revision R, Sheet 8 of 21
- viii. Scheme Plan – Landscape Constraints, Drawing No. 22208 SCH1, Revision R, Sheet 9 of 21
- ix. Scheme Plan – Legal 01, Drawing No. 22208 SCH1, Revision R, Sheet 10 of 21
- x. Scheme Plan – Legal 02, Drawing No. 22208 SCH1, Revision R, Sheet 11 of 21
- xi. Scheme Plan – Services, Drawing No. 22208 SCH1, Revision R, Sheet 12 of 21
- xii. Scheme Plan – Roading, Drawing No. 22208 SCH1, Revision R, Sheet 13 of 21
- xiii. Scheme Plan – Cul-De-Sac Detail, Drawing No. 22208 SCH1, Revision R, Sheet 14 of 21
- xiv. Scheme Plan – Right of Way Detail, Drawing No. 22208 SCH1, Revision R, Sheet 15 of 21
- xv. Scheme Plan – Shared Path Detail, Drawing No. 22208 SCH1, Revision R, Sheet 16 of 21
- xvi. Scheme Plan – Shared Path Longsection, Drawing No. 22208 SCH1, Revision R, Sheet 17 of 21
- xvii. Scheme Plan – Otaihanga Road Intersection Detail, Drawing No. 22208 SCH1, Revision R, Sheet 18 of 21
- xviii. Scheme Plan – Otaihanga Road Sight Line Detail, Drawing No. 22208 SCH1, Revision R, Sheet 19 of 21
- xix. Scheme Plan – Road Longsection & Cross Section Detail, Drawing No. 22208 SCH1, Revision R, Sheet 20 of 21
- xx. Scheme Plan – Typical Road Cross Sections, Drawing No. 22208 SCH1, Revision R, Sheet 21 of 21

DCM Urban

- a. Landscape Concept Plan, project no./drawing no. 2020_142/LA/001, Revision D
- b. Elevated Perspective, project no./drawing no. 2020_142/LA/002, Revision D
- c. Entrance Perspective, project no./drawing no. 2020_142/LA/003, Revision D
- d. Photo Simulation 1, project no./drawing no. 2020_142/LA/004, Revision D
- e. Photo Simulation 2, project no./drawing no. 2020_142/LA/005, Revision D
- f. Street Pinch Point, project no./drawing no. 2020_142/LA/006, Revision D
- g. Material/Plant Palette, project no./drawing no. 2020_142/LA/007, Revision D

All stamped as 'Final Approved Plans' on 2 November 2022 and the information and specifications lodged with the application RM210147 and the further information supplied by Chris Hansen Consultants Limited and Pherne Tancock (Barrister) on 15 and 17 September and 5 and 12 October 2021 and 8 and 13 April, 3 June and 3 and 13 July 2022, except where modified by conditions of consent.

2. The land transfer plan shall be in general conformity with the Cuttriss Consultants Limited plans:
 - Scheme Plan – Legal 01, Drawing No. 22208 SCH1, Revision R, Sheet 10 of 21
 - Scheme Plan Legal 02, Drawing No. 22208 SCH1, Revision R, Sheet 11 of 21

Stamped as 'Final Approved Plans' on 2 November 2022, except where modified by conditions of consent.

3. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is conditional on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.
4. Prior to the lodgement of a section 223 certification application, the consent holder shall provide a copy of the Record of Title for Lot 5 DP 570061 to Council.
5. A benchmark level reference point, with respect to Mean Sea Level (Wellington) shall be provided within close vicinity of the subdivision.
6. Lot 200 shall be vested in Council as Local Purpose Reserve (stormwater).

Note: The consent holder must meet any requirements of GWRC consent [WGN210352] conditions relevant to Lot 200 prior to vesting in Council.

7. Lots 100, 101, 102, 103 and 104 shall be vested or dedicated as road in Council.

Note: Dedication will only be accepted where vesting is not possible and evidence of this has been provided by the consent holder to Council.
8. Lot 105 shall be vested in Council as Local Purpose Reserve (recreation).
9. The consent holder shall enter into a fencing covenant with respect to Lots 11, 12, 20, 21, 22 and 46 to ensure that Council shall not be liable for, or called upon to, erect or maintain or contribute towards the cost of the erection or maintenance of any fence along the boundaries of Lots 104 and 105.

The consent holder shall enter into a bond or cash deposit of \$500.00 per lot (total **\$3,000.00**) subject to the covenant on application for the section 224(c) certificate. The bond will be refunded once satisfactory evidence is submitted demonstrating that the covenants have been registered on the appropriate Records of Title.

10. No buildings within Lots 1-22 shall be constructed with zinc or copper roofing materials or use lead paints.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 1-22 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

11. With respect to Lot 35, any noise sensitive activity (as defined in the Operative District Plan 2021) shall be located more than 40m from the edge of the MacKays to Peka Peka Expressway carriageway.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lot 35 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

12. The 10m fenced wetland buffer identified on Lots 1, 2, 5, 14-18 (inclusive), and 20, the 5m landscape strip on Lots 37-43 (inclusive) and the earthworks building exclusion zone on Lots 42-46 (inclusive) shown on Cuttriss Consultants Limited plan *Scheme Plan – Ecological Constraints & Earthworks, Drawing Number 22208 SCH1, Sheet 3 of 21, Revision R*, shall be identified on the Land Transfer Plan using normal surveying methods.

13. With respect to Lots 1, 2, 5, 14-18 (inclusive), 20 and 37-43 (inclusive) the following activities are prohibited within the areas identified in condition 12 above:

- The placement of rubbish or green waste;
- The construction of any building or structure;
- Earthworks; and,
- The removal of any indigenous vegetation and/or planting of any exotic vegetation.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 1, 2, 5, 14-18 (inclusive), 20 and 37-43 (inclusive) to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

14. The earthworks and building exclusion areas on Lots 5-11 (inclusive), 21, 22, 29, 30 and 46 shown on the Cuttriss Consultants Limited plan: *Scheme Plan – Ecological Constraints & Earthworks Drawing No. 222089 SCH1, Sheet 3 of 21, Revision R*, stamped as 'Final Approved Plans' on 2 November 2022 shall be identified on the Land Transfer Plan using normal surveying methods.

15. Following the completion of the works shown on the Final Approved Plans detailed in Condition 1 above to give effect to the consent, the following activities will be prohibited within Lots 5-11 (inclusive), 21, 22, 29, 30, and 46, in the areas identified in condition 14 above:

- Earthworks; and,
- The erection of any building or structure

Note: A Consent Notice under section 221 of the RMA will be issued for Lots 5-11 (inclusive), 21, 22, 29, 30, and 46 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

16. With respect to Lots 23-46, the following yard setbacks for buildings shall apply unless the relevant zone permitted activity standards of the District Plan are less restrictive at the time the building is constructed:

- 4.5m from the road boundary;
- 3m from the rear boundary;
- 3m from one side boundary;
- 1.5m from all other boundaries.

Note: The condition above must be the subject of a Consent Notice under section 221 of the RMA and registered against the new Records of Title for Lots 23-46. The section 221 Consent Notice shall be prepared by Council at the cost of the consent holder. The section 221 Consent Notice shall be issued with the section 224(c) certificate to facilitate the recording of this condition which is to be complied with on an on-going basis.

17. With respect to Lots 11, 21 and 30, the unsuitable fill material areas shown on the Cuttriss Consultants Limited plan: *Scheme Plan – Ecological Constraints & Earthworks Drawing No. 222089 SCH1, Sheet 3 of 21, Revision R*, stamped as 'Final Approved Plans' on 2 November 2022, shall be identified on the Land Transfer Plan using normal surveying methods.
18. With respect to Lots 11, 21 and 30, the following activities are prohibited within the areas identified in condition 17 above:
 - The erection of any building or structure unless a geotechnical report prepared by a geo-professional is supplied to Council for certification that details compliance with NZS 4431:1989.

Note: The condition above must be the subject of a Consent Notice under section 221 of the RMA and registered against the new Records of Title for Lots 11, 21 and 30. The section 221 Consent Notice shall be prepared by Council at the cost of the consent holder. The section 221 Consent Notice shall be issued with the section 224(c) certificate to facilitate the recording of this condition which is to be complied with on an on-going basis.

19. The Lizard Habitat identified on Lot 5 on the Cuttriss Consultants Limited plan: *Scheme Plan – Ecological Constraints & Earthworks Drawing No. 222089 SCH1, Sheet 3 of 21, Revision R*, shall be identified on the Land Transfer Plan using normal surveying methods.
20. With respect to Lot 5, the following activities are prohibited within the area identified in condition 19 above:
 - Earthworks; and,
 - The erection of any building or structure.

Note: The condition above must be the subject of a Consent Notice under section 221 of the RMA and registered against the new Record of Title for Lot 5. The section 221 Consent Notice shall be prepared by Council at the cost of the consent holder. The section 221 Consent Notice shall be issued with the section 224(c) certificate to facilitate the recording of this condition which is to be complied with on an on-going basis.

21. With respect to Lot 5, it is the responsibility of the future Lot owner to maintain the lizard habitat area to be free of blackberry, gorse, and other pest plants.

Note: A consent notice under section 221 of the RMA will be issued with respect to the above condition which is to be complied with on an on-going basis.

22. With respect to Lots 23-46 fencing along rear boundaries and within the areas identified in condition 25 below shall be post and wire only and no higher than 1.2m from the ground level established by the approved earthworks as shown on the Final Approved Plans detailed in Condition 1 above.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23-46 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

23. With respect to Lots 23-46, fencing alongside boundaries shall be post and rail and no higher than 1.2m from the ground level established by the approved earthworks as

shown on the Final Approved Plans detailed in Condition 1 above and shall not be located within 4.5m of the road boundary.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23-46 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

24. With respect to Lots 23-28 (inclusive), 31-34 (inclusive), and 36-46 (inclusive) no fencing is permitted along the road boundary.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23-28 (inclusive), 31-34 (inclusive), and 36-46 (inclusive) to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

25. With respect to Lots 23, 24, 32, 34, 38, 39, 41 and 42, the areas of planting shown as F1 and F2 on the DCM Urban plans detailed in Condition 1 above, shall be identified on the land transfer plan using normal surveying methods.

26. With respect to Lots 23, 24, 32, 34, 38, 39, 41 and 42, ongoing maintenance of the vegetation within the areas identified in condition 25 above is required and the responsibility of the lot owners.

Any dead vegetation shall be replaced within the next planting season.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23, 24, 32, 34, 38, 39, 41 and 42 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

27. The flood hazard areas on Lots 2, 3 and 5 shall be identified on the Land Transfer Plan using normal surveying methods.

28. With respect to Lots 2, 3 and 5 above, the following activities shall be prohibited within the areas identified in condition 27 above:

- Earthworks; and,
- The erection of any building or structure, excluding minor buildings, as defined by the Kāpiti Coast Operative District Plan 2021.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 2, 3 and 5 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

29. The consent holder shall supply a copy of the land transfer plan with the application for section 224(c) certification and shall list and indicate how each condition has been met to the satisfaction of the Council.

Fees and Contributions

30. A Reserve Contribution is payable and has been assessed at \$7,184.43, inclusive of GST per additional allotment (total **\$280,192.77** GST inclusive for 39 additional allotments).

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991 unless a Development Agreement has been entered into prior to the lodgement of an application for Section 224(c) certification.

Note: A credit will be applied to the above contribution following a valuation of the recreation reserve (Lot 105) to vest with Council by Council's preferred valuer and based on Council's valuation process or as detailed in the agreed upon Development Agreement.

31. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$668.00 plus \$334.00

per lot (total **\$17,702.00** GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Engineering

32. The consent holder shall comply with the requirements of the Kāpiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements 2012 (SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.

33. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements, 2012. No works shall commence until the plans are approved by KCDC's Development Engineer.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements, 2012 and to enable accurate construction.

34. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements, 2012.

35. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

- Civil Engineering
- Stormwater Design and Construction
- Foundation Design
- Street Lighting Design
- Earthworks Design & Construction
- Road Design & Construction
- Geotechnical Engineering
- Water and Wastewater Design & Construction
- Landscape Design and Construction; and
- Road Safety Audits

Note: If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holder's expense.

36. The consent holder shall notify Council's Development Engineer prior to commencement of the following stages of work, so that the Council's Development Engineer, or their

authorised representative, are present on site to inspect certain stages of the works. These stages are as follows:

- Commencement of works or recommencement after a substantial lapse;
- Water reticulation connections and services prior to back fill;
- Wastewater services and construction of new manholes prior to back fill;
- Completed earthworks and prepared subgrade (roading and footpaths);
- Finished base course before the commencement of road sealing;
- Roads during Benkelman Beam testing (and NDM if required);
- Road sealing – waterproof and final seal coat;
- Final inspection.

Earthworks

37. All construction shall proceed in general accordance with the Construction Management Plan (CMP) to be prepared by a suitably qualified person and certified by Council's Development Engineer under RM210147 prior to any construction activity being undertaken. The Development Engineer is to confirm certification within 20 working days of receipt of the CMP.
38. The CMP shall be submitted to Council for certification at least 20 working days prior to the commencement of works and include how the following construction effects will be managed through the construction period and how the construction related conditions of consent shall be complied with:
 - a) Construction traffic (as required by condition 73)
 - b) Earth-worked material tracking onto the road
 - c) Dust
 - d) Noise and hours of operation
 - e) Stormwater runoff
 - f) Animal pest control prior to, during and post construction (until the lots are sold). This will include two night-shoots of rabbits within 1 month prior to the commencement of earthworks, with at least 1 week between the shoots.
 - g) Provision of ongoing access to 68 Tieko Street

Note: The purpose of the CMP is to ensure that construction activities are undertaken in a way that any adverse effects are managed in accordance with Operative District Plan 2021 and other relevant conditions in this decision.
39. The certified CMP shall be implemented and maintained throughout the entire earthworks and construction period, any proposed amendments to the plan shall be submitted to the Council's Development Engineer for consideration and approval.
40. All earthworks staging, stabilisation and monitoring are to be undertaken in accordance with the Preliminary Erosion & Sediment Control Plan (ESCP) provided with RM210147 in Appendix C of the Infrastructure Engineering Report prepared by Cuttriss Consultants Limited and dated 29 June 2021, further information provided in the s92 response, or any subsequent updated version agreed with Council.
41. The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR:2012 and the requirements & intents of report titled

“Geotechnical investigation report for Mansell farm subdivision, Otaihangā Road, Paraparaumu” prepared by RDCL and dated 10 March 2022.

42. Upon completion of the earthworks the consent holder shall provide a geotechnical completion report and a certificate in the form of Schedule 2A of NZS 4404:2010 by the geo-professional and a certificate in the form of Appendix A of NZS 4431:1989 by the inspecting engineer to the Council’s Development Engineer.
43. After the completion of earthworks and prior to the issue of a Section 224(c) certificate the consent holder shall supply to the satisfaction of the Council’s Development Engineer a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for Lots 1-46. This report should include commentary of setback requirements for each lot in respect to condition 44 below.

Note: A Consent Notice under Section 221 of the RMA will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

44. The consent holder shall ensure:
 - A minimum batter slope of 1V:2H for permanent batters in loose material and 1V:1.5H in dense material
 - A minimum batter slope of 1V:1.5H for temporary batters in loose material and 1V:1H in dense material
 - A nominal building, restriction zone of 5m is established from natural slopes exceeding 15° (from the top and base of slopes);
 - Building within these zones must have specific engineering design and take into consideration the potential for slope instability;
 - NZS 3604:2011 setbacks are met for fill batters.

Note 1: A Consent Notice under Section 221 of the RMA will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

Note 2: Any building or structure within the nominal building restriction zone must have specific engineering designed foundations considering the risk of shallow slope instability. The report required by Condition 43 shall specify which lots this consent notice will be applicable to.

45. The consent holder shall ensure all silt fences shall be installed and maintained in accordance with the GWRC ESC Guidelines.
46. The consent holder shall ensure the location of topsoil stockpile sites shall be identified using criteria included in the Preliminary Erosion and Sediment Control Plan (ESCP) provided with RM210147 prior to commencement of construction activities; the management of the topsoil stockpile sites shall be undertaken in accordance with the measures included in the Preliminary ESCP provided with RM210147.
47. Earthworks must be undertaken to provide a flood free building area on Lots 6 and 7. The section 224(c) certification application must contain documentation that proves the earthworks have been undertaken and the resulting ground level is above the 1% AEP.
48. All earthworks are subject to the Archaeology Management Plan (AMP) prepared under Archaeology Authority #2020/378 and the roles and responsibilities and discovery protocols included in the AMP should any archaeological remains be found; monitoring of all earthworks shall be consistent with the AMP and with Appendix A of the Te Ātiawa Kaitiakitanga Plan.
49. Evidence of archaeological sites may include kōiwi (human skeletal remains), taonga Māori (Māori artefacts), oven stones, charcoal, shell middens, ditches, banks, pits and

old building foundations. If any archaeological site(s) are uncovered during physical works, Ātiawa ki Whakarongotai Charitable Trust will require the contractor to adopt the following protocols:

- a. Work shall cease immediately within 100 metres of the site of discovery.
- b. The contractor and subcontractor(s) must shut down all machinery, isolate and secure the site, and advise the project manager.
- c. No materials relating to the artefacts or site shall be removed.
- d. The project manager shall promptly advise Ātiawa ki Whakarongotai Charitable Trust.
- e. If skeletal remains are uncovered, the project manager will also advise New Zealand Police.
- f. An archaeologist approved by Ātiawa ki Whakarongotai Charitable Trust shall be employed at the expense of the contractor to examine and record the site.
- g. Ātiawa ki Whakarongotai Charitable Trust will at their discretion contact other iwi groups and organise a site inspection by appropriate tangata whenua advisors and the archaeologist.
- h. If as a result of the site inspection and investigation there is a need for an appropriate ceremony, Ātiawa ki Whakarongotai Charitable Trust will arrange such at the contractor's expense.
- i. Materials discovered will be handled and removed by the Ātiawa ki Whakarongotai Charitable Trust representatives responsible for the tikanga appropriate to their removal and preservation, or re-interment.
- j. Works affecting the archaeological site shall not resume until Ātiawa ki Whakarongotai Charitable Trust, and the New Zealand Police in the case of skeletal remains, have given the appropriate consent, approval or authority for work to continue. The contractor and subcontractor(s) will allow representatives of Ātiawa ki Whakarongotai Charitable Trust and the archaeologist all reasonable access to the site to carry out their respective responsibilities or activities under this protocol.

Contact details for iwi representatives are as follows:

Ātiawa ki Whakarongotai Charitable Trust
PO Box 509
Waikanae 5250

Stormwater

50. At least 20 working days prior to the commencement of works, the consent holder shall submit copies of the plans and specifications for the engineering development to the Council's Development Engineer for approval. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of Council's SDPR: 2012 and the technical reports prepared by Awa and Cuttriss as part of the resource consent application, including information provided by the applicant in part of the S92 response. The Development Engineer is to confirm certification within 20 working days of receipt of the engineering plans and specifications.

Note 1: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with Council's SDPR: 2012 and to enable accurate construction.

Note 2: The consent holder shall provide hydraulic modelling of the detail design of the stormwater devices to demonstrate they will achieve the outcomes intended in the Awa Technical Report.

Note 3: The consent holder shall undertake the detailed design in consultation with GWRC and provide evidence to the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the final design.

51. For Lot 1-22 (inclusive), the consent holder shall ensure:
- a. The discharge of stormwater within Lot 101 from the access road into swales, through an under-drain bio-filtration device prior to discharge to land as per the Awa preliminary design included in the Awa Technical Report accompanying the application.
 - b. The discharge of stormwater within Lots 1-22 the consent holder shall ensure the discharge of stormwater from roofs into an appropriately designed and sized on-site soakage pit and the discharge of stormwater from access roads into swales, through an under-drain bio-filtration device prior to discharge to land as per the Awa preliminary design included in the Awa Flood Hazard Report (Appendix H dated 29/6/2021) which accompanied the consent application.
 - c. The consent holder may propose alternatives that would need to be accepted by the Council's Development Engineer. An updated report must be provided for an alternative solution.

Note 1: In the event that the certified stormwater disposal design is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the RMA will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- i. The certified stormwater disposal design as an option for compliance;
- ii. The owners' responsibility to construct a system to meet the above performance standard;
- iii. The owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.

Note 2: The consent holder shall undertake the detailed design required for the discharge of stormwater from roofs in consultation with GWRC and provide evidence to the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the final design.

52. For Lots 23-46 (inclusive), the consent holder shall ensure:
- a. discharge of stormwater from roofs, driveways and access road to be collected and conveyed using traditional curb and channel into the proposed controlled compensatory storage area (constructed wetland) located in Lot 200;
 - b. the open channel adjacent to Otaihanga Road is modified as part of the formalisation of the compensatory storage area;
 - c. a non-return valve is installed as per the Awa preliminary design included in the Awa Technical Report accompanying the application.
53. The consent holder shall provide appropriate planting of constructed wetland area in Lot 200 to filter out potential contaminants from stormwater discharge in accordance with the Planting Plan provided in the Landscape & Visual Assessment Technical Report accompanying the application, or an amended Planting Plan that will achieve the same or better outcomes, prior to the vesting of Lot 200 with Council.

Note: The consent holder shall prepare the Planting Plan in consultation with GWRC and provide evidence to the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the Planting Plan.

54. In consultation with KCDC's Stormwater Team, continue to undertake pest control in the constructed wetland to ensure plants are established and maintained for 5 years after it is vested in KCDC (in recognition of applicant's obligations under the GWRC consents).
55. The consent holder shall install of an overflow pipe in the Otaihanga Road reserve adjacent to the Waka Kotahi (NZ Transport Agency) property immediately east of the southern area of the site to allow discharge from that site of ponding caused in a 100-year flood event as shown in the Awa Technical Report accompanying the application.
56. The consent holder shall provide Council with a comprehensive Maintenance and Operations Manual for the stormwater disposal systems prior to vesting with Council. The Operations and Management Plan shall include details of the operation and maintenance of the Constructed Wetlands Swales, including a programme for inspection and maintenance of vegetation associated with the stormwater devices including the replacement of plants and the control of pest plants and animals to be undertaken by the consent holder for a minimum of 5 years after vesting with Council.

Note: The consent holder shall prepare the Maintenance and Operations Manual for the stormwater disposal system in consultation with GWRC and provide evidence to the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the final manual.

Wastewater

57. The subdivision shall be serviced by a Pressure Sewer System designed in accordance with the Council's SDPR:2012, as well as any other relevant Council policy relating to the design and construction of Pressure Sewer Systems.
58. At least 20 working days prior to the commencement of works, engineering drawings supported by hydraulic calculations shall be sent to the Development Engineer for engineering acceptance in writing. The Development Engineer is to confirm certification within 20 working days of receipt of the engineering drawings.
59. The Approved Sanitary Sewer outfall for the common Council pressure sewer main shall be the manhole KWWN004946.
60. Each lot shall have a Boundary Kit located within the legal Road, or Right of Way outside the boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the lot. The Boundary Kit and lateral shall be installed for all properties in a pressure zone prior to section 224(c) certification.
61. Installation of the common pressure sewer main and boundary kits in roads to vest shall be carried out by a Council Authorised Drainlayer.
62. Transfer of ownership (vesting) of reticulated pressure system to the Council will occur at the time of section 224(c) certification.
63. The consent holder shall provide Council with a comprehensive Maintenance and Operations Manual for the wastewater disposal systems that includes specifying the responsibilities of the property owner for their respective part of the system (including the Boundary Kit and lateral infrastructure) prior to vesting with Council.
64. The following conditions shall be recorded pursuant to Section 221 of the RMA in a Consent Notice registered on the Records of Title for Lots 1-46:
 - a. Each residential lot shall be served by a local pressure sewer unit comprising a pump and storage chamber which can accommodate at least 24 hours average

dry weather flow to be supplied by Aquatec, EcoFlow or another Council approved supplier.

- b. The property owner shall retain ownership of the local pressure sewer unit complete with pump, chamber and control equipment. The property owner will be responsible for the operation and maintenance of the complete system, including the lateral, up to the boundary kit, in accordance with the Maintenance and Operations Manual prepared by the consent holder as required by Condition 58.
- c. The electricity supply for the local pressure sewer unit shall be from the dwelling and metered to the dwelling serviced by the pump unit. The property owner shall be responsible for paying the power costs of operating the unit.
- d. Installation of the pressure sewer unit must be carried out by a Registered Drainlayer.
- e. The registered proprietor of the Lot agrees, in relation to the Pressure Sewer System to be bound by and comply with Council's standards, policies and requirements in relation to Pressure Sewer Systems.
- f. If the registered proprietor of a Lot leases the Lot or enters into a tenancy agreement in relation to the Lot or otherwise gives occupation of the Lot to a party other than the registered proprietor, then the registered proprietor shall ensure the occupier is aware of the obligations contained herein.

Note: This is an on-going condition, and a Consent Notice will be issued under section 221 of the RMA at the time of section 224(c) certificate. The Council is responsible for the infrastructure in the road, up to and including the boundary kit.

Water

65. At least 20 working days prior to the commencement of works, the consent holder shall submit copies of the plans and specifications for the water infrastructure for certification to the satisfaction of the Council's Development Engineer. The water infrastructure must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of Council's SDPR:2012 and the technical reports prepared by Awa and Cuttriss as part of the resource consent application, including information provided by the applicant in part of the S92 response. No works shall commence until the plans are approved by the Council's Development Engineer. The Development Engineer is to confirm certification within 20 working days of receipt of the engineering plans and specifications.
66. Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Roading

67. Prior to an application being lodged for section 224(c) certification, a developer agreement shall have been signed by Council and the Applicant and a financial contribution be paid to Council for improvement works to Tieko Street.
68. Final design details of Lots 100, 101 and the new Otaihanga Road intersection shall be submitted to Council for certification in writing by the Access and Transport Manager at least 20 working days prior to the commencement of works. The Access and Transport Manager is to confirm certification within 20 working days of receipt of the final design plans.
69. Detailed Design and Post Construction road safety audits are required for the following:
 - All proposed access roads;
 - The intersection of the proposed access road with Otaihanga Road; and

- The proposed Lot 104 path linking the proposed access roads.

These road safety audits are to be carried out in accordance with the Waka Kotahi (NZTA) Road Safety Audit Procedures for Projects May 2013 by a suitably qualified road safety audit team with a specialism and track record in undertaking walking and cycling road safety audits.

70. Any signage / road markings must be in accordance with TCD's, The Manual for Traffic Signs and Signals: 2010 and Traffic Control Devices Manual: 2008.
71. Prior to an application being lodged for section 224(c) certification, the existing redundant driveway on Otaihanga Road adjacent to Lot 105 is to be removed and reinstated to line and level footpath and grass berm.
72. Prior to an application being lodged for section 224(c) certification, street lighting columns and Luminaire shall be provided to service the development roads, accordance with KDC's Standard Details and Specifications for Road Lighting Infrastructure Version 1.1: 2018 (<https://www.KapitiCoast.govt.nz/media/34265/streetlighting-design-guidelines.pdf>). The street lighting layout shall comply with AS/NZS 1158 (Category P) including all referenced standards including NZTA M30, Specification and Guidelines 2014. Any streetlight installed within the development shall be provided with a separate street lighting system.

Note: This condition does not apply to the Shared Urban Pathway (Lot 104).

73. At least 20 working days prior to the commencement of works, a Construction Traffic Management Plan (CTMP) shall be submitted to and certified in writing by the Access and Transport Manager. The Access and Transport Manager is to confirm certification within 20 working days of receipt of the CTMP. The CTMP shall cover the following topics:
 - a. Details of the traffic management of Tiekō Street and Otaihanga Road
 - b. Details of control of mud and detritus from the site onto the road – onsite wheel washing and off-site road sweeping
 - c. Details of on-site turning for delivery vehicles
 - d. Site compound location shown on a plan
 - e. Identified areas for site offices and site operative parking
 - f. Methods to minimise the use of Tiekō Street by construction traffic; inclusion of forecasts of vehicle types and daily volumes (typical & peak) using each site access point during the various stages of construction
 - g. Ensuring additional damage by construction traffic to the road pavement on Tiekō Street is avoided; a baseline pavement condition inspection will be undertaken prior to construction and the CTMP would provide a mechanism for the repair of the road pavement back to baseline standard
 - h. Ensuring the safe turning of construction traffic to and from Otaihanga Road and any site access points; truck access to the site at the southern end of the Otaihanga Road frontage will only be allowed once the proposed new Otaihanga Road intersection is constructed
 - i. Construction traffic movements on Tiekō Street during daylight hours only given the lack of lighting
 - j. Avoid construction traffic activity on weekends and public holidays when recreational use of the existing Otaihanga Road shared path can be expected to be busier

- k. All construction traffic to park within the site
- l. Record of communication undertaken with Tieko Street residents to identify any specific access requirements or constraints that need to be accommodated
- m. Description of how construction traffic activity will be communicated to local residents along with an incident reporting process.

Note: The purpose of the CTMP is to ensure the safe interaction between all road users (including pedestrians) on Tieko Street and construction traffic, with particular consideration of pedestrians and cyclists and the safe crossing of the site accesses on Otaihanga Road with particular regard to the existing frontage shared path.

- 74. No works shall commence until the CTMP is certified in writing.
- 75. With respect to Tieko Street, construction vehicle movements shall be restricted to 200 vehicle movements per day. Vehicle movements per day shall be calculated based on the following rates as defined in the Operative District Plan 2021:
 - i. 1 car moving to and from a site comprises two vehicle movements;
 - ii. 1 truck moving to and from a site comprises six vehicle movements; and
 - iii. 1 truck and trailer moving to and from a site comprises ten vehicle movements.

Note: The consent holder is required to keep a record of Tieko Street construction vehicle movements to demonstrate compliance with the above condition that will be available to Council upon request.

Lot 104

- 76. The shared path shall be constructed in accordance with the Final Approved Plans detailed in Condition 1 above, and shall include:
 - a. Measures (i.e., bollards or similar) at the northern and southern ends of the shared path preventing access by motorised vehicles; and
 - b. Clear and legible wayfinding and directional signage to/from the shared path that shall be approved by Council's Access and Transport Manager prior to installation.

Landscaping and Natural Environment

- 77. A Landscape Management Plan (LMP) shall be provided at least 20 working days prior to the purchasing of plants for certification by Council's Development Engineer and be implemented in the first planting season following completion of the civil works. The LMP shall achieve the outcomes contained within the approved Landscape Concept Plan referenced in Condition 1, and as a minimum contain the following:
 - Existing vegetation to be retained;
 - Any vegetation to be removed;
 - The extent of planting, paved (impermeable) surfaces and other landscaping elements;
 - Details of plant species that shall be native to the Foxton Ecological District;
 - Location of plants;
 - Number of plants;
 - Plant grade sizes;
 - Identification of areas where early planting can occur (i.e., immediately after earthworks have been completed)

- An implementation plan describing the methods of soil preparation, details of drainage, fertilising, mulching, spraying, irrigation, staking tree pits, ongoing maintenance, replacing of dead/poorly performing plants and weed and pest management;
 - Scheduling of work, including maintenance to ensure successful establishment; and,
 - The location, height, and type of fencing.
78. The consent holder shall provide an onsite 1ha northern grass skink habitat area to be fenced and planted around northern most wetland on Lot 5 as shown on the Final Approved Plans detailed in condition 1.
- Note:** The consent holder shall prepare a Lizard Management Plan to meet any requirements of the Wildlife Act to establish the skink habitat area and provide a copy to Council for information purposes.
79. The consent holder shall undertake animal pest control in the Lizard Habitat area in Lot 5 within 1 month prior to and during construction targeting mustelids, hedgehogs, and rats.
80. Prior to lodging an application for section 224(c) certification, the consent holder shall ensure natural wetlands on Lots 1, 2, 5, 14-18 and 20 are fenced to provide a 10m buffer (except where already fenced or the wetland and/or buffer area would exceed the site boundary); undertake pest plant control; and undertake planting with appropriate wetland species.
- Note:** A Consent Notice under Section 221 of the RMA will be issued for any lot that include natural wetlands to ensure the long-term management of the 10m buffer by the new lot owner. Where practicable, the edges of wetlands are to be retained as natural as possible.
81. At least 20 working days prior to the commencement of works, the consent holder shall provide to Council for certification an Ecological Management Plan in respect to the 10m natural wetland buffers. The Ecological Management Plan shall detail:
- Pest plant species to be removed and methodologies for removal
 - Animal pest control
 - Plant schedules with indigenous species appropriate for wetland habitats
 - Records of consultation with Ātiawa ki Whakarongotai in relation to appropriate plant species
 - Maintenance of planted wetland buffers
- Note:** The purpose of the Ecological Management Plan is to enhance the biodiversity values of the four natural wetlands.
82. Prior to making an application for section 224(c), the consent holder shall ensure the kānuka stands identified in the Wildlands Report (Appendix G accompanying the application) have pest plant management and underplanting within the groves undertaken, where required.
- Note:** A Consent Notice under Section 221 of the RMA will be issued for any lot that include kānuka stands that requires the new Lot/s owner to undertake pest plant management on an ongoing basis.
83. The consent holder shall ensure all woody vegetation to be removed during construction is undertaken outside of the bird breeding season (September – March inclusive).

Note: If removal of woody material occurs within the bird breeding season is required, a suitably qualified ecologist shall undertake a visual survey for active bird nesting within 48 hours from the commencement of the works. If active nests are observed these should be taped off and clearing should not occur until such time as fledglings have left the nest.

84. The existing kānuka stands identified within Lots 1, 2, 5 and 20 on the Final Approved Plans detailed in Condition 1 above, shall not be modified or removed, other than for:
- a. the removal of pest species;
 - b. the control of fire or other hazards;
 - c. the removal of kanuka that are damaged, dead or dying, or have sustained storm damage, or are fatally diseased such that:
 - o the kānuka are no longer independently viable;
 - o the kānuka present a risk of serious harm to people or property; or
 - o the kānuka risk damaging surrounding vegetation.

Where it is proposed to modify vegetation under (c) above, an arborist who has attained the New Zealand Qualifications Authority National Certificate in Arboriculture Level 4 or equivalent qualification must certify in writing that the standards detailed have been met. This certification must be provided to Council at least five working days prior to the commencement of works and the works must be carried out by an arborist with the relevant qualifications.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 1, 2, 5 and 20 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

85. If it becomes necessary to remove the existing shelterbelt on the Lot 19 dogleg between 44 Tieko Street and Lot 101 as shown on the Scheme Plan during the construction process of the new road, the Applicant will undertake the following replanting, to be completed prior to the issue of the s224 RMA certificate. The planting will be exclusively located on the Lot 19 dogleg and must not be located on the proposed road reserve (Lot 101)
- a. Removal of the stumps
 - b. Soil conditioner/compost mixed through the top 400mm of soil to improve the soil's nutrient levels.
 - c. Plant the following species at 1200mm centres on the bank:
 - o Phormium tenax (flax)
 - o Pittosporum tenuifolium (black mapou)
 - o Kunzea ericoides (kānuka)
 - o Griselinia littoralis (broadleaf)
 - o Pseudopanax arboreus (seven-finger, whauwhaupaku)
 - o Cordyline australis (cabbage tree, ti kōuka)
 - d. Rabbit proofing and 100mm of mulch to get established.
 - e. All landscaping required for this consent shall be maintained for the first 3 months following planting. Any dead, diseased, or damaged landscaping shall be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of the same species to the planted landscaping.

Power and Telecommunications

86. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the subdivision shall be serviced with electric power & telecommunication to the boundary of each individual allotment complying with the Part 3 Section I & Part 4 Schedule 8 of SDPR: 2012.

Note: For the avoidance of doubt, 'serviced to lot boundary' shall mean that the supply of electric power is available from an underground system, and for telecommunications, shall mean that the reticulation of telecommunications facilities is available, which can be satisfied by a direct installation, or a fibre ready network facility being available.

Completion Requirements

87. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for Section 224(c) certification in accordance with Part 1 of NZS 4404:2010 and Part 4, Schedule 1 of KCDC's SDPR: 2012. The consent holder shall provide Council with an itemised schedule of quantities and costs, and the CCTV inspection reports for the services.

Note: As-built of new roads/access ways are to be included in RAMM as part of the roading as-built data transfer.

Advice Notes:

- In the first instance, all management plans shall be submitted electronically to development.engineers@Kāpiticoast.govt.nz for certification. While individual conditions may require certification by other Council officers, this process will be managed by the Development Engineers.
- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@Kāpiticoast.govt.nz, or by fax to (04) 2964 830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- The consent holder shall pay to the Kāpiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kāpiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in 10 years from the date of the decision, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.

- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. Some examples of activities requiring a permit are:
 - trenching works;
 - footpaths and entranceways;
 - work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
 - b. Before any excavations are undertaken a "Before U Dig" inquiry must be made to check for locations of any underground services. This is a web-based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.
 - c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings (engineering plans) are available for download or print from the Council website and examples include:
 - a. Vehicle Installation Information;
 - b. Vehicle Crossing Application Form;
 - c. Roding Standard Drawings; and
 - d. Vehicle Crossing Guidelines.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's Development Contribution Policy 2020 when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time the consent was lodged. The fees are listed below:

Items	Fees including GST(NZD)
Roading & Transport - Districtwide	\$2,063.83
Stormwater - Districtwide	\$512.30
Community Infrastructure - Districtwide	\$1,754.36
Subtotal	\$4,330.49
Total (39 additional allotment)	\$168,889.11

There are 39 additional allotments created by this Resource Consent.

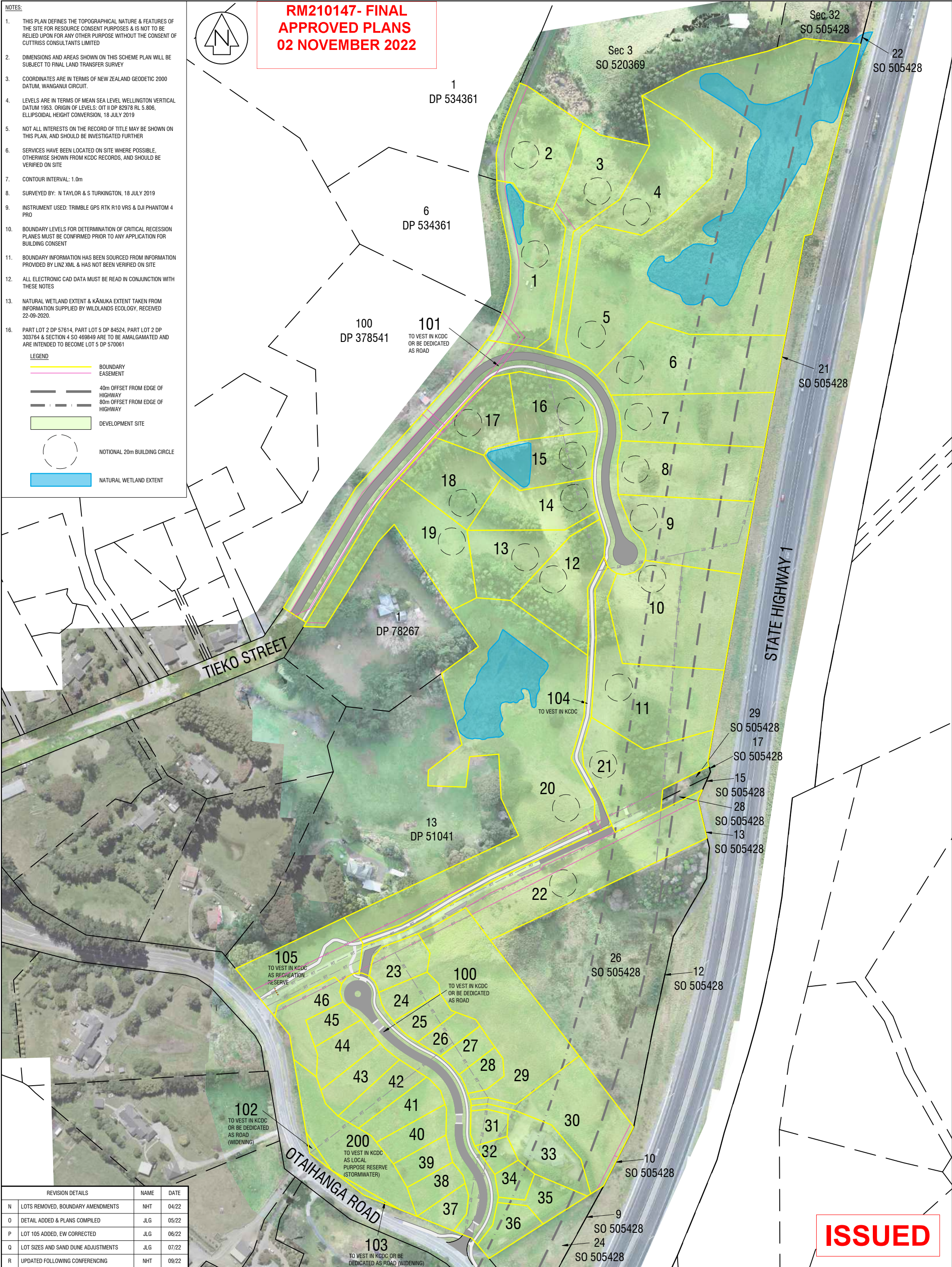
The contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the Local Government Act 2002) unless a Development Agreement has been entered into with the Council, prior to the lodgement of an application for Section 224(c) certification.

- NOTES:**
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 - DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
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 - CONTOUR INTERVAL: 1.0m
 - SURVEYED BY: N TAYLOR & S TURKINGTON, 18 JULY 2019
 - INSTRUMENT USED: TRIMBLE GPS RTK R10 VRS & DJI PHANTOM 4 PRO
 - BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECEPTION PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT
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 - NATURAL WETLAND EXTENT & KĀNUKA EXTENT TAKEN FROM INFORMATION SUPPLIED BY WILDLANDS ECOLOGY, RECEIVED 22-09-2020.
 - PART LOT 2 DP 57614, PART LOT 5 DP 84524, PART LOT 2 DP 303764 & SECTION 4 SO 469849 ARE TO BE AMALGAMATED AND ARE INTENDED TO BECOME LOT 5 DP 570061



RM210147- FINAL APPROVED PLANS 02 NOVEMBER 2022

- LEGEND**
- BOUNDARY EASEMENT
 - 40m OFFSET FROM EDGE OF HIGHWAY
 - 80m OFFSET FROM EDGE OF HIGHWAY
 - DEVELOPMENT SITE
 - NOTIONAL 20m BUILDING CIRCLE
 - NATURAL WETLAND EXTENT



REVISION DETAILS	NAME	DATE
N LOTS REMOVED, BOUNDARY AMENDMENTS	NHT	04/22
O DETAIL ADDED & PLANS COMPILED	JLG	05/22
P LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R UPDATED FOLLOWING CONFERRING	NHT	09/22

ISSUED



PROJECT
 PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971, SECS 25, 27 & 31 SO 505428, 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA
SCHEME PLAN - DEVELOPMENT OVERVIEW
 CLIENT
MANSELL

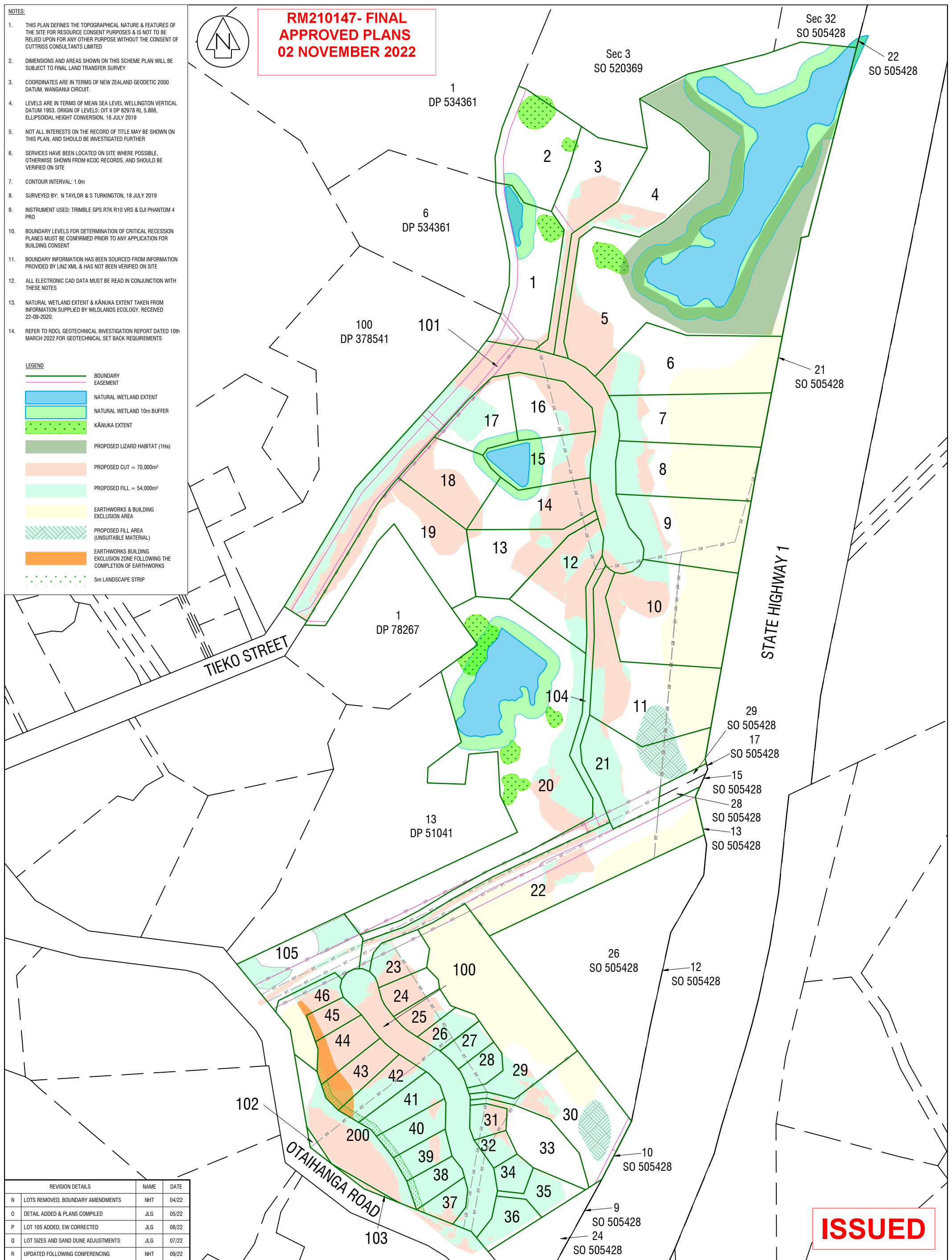
SCALE		A1 1:1250		REDUCED SCALE A3-1:2500	
FIELDWORK	NHT	DATE	07/19	DRAWING NUMBER	
DESIGNED	NHT	DATE	11/20	22208 SCH1	
DRAWN	NHT	DATE	11/20	SHEET	1 OF 21 SHEETS
CHECKED	NKT	DATE	11/20	REVISION	R

- NOTES:**
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 - CONTOUR INTERVAL: 1.0m
 - SURVEYED BY: N TAYLOR & S TURKINGTON, 18 JULY 2019
 - INSTRUMENT USED: TRIMBLE GPS RTK R10 VRS & DJI PHANTOM 4 PRO
 - BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECEPTION PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT
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 - NATURAL WETLAND EXTENT & KĀNUKA EXTENT TAKEN FROM INFORMATION SUPPLIED BY WILDLANDS ECOLOGY, RECEIVED 22-09-2020.
 - REFER TO RDCL GEOTECHNICAL INVESTIGATION REPORT DATED 10th MARCH 2022 FOR GEOTECHNICAL SET BACK REQUIREMENTS



RM210147- FINAL APPROVED PLANS 02 NOVEMBER 2022

- LEGEND**
- BOUNDARY EASEMENT
 - NATURAL WETLAND EXTENT
 - NATURAL WETLAND 10m BUFFER
 - KĀNUKA EXTENT
 - PROPOSED LIZARD HABITAT (1Ha)
 - PROPOSED CUT = 70,000m³
 - PROPOSED FILL = 54,000m³
 - EARTHWORKS & BUILDING EXCLUSION AREA
 - PROPOSED FILL AREA (UNSUITABLE MATERIAL)
 - EARTHWORKS BUILDING EXCLUSION ZONE FOLLOWING THE COMPLETION OF EARTHWORKS
 - 5m LANDSCAPE STRIP



REVISION DETAILS	NAME	DATE
N LOTS REMOVED, BOUNDARY AMENDMENTS	NHT	04/22
O DETAIL ADDED & PLANS COMPILED	JLG	05/22
P LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R UPDATED FOLLOWING CONFERRING	NHT	09/22

ISSUED

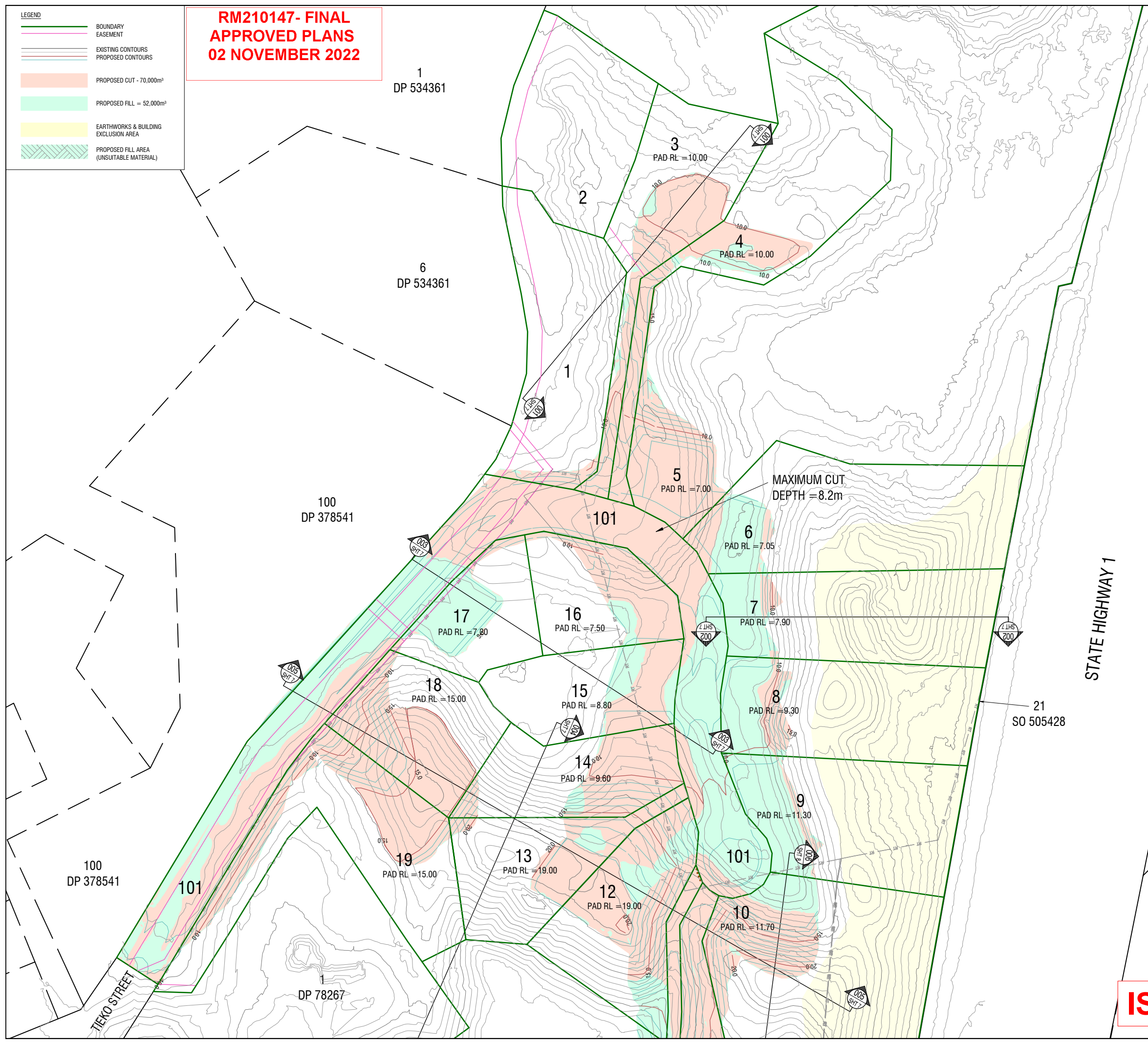
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PROJECT
 PROPOSED SUBDIVISION
 PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971, SECS 25, 27 & 31 SO 505428, 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA
 CLIENT
 MANSELL

SCALE			REDUCED SCALE		
A1	1:1250		A3	1:2500	
FIELDWORK	NAME	DATE	DRAWING NUMBER		
NHT	NHT	07/19	22208 SCH1		
DESIGNED	NAME	DATE	SHEET 3 OF 21 SHEETS		
NHT	NHT	11/20			
DRAWN	NAME	DATE	REVISION		
NHT	NHT	11/20	R		
CHECKED	NAME	DATE			
NKT	NKT	11/20			

LEGEND	
	BOUNDARY EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED CUT - 70,000m³
	PROPOSED FILL = 52,000m³
	EARTHWORKS & BUILDING EXCLUSION AREA
	PROPOSED FILL AREA (UNSUITABLE MATERIAL)

RM210147- FINAL APPROVED PLANS
02 NOVEMBER 2022



REVISION DETAILS		NAME	DATE
N	LOTS REMOVED, BOUNDARIES AMENDED	NHT	04/22
O	DETAIL ADDED & PLANS COMPILED	JLG	05/22
P	LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q	LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R	UPDATED FOLLOWING CONFERENCING	NHT	09/22

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 - WETLAND EXTENT & KĀNUKA EXTENT TAKEN FROM INFORMATION SUPPLIED BY WILDLANDS ECOLOGY, RECEIVED 22-09-2020.
 - EXISTING EASEMENTS TO BE SURRENDERED AS NECESSARY.
 - EXTENT OF UNSUITABLE MATERIAL DISPOSAL AREAS TO BE CONFIRMED DURING CONSTRUCTION.
 - REFER TO RDCL GEOTECHNICAL INVESTIGATION REPORT DATED 10th MARCH 2022 FOR GEOTECHNICAL SET BACK REQUIREMENTS

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CLIENT
MANSELL

PROJECT
PROPOSED SUBDIVISION
PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971, SECS 25, 27 & 31 SO 505428
131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA

SCHEME PLAN
EARTHWORKS 01

SCALE		REDUCED SCALE	
A1 - 1:750	A3 - 1:1500		
FIELDWORK	NHT	07/19	DRAWING NUMBER 22208 SCH1
DESIGNED	NHT	11/20	
DRAWN	NHT	11/20	SHEET 4 OF 21 SHEETS
CHECKED	NKT	11/20	
REVISION			R

ISSUED



**RM210147- FINAL
APPROVED PLANS
02 NOVEMBER 2022**

100
DP 378541

101

19
PAD RL = 15.00

13
PAD RL = 19.00

12
PAD RL = 19.00

101

PAD RL = 11.30

006
SHT 8

DP 78267

004
SHT 7

005
SHT 7

104

11
PAD RL = 16.00

006
SHT 8

MAXIMUM
FILL DEPTH
= 7.4m

007
SHT 8

21
PAD RL = 14.80

20
PAD RL = 14.80

13
DP 51041

22
PAD RL = 12.70

007
SHT 8

ISSUED

LEGEND	
	BOUNDARY EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED CUT = 70,000m³
	PROPOSED FILL = 52,000m³
	EARTHWORKS & BUILDING EXCLUSION AREA
	PROPOSED FILL AREA (UNSUITABLE MATERIAL)

REVISION DETAILS		NAME	DATE
N	LOTS REMOVED, BOUNDARIES AMENDED	NHT	04/22
O	DETAIL ADDED & PLANS COMPILED	JLG	05/22
P	LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q	LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R	UPDATED FOLLOWING CONFERRING	NHT	09/22

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 - CONTOUR INTERVAL: 1.0m
 - SURVEYED BY: N TAYLOR & S TURKINGTON, 18 JULY 2019
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PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971, SECS 25, 27 & 31 SO 505428 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA

**SCHEME PLAN
EARTHWORKS 02**

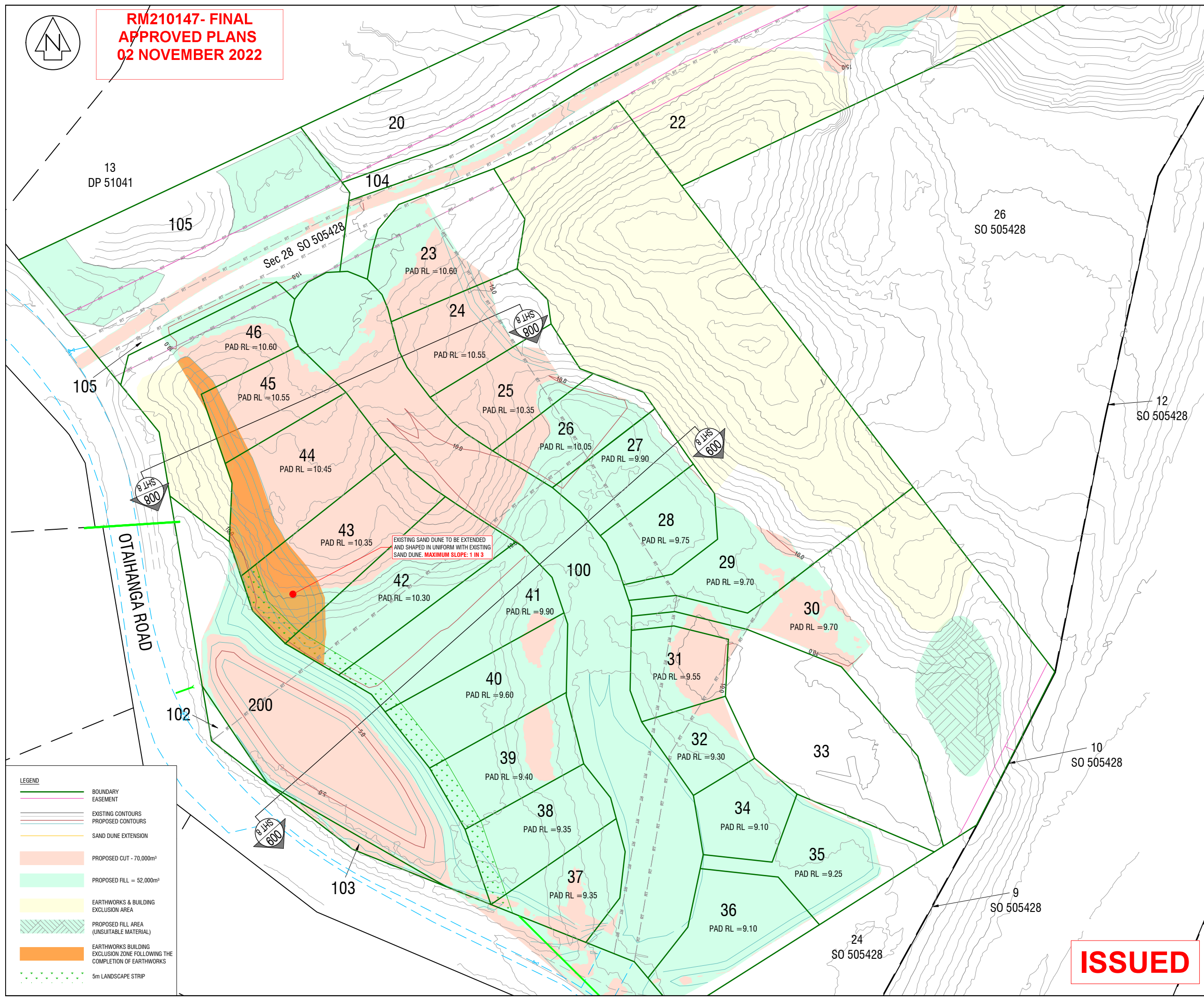
SCALE
A1 - 1:500

REDUCED SCALE
A3 - 1:1000

NAME	DATE	DRAWING NUMBER
FIELDWORK	NHT 07/19	22208 SCH1
DESIGNED	NHT 11/20	
DRAWN	NHT 11/20	SHEET 5 OF 21 SHEETS
CHECKED	NKT 11/20	REVISION R



RM210147- FINAL APPROVED PLANS 02 NOVEMBER 2022



EXISTING SAND DUNE TO BE EXTENDED AND SHAPED IN UNIFORM WITH EXISTING SAND DUNE. MAXIMUM SLOPE: 1 IN 3

LEGEND

- BOUNDARY EASEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SAND DUNE EXTENSION
- PROPOSED CUT - 70,000m³
- PROPOSED FILL = 52,000m³
- EARTHWORKS & BUILDING EXCLUSION AREA
- PROPOSED FILL AREA (UNSUITABLE MATERIAL)
- EARTHWORKS BUILDING EXCLUSION ZONE FOLLOWING THE COMPLETION OF EARTHWORKS
- 5m LANDSCAPE STRIP

REVISION DETAILS		NAME	DATE
N	LOTS REMOVED, BOUNDARIES AMENDED	NHT	04/22
O	DETAIL ADDED & PLANS COMPILED	JLG	05/22
P	LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q	LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R	UPDATED FOLLOWING CONFERENCING	NHT	09/22

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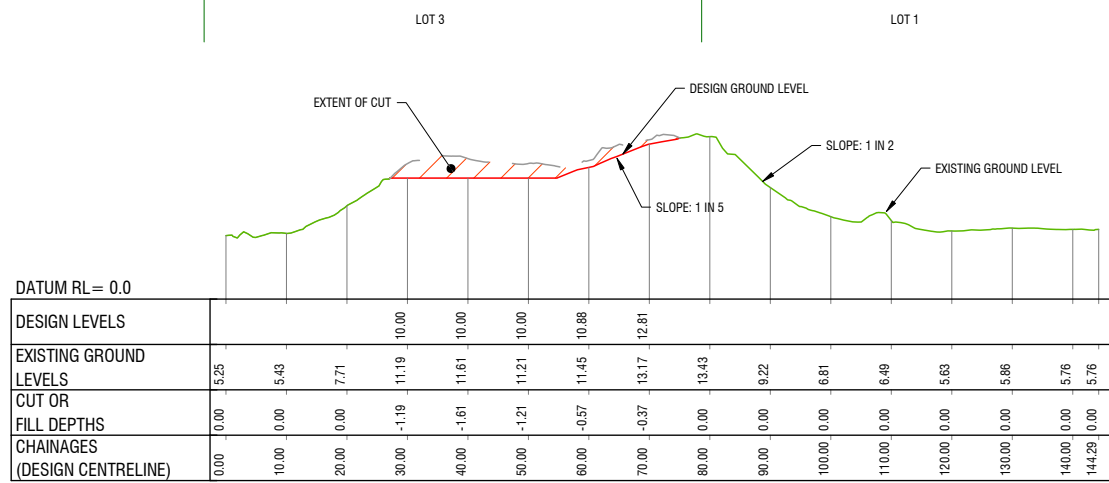
SCHEME PLAN EARTHWORKS 03

SCALE A1 - 1:500	REDUCED SCALE A3 - 1:1000
NAME NHT	DATE 07/19
DESIGNED NHT	DATE 11/20
DRAWN NHT	DATE 11/20
CHECKED NKT	DATE 11/20
DRAWING NUMBER 22208 SCH1	
SHEET 6 OF 21 SHEETS	
REVISION	R

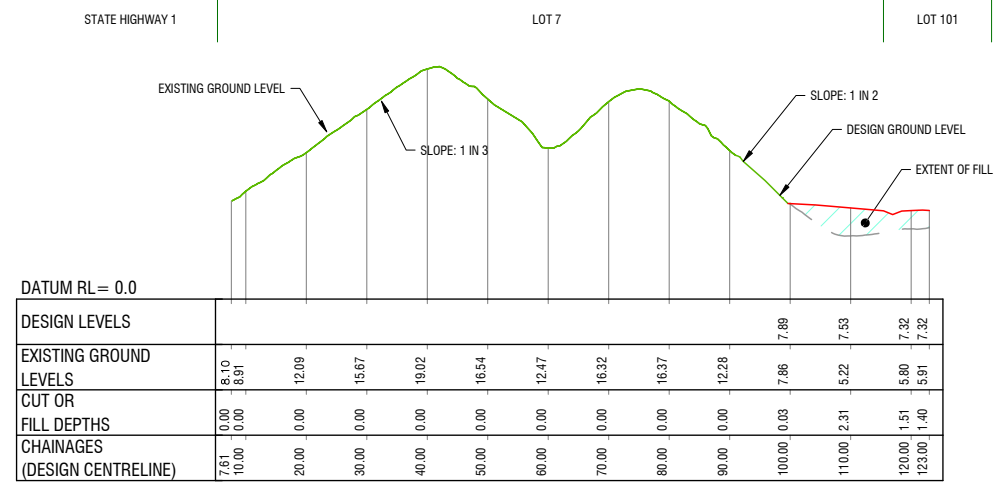
ISSUED



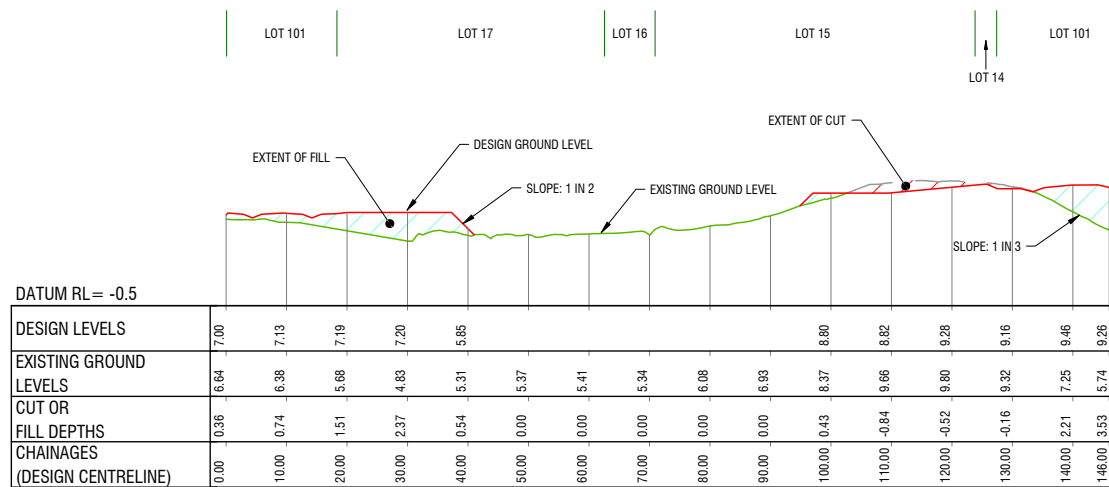
**RM210147- FINAL
APPROVED PLANS
02 NOVEMBER 2022**



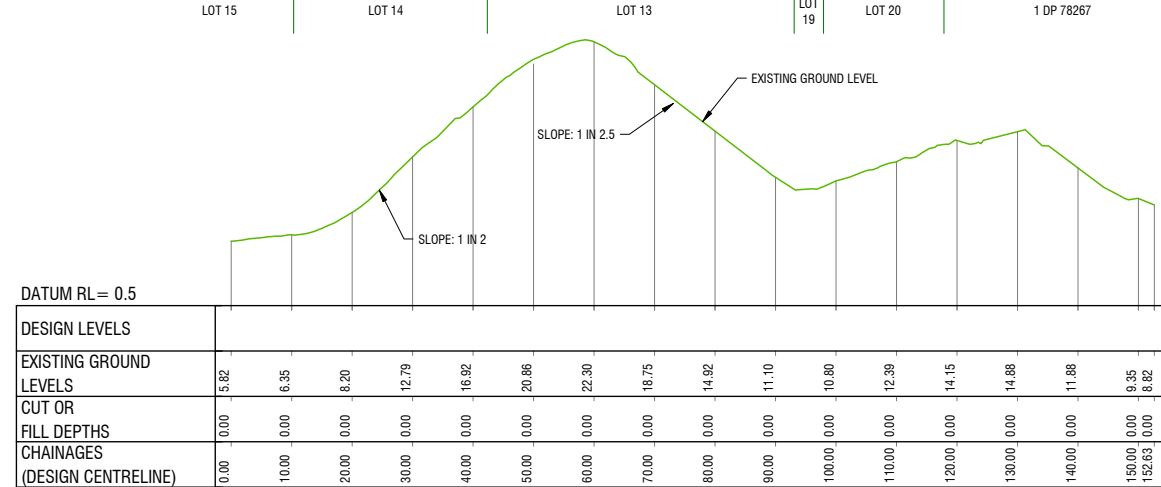
01 EW CROSS SECTION
SHT 4 HORIZONTAL SCALE: 1:500
VERTICAL SCALE 1:250



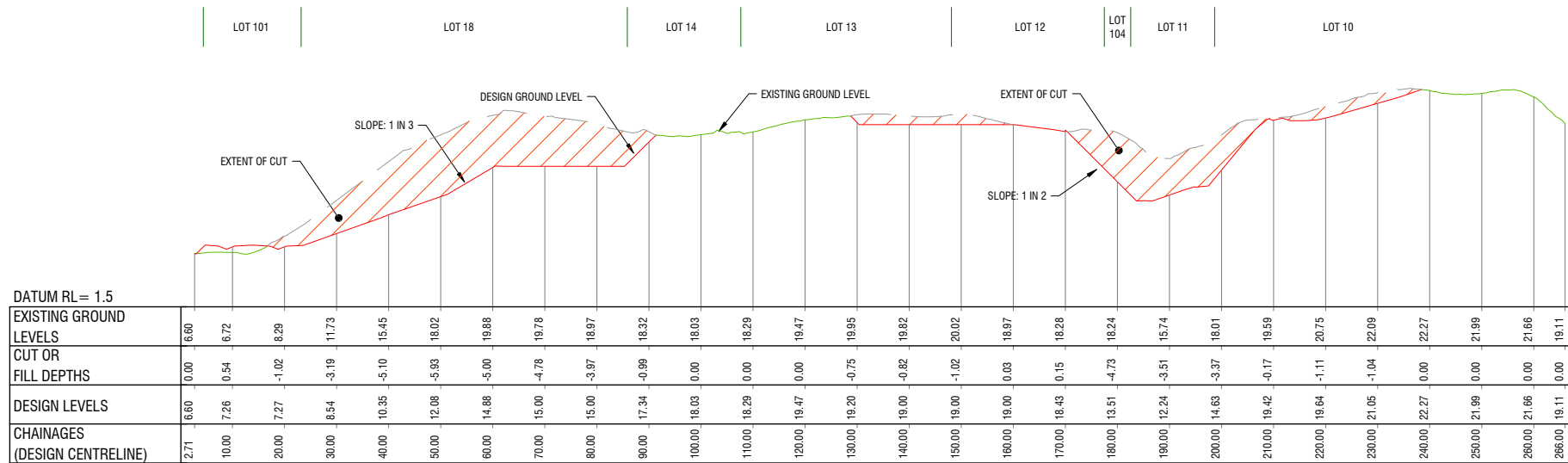
02 EW CROSS SECTION
SHT 4 HORIZONTAL SCALE: 1:500
VERTICAL SCALE 1:250



03 EW CROSS SECTION
SHT 4 HORIZONTAL SCALE: 1:500
VERTICAL SCALE 1:250



04 EW CROSS SECTION
SHT 4 HORIZONTAL SCALE: 1:500
VERTICAL SCALE 1:250



05 EW CROSS SECTION
SHT 4 HORIZONTAL SCALE: 1:500
VERTICAL SCALE 1:250

REVISION DETAILS		NAME	DATE
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O	DETAIL ADDED & PLANS COMPILED	JLG	05/22
P	LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q	LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R	UPDATED FOLLOWING CONFERRING	NHT	09/22

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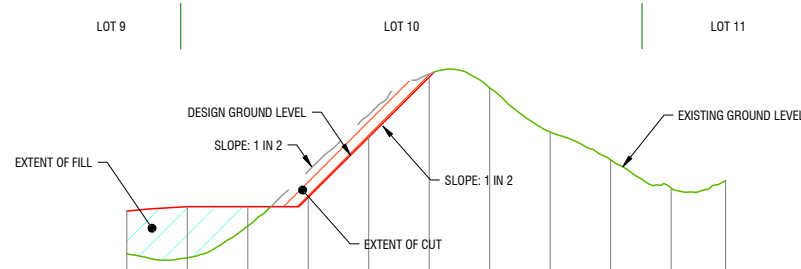
**SCHEME PLAN
EARTHWORKS
CROSS SECTIONS 01**

SCALE		REDUCED SCALE	
A1 - AS SHOWN		A3 - AS SHOWN	
NAME	DATE	DRAWING NUMBER	
FIELDWORK	NHT 07/19	22208 SCH1	
DESIGNED	NHT 11/20	SHEET 7 OF 21 SHEETS	
DRAWN	NHT 11/20	REVISION R	
CHECKED	NHT 11/20		

ISSUED



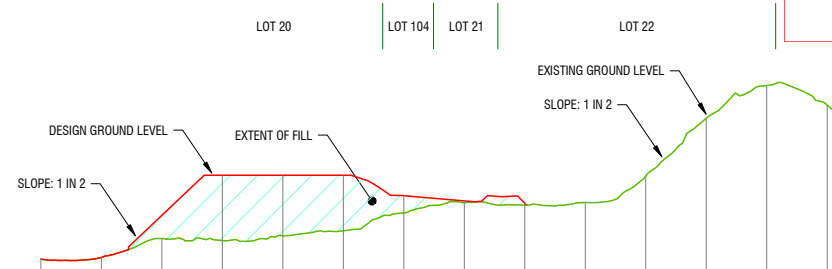
RM210147- FINAL APPROVED PLANS 02 NOVEMBER 2022



DATUM RL = 2.0

DESIGN LEVELS	11.34	11.70	11.70	12.47	17.45	22.42														
EXISTING GROUND LEVELS	7.81	7.47	10.11	14.65	19.28	22.67	21.52	17.88	15.58	13.24	13.86									
CUT OR FILL DEPTHS	3.53	4.23	1.59	-2.18	-1.83	-0.25	0.00	0.00	0.00	0.00	0.00									
CHAINAGES (DESIGN CENTRELINE)	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	99.00									

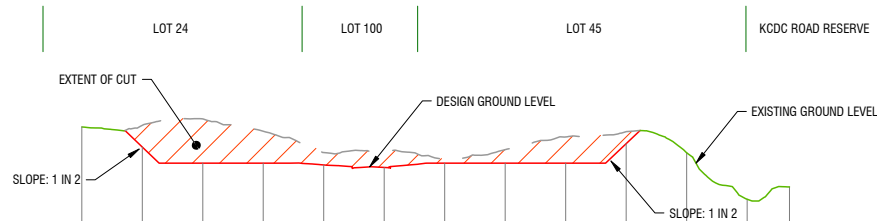
06 EW CROSS SECTION
SHT 5 HORIZONTAL SCALE: 1:500
VERTICAL SCALE 1:250



DATUM RL = 2.5

EXISTING GROUND LEVELS	7.87	8.01	9.57	9.40	9.81	10.21	11.69	12.53	12.32	12.55	14.75	19.50	22.22	20.58	19.44
CUT OR FILL DEPTHS	0.00	0.00	-0.08	5.40	4.99	4.59	1.42	0.15	0.17	0.00	0.00	0.00	0.00	0.00	0.00
DESIGN LEVELS			9.49	14.80	14.80	14.80	13.11	12.68	12.49						
CHAINAGES (DESIGN CENTRELINE)	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	100.00	110.00	120.00	130.00	132.52

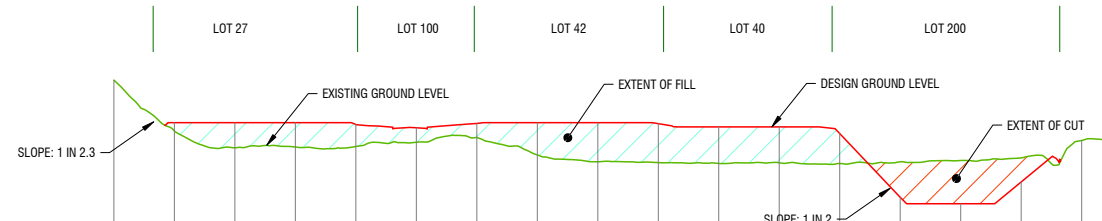
07 EW CROSS SECTION
SHT 5 HORIZONTAL SCALE: 1:500
VERTICAL SCALE 1:250



DATUM RL = 2.0

DESIGN LEVELS		11.88	10.55	10.55	10.40	10.19	10.55	10.55	10.55	12.16										
EXISTING GROUND LEVELS	13.54	13.68	14.21	13.19	11.43	11.61	11.06	11.67	12.72	13.15	11.42	7.57	8.58							
CUT OR FILL DEPTHS	0.00	-1.79	-3.66	-2.64	-1.03	-1.41	-0.50	-1.12	-2.17	-0.99	0.00	0.00	0.00							
CHAINAGES (DESIGN CENTRELINE)	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	100.00	110.00	117.00							

08 EW CROSS SECTION
SHT 6 HORIZONTAL SCALE: 1:500
VERTICAL SCALE 1:250



DATUM RL = -2.0

DESIGN LEVELS		9.90	9.90	9.90	9.75	9.47	9.84	9.90	9.90	9.82	9.55	9.55	9.00	3.73	3.20	5.00				
EXISTING GROUND LEVELS	13.41	9.22	7.82	7.88	7.94	8.28	8.67	7.23	6.67	6.60	6.53	6.58	6.52	6.66	6.77	6.99	8.43	8.57		
CUT OR FILL DEPTHS	0.00	0.68	2.08	2.02	1.81	1.20	1.16	2.67	3.23	3.22	3.02	2.97	2.47	-2.93	-3.57	-1.99	0.00	0.00		
CHAINAGES (DESIGN CENTRELINE)	0.00	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00	100.00	110.00	120.00	130.00	140.00	150.00	160.00	166.00		

09 EW CROSS SECTION
SHT 6 HORIZONTAL SCALE: 1:500
VERTICAL SCALE 1:250

REVISION DETAILS		NAME	DATE
N	LOTS REMOVED, BOUNDARIES AMENDED	NHT	04/22
O	DETAIL ADDED & PLANS COMPILED	JLG	05/22
P	LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q	LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R	UPDATED FOLLOWING CONFERRING	NHT	09/22

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**SCHEME PLAN
EARTHWORKS
CROSS SECTIONS 02**

SCALE A1 - AS SHOWN		REDUCED SCALE A3 - AS SHOWN	
NAME	DATE	DRAWING NUMBER	
NHT	07/19	22208 SCH1	
DESIGNED	11/20	SHEET 8 OF 21 SHEETS	
DRAWN	11/20	REVISION R	
CHECKED	11/20		

ISSUED

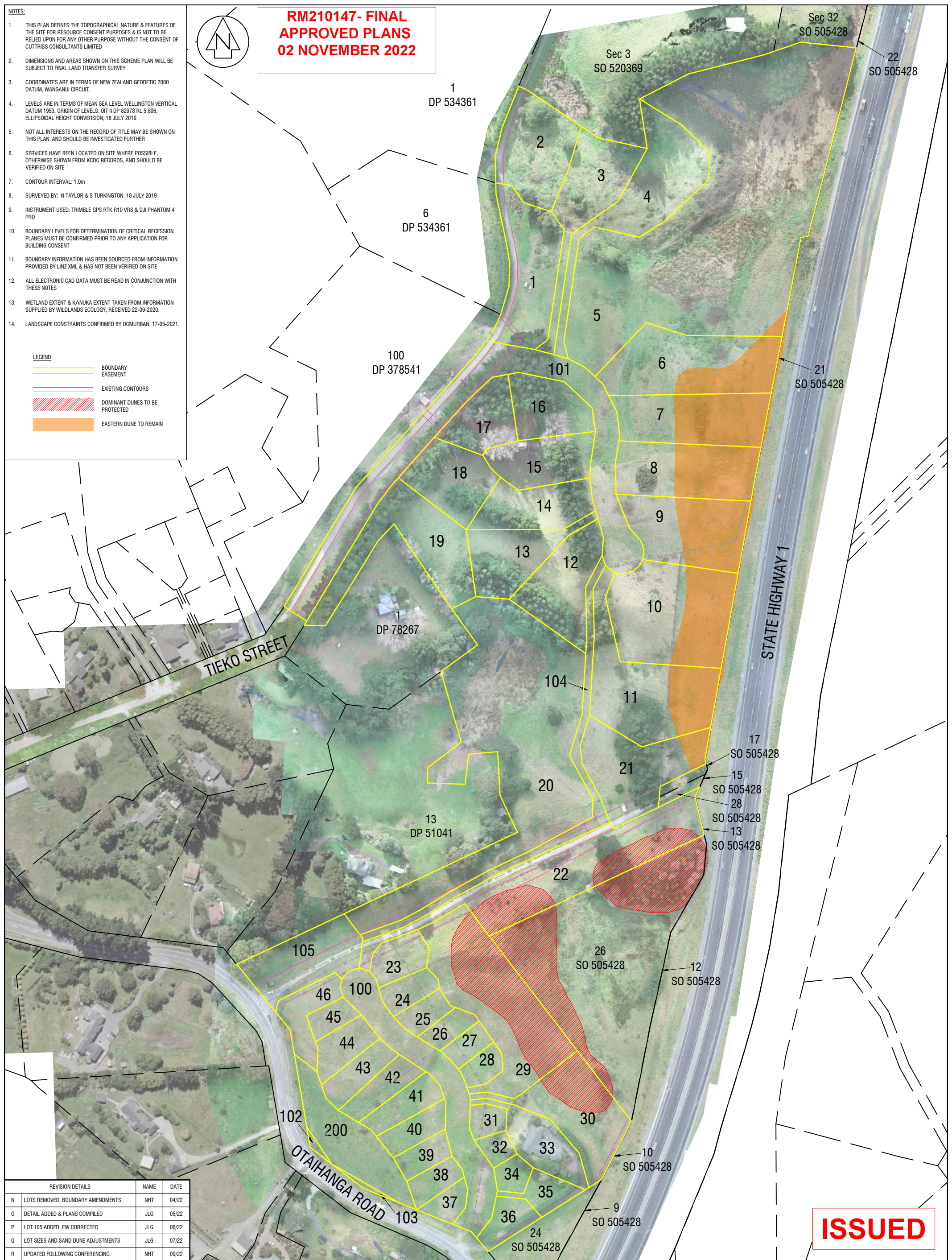
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 - LANDSCAPE CONSTRAINTS CONFIRMED BY DCMURBAN, 17-05-2021.



RM210147- FINAL APPROVED PLANS 02 NOVEMBER 2022

LEGEND

	BOUNDARY EASEMENT
	EXISTING CONTOURS
	DOMINANT DUNES TO BE PROTECTED
	EASTERN DUNE TO REMAIN



REVISION DETAILS	NAME	DATE
N LOTS REMOVED, BOUNDARY AMENDMENTS	NHT	04/22
O DETAIL ADDED & PLANS COMPILED	JLG	05/22
P LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R UPDATED FOLLOWING CONFERRING	NHT	09/22

ISSUED

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SCHEME PLAN - LANDSCAPE CONSTRAINTS

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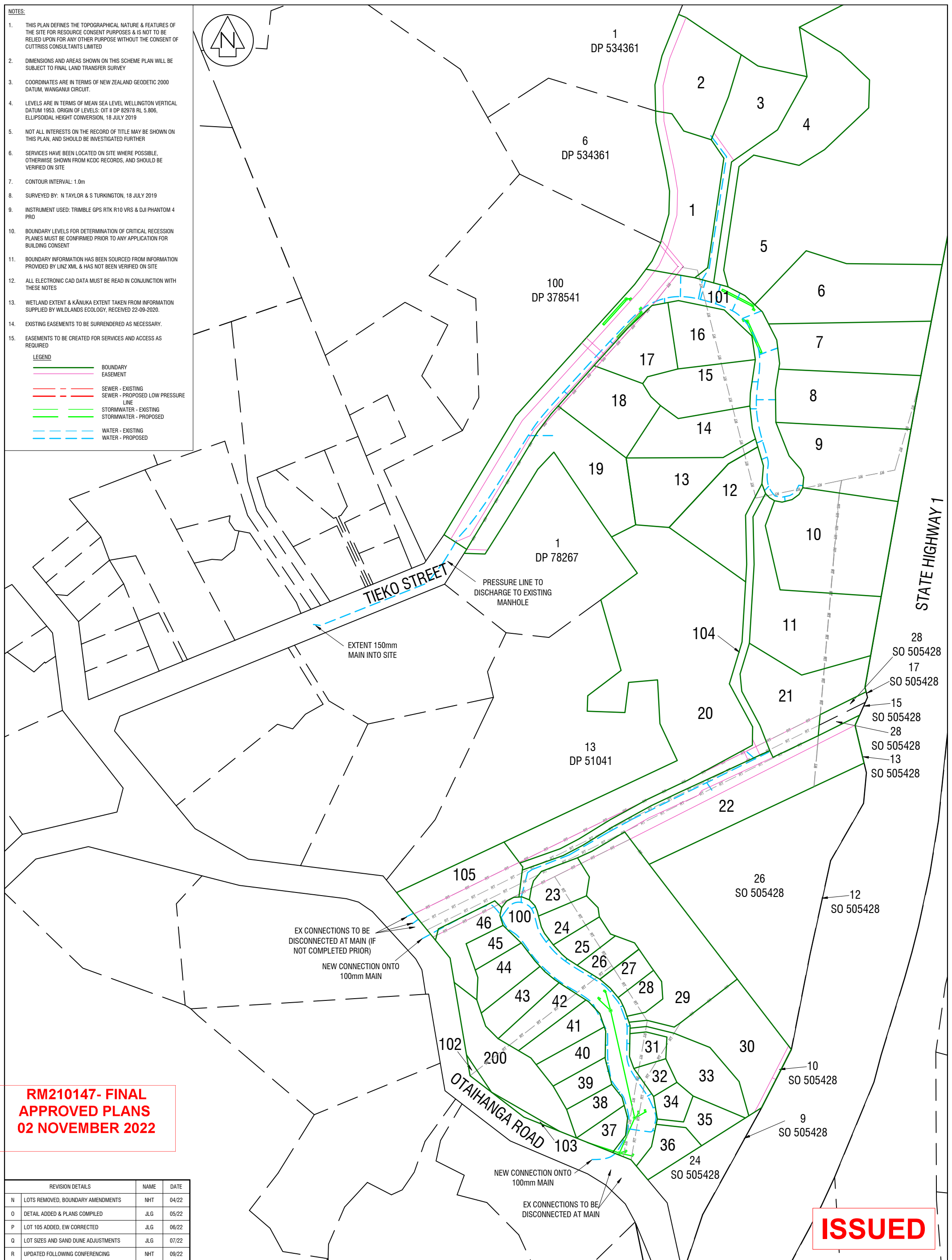
SCALE	A1 1:1250	REDUCED SCALE	A3-1:2500
FIELDWORK	NHT 07/19	DRAWING NUMBER	
DESIGNED	NHT 11/20	22208 SCH1	
DRAWN	NHT 11/20	SHEET	9 OF 21 SHEETS
CHECKED	NKT 11/20	REVISION	R

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 - EASEMENTS TO BE CREATED FOR SERVICES AND ACCESS AS REQUIRED



LEGEND

	BOUNDARY
	EASEMENT
	SEWER - EXISTING
	SEWER - PROPOSED LOW PRESSURE LINE
	STORMWATER - EXISTING
	STORMWATER - PROPOSED
	WATER - EXISTING
	WATER - PROPOSED



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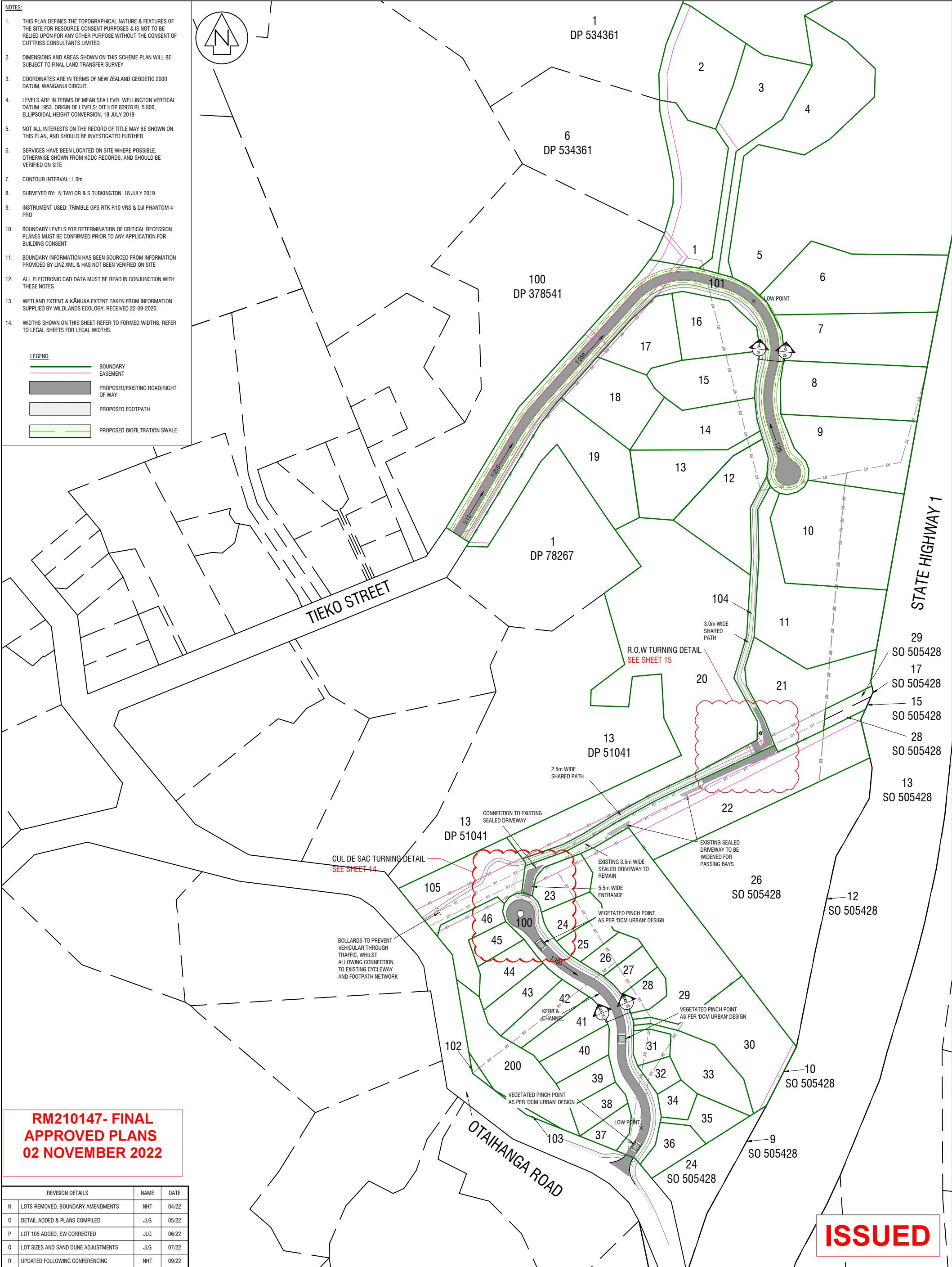
PROJECT
 PROPOSED SUBDIVISION
 PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971, SECS 25, 27 & 31 SO 505428, 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA
 SCHEME PLAN - SERVICES
 CLIENT
 MANSELL

SCALE A1 1:1250			REDUCED SCALE A3-1:2500		
FIELDWORK	NHT	07/19	DRAWING NUMBER 22208 SCH1		
DESIGNED	NHT	11/20	SHEET 12 OF 21 SHEETS		
DRAWN	NHT	11/20	REVISION	R	
CHECKED	NKT	11/20			

- NOTES:**
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 - DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
 - COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGANUI CIRCUIT.
 - LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: OIT II DP 82978 RL 5.806, ELLIPSOIDAL HEIGHT CONVERSION, 18 JULY 2019
 - NOT ALL INTERESTS ON THE RECORD OF TITLE MAY BE SHOWN ON THIS PLAN, AND SHOULD BE INVESTIGATED FURTHER
 - SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM KDCDC RECORDS, AND SHOULD BE VERIFIED ON SITE
 - CONTOUR INTERVAL: 1.0m
 - SURVEYED BY: N TAYLOR & S TURKINGTON, 18 JULY 2019
 - INSTRUMENT USED: TRIMBLE GPS RTK R10 VRS & DJI PHANTOM 4 PRO
 - BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECEPTION PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT
 - BOUNDARY INFORMATION HAS BEEN SOURCED FROM INFORMATION PROVIDED BY LINZ XML & HAS NOT BEEN VERIFIED ON SITE
 - ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES
 - WETLAND EXTENT & KĀNUKA EXTENT TAKEN FROM INFORMATION SUPPLIED BY WILDLANDS ECOLOGY, RECEIVED 22-09-2020.
 - WIDTHS SHOWN ON THIS SHEET REFER TO FORMED WIDTHS, REFER TO LEGAL SHEETS FOR LEGAL WIDTHS.



- LEGEND**
- BOUNDARY EASEMENT
 - PROPOSED/EXISTING ROAD/RIGHT OF WAY
 - PROPOSED FOOTPATH
 - PROPOSED BIOFILTRATION SWALE



RM210147- FINAL APPROVED PLANS 02 NOVEMBER 2022

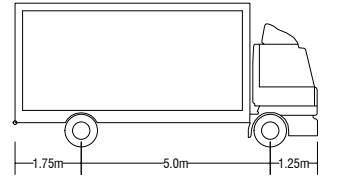
ISSUED

REVISION DETAILS	NAME	DATE
N LOTS REMOVED, BOUNDARY AMENDMENTS	NHT	04/22
O DETAIL ADDED & PLANS COMPILED	JLG	05/22
P LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R UPDATED FOLLOWING CONFERRING	NHT	09/22

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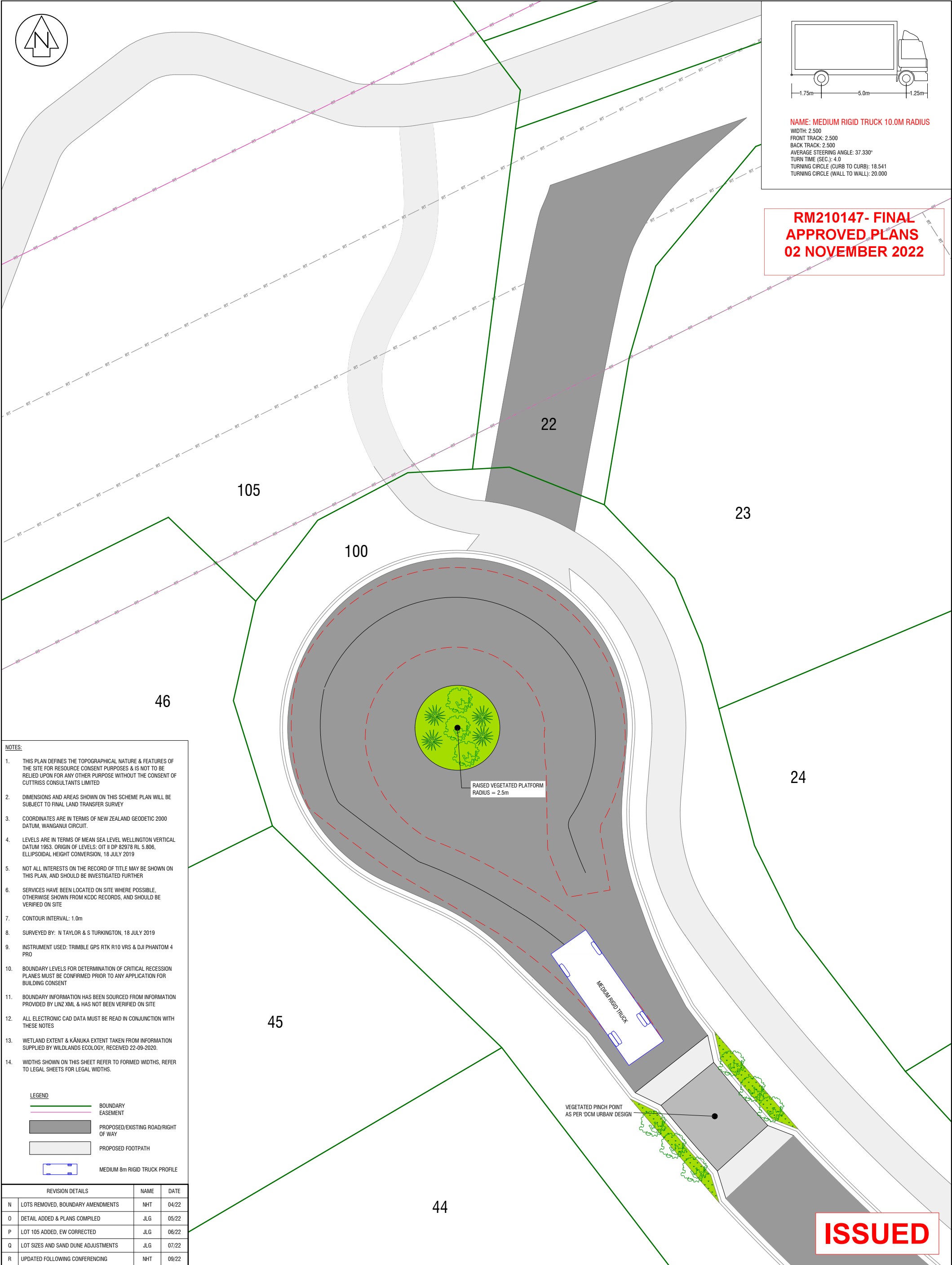
PROJECT
 PROPOSED SUBDIVISION
 PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971, SECS 25, 27 & 31 SO 505428, 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA
 SCHEME PLAN - ROADING
 CLIENT
 MANSELL

SCALE	NAME	DATE	DRAWING NUMBER
A1 1:1250	NHT	07/19	22208 SCH1
REDUCED SCALE A3-1:2500	NHT	11/20	SHEET 13 OF 21 SHEETS
	NHT	11/20	REVISION R
	NKT	11/20	



NAME: MEDIUM RIGID TRUCK 10.0M RADIUS
 WIDTH: 2.500
 FRONT TRACK: 2.500
 BACK TRACK: 2.500
 AVERAGE STEERING ANGLE: 37.330°
 TURN TIME (SEC): 4.0
 TURNING CIRCLE (CURB TO CURB): 18.541
 TURNING CIRCLE (WALL TO WALL): 20.000

**RM210147- FINAL
 APPROVED PLANS
 02 NOVEMBER 2022**



NOTES:

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7. CONTOUR INTERVAL: 1.0m
8. SURVEYED BY: N TAYLOR & S TURKINGTON, 18 JULY 2019
9. INSTRUMENT USED: TRIMBLE GPS RTK R10 VRS & DJI PHANTOM 4 PRO
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13. WETLAND EXTENT & KĀNIKA EXTENT TAKEN FROM INFORMATION SUPPLIED BY WILDLANDS ECOLOGY, RECEIVED 22-09-2020.
14. WIDTHS SHOWN ON THIS SHEET REFER TO FORMED WIDTHS, REFER TO LEGAL SHEETS FOR LEGAL WIDTHS.

LEGEND

	BOUNDARY
	EASEMENT
	PROPOSED/EXISTING ROAD/RIGHT OF WAY
	PROPOSED FOOTPATH
	MEDIUM 8m RIGID TRUCK PROFILE

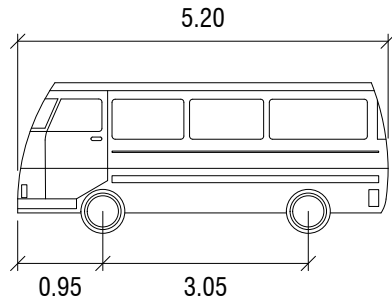
REVISION DETAILS	NAME	DATE
N LOTS REMOVED, BOUNDARY AMENDMENTS	NHT	04/22
O DETAIL ADDED & PLANS COMPILED	JLG	05/22
P LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R UPDATED FOLLOWING CONFERENCING	NHT	09/22

ISSUED



PROJECT
 PROPOSED SUBDIVISION
 PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971,
 SECS 25, 27 & 31 SO 505428, 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA
 CLIENT
MANSELL

SCALE	A1 1:100	REDUCED SCALE	A3-1:200
FIELDWORK	NHT 07/19	DESIGNED	NHT 11/20
DRAWN	NHT 11/20	CHECKED	NKT 11/20
DRAWING NUMBER		22208 SCH1	
SHEET 14 OF 21 SHEETS		REVISION R	



PASSENGER-VAN DETAILS

WIDTH : 1.94m
 TRACK : 1.84m
 LOCK TO LOCK TIME : 6.0
 STEERING ANGLE : 33.6



REVISION DETAILS		NAME	DATE
N	LOTS REMOVED, BOUNDARIES AMENDED	NHT	04/22
O	DETAIL ADDED & PLANS COMPILED	JLG	05/22
P	LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q	LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R	UPDATED FOLLOWING CONFERENCING	NHT	09/22

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LEGEND

	BOUNDARY
	EASEMENT
	FENCE
	VEHICLE PROFILE
	POST AND RAIL FENCE W/ REFLECTORS

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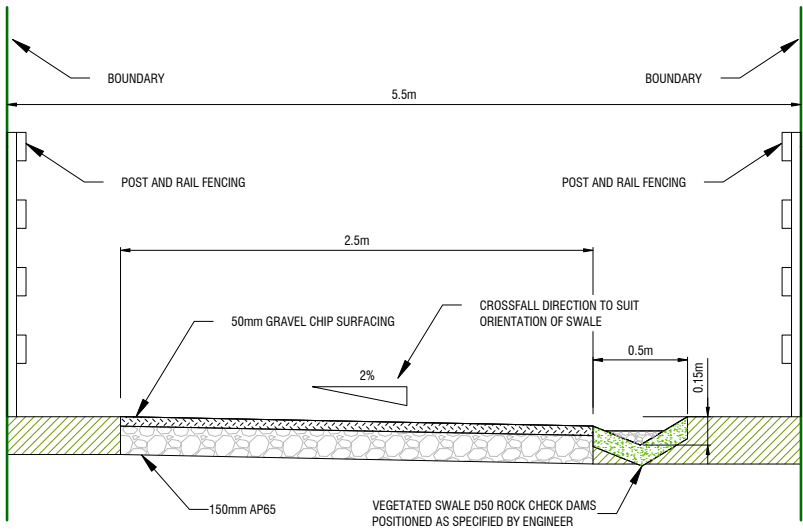
CLIENT
MANSELL

PROJECT
PROPOSED SUBDIVISION
 PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971, SECS 25, 27 & 31 SO 505428
 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA

**SCHEME PLAN
RIGHT OF WAY DETAIL**

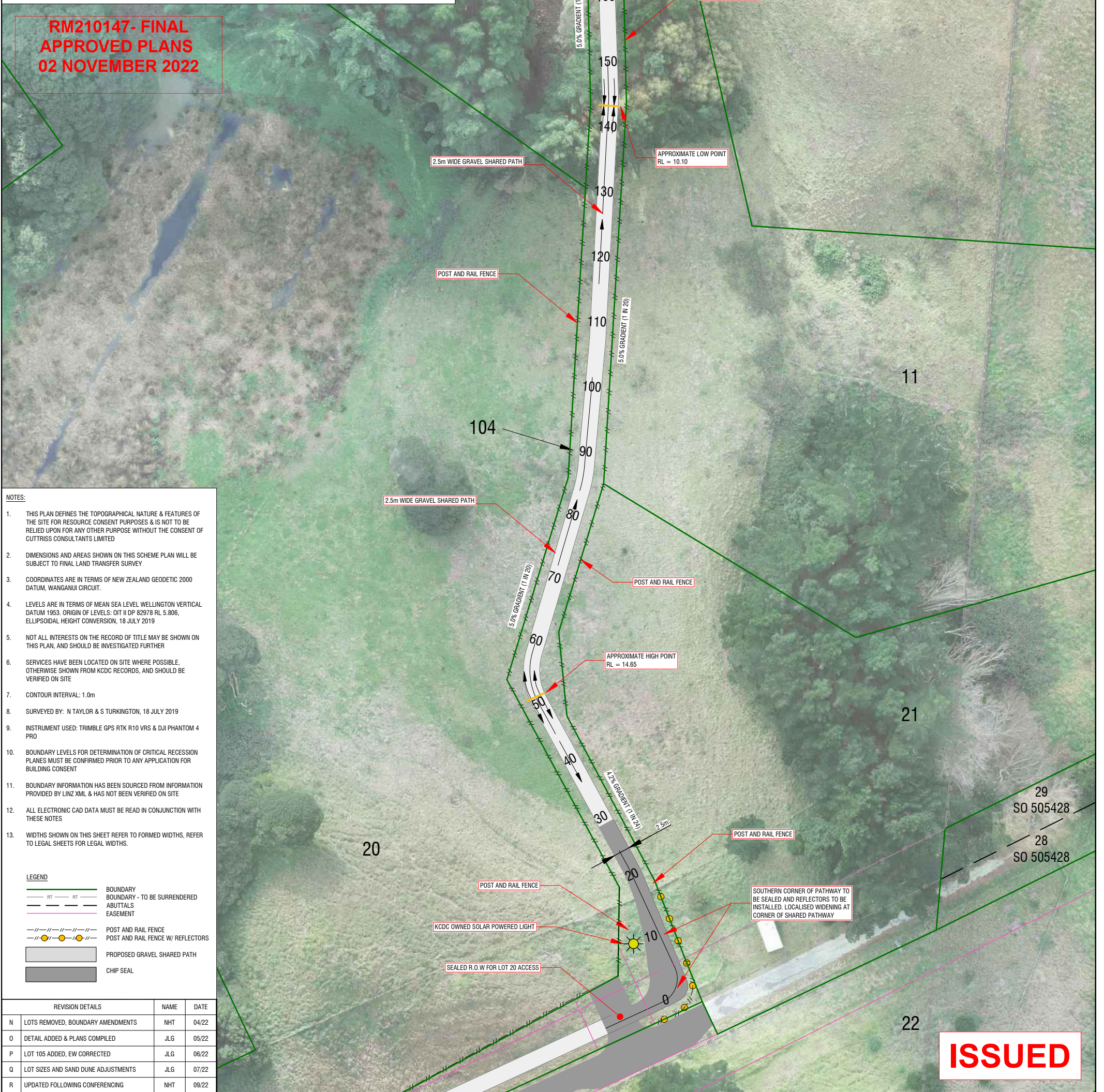
SCALE		REDUCED SCALE	
A1 - 1:100		A3 - 1:200	
NAME	DATE	DRAWING NUMBER	
FIELDWORK	NHT 07/19	22208 SCH1	
DESIGNED	NHT 11/20		
DRAWN	NHT 11/20	SHEET 15	OF 21 SHEETS
CHECKED	NKT 11/20	REVISION	R

ISSUED



SHARED PATHWAY - TYPICAL CROSS SECTION
(NOT TO SCALE)

RM210147- FINAL APPROVED PLANS 02 NOVEMBER 2022



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- SURVEYED BY: N TAYLOR & S TURKINGTON, 18 JULY 2019
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- WIDTHS SHOWN ON THIS SHEET REFER TO FORMED WIDTHS, REFER TO LEGAL SHEETS FOR LEGAL WIDTHS.

LEGEND

- BOUNDARY
- BOUNDARY - TO BE SURRENDERED
- ABUTTALS
- EASEMENT
- POST AND RAIL FENCE
- POST AND RAIL FENCE W/ REFLECTORS
- PROPOSED GRAVEL SHARED PATH
- CHIP SEAL

REVISION DETAILS	NAME	DATE
N LOTS REMOVED, BOUNDARY AMENDMENTS	NHT	04/22
O DETAIL ADDED & PLANS COMPILED	JLG	05/22
P LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R UPDATED FOLLOWING CONFERRING	NHT	09/22

ISSUED

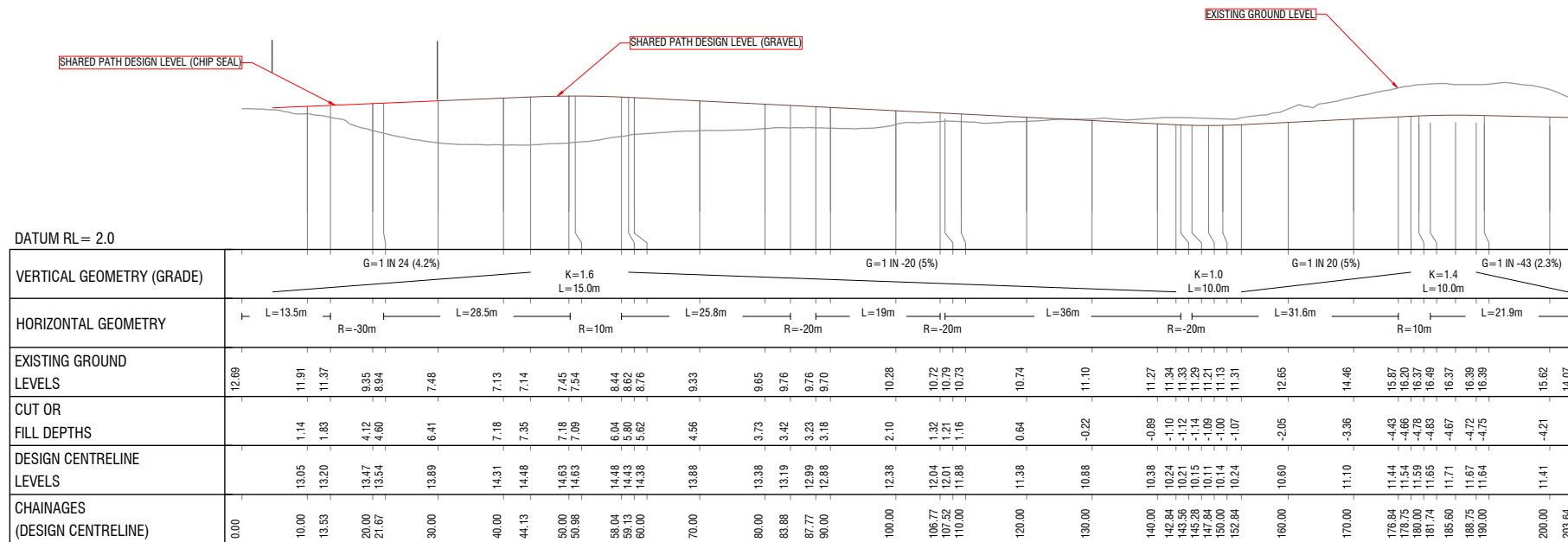


PROJECT
PROPOSED SUBDIVISION
 PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971, SECS 25, 27 & 31 SO 505428, 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA
SCHEME PLAN - SHARED PATH DETAIL

CLIENT
MANSELL

SCALE			REDUCED SCALE		
A1	1:300		A3	1:600	
FIELDWORK	NAME	DATE	DRAWING NUMBER		
NHT	NHT	07/19	22208 SCH1		
DESIGNED	NAME	DATE	SHEET	OF	SHEETS
NHT	NHT	11/20			
DRAWN	NAME	DATE	REVISION		R
NHT	NHT	11/20			
CHECKED	NAME	DATE			
NKT	NKT	11/20			

**RM210147- FINAL
APPROVED PLANS
02 NOVEMBER 2022**



SHARED PATH LONGSECTION
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:500

REVISION DETAILS		NAME	DATE
N	LOTS REMOVED, BOUNDARIES AMENDED	NHT	04/22
O	DETAIL ADDED & PLANS COMPILED	JLG	05/22
P	LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q	LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R	UPDATED FOLLOWING CONFERENCING	NHT	09/22

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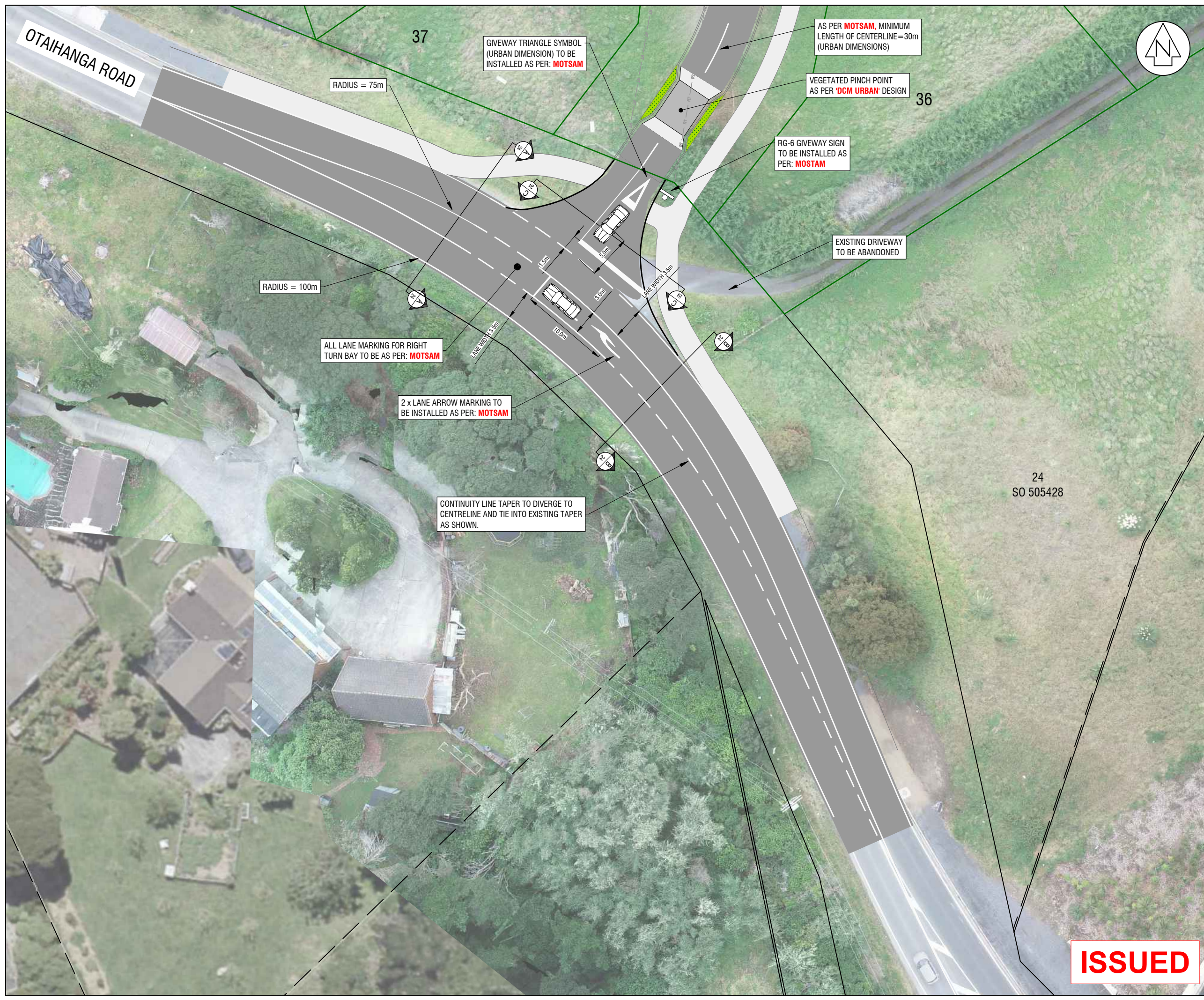
CLIENT
MANSELL

PROJECT
PROPOSED SUBDIVISION
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131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA

**SCHEME PLAN
SHARED PATH
LONGSECTION**

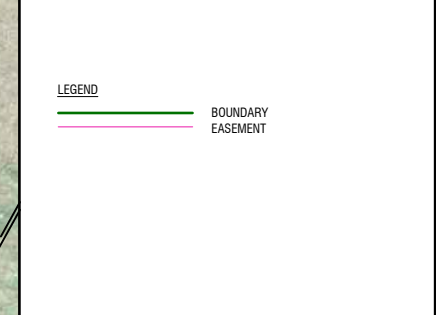
SCALE A1 - 1:500		REDUCED SCALE A3 - 1:1000	
NAME	DATE	DRAWING NUMBER	
FIELDWORK	NHT 07/19	22208 SCH1	
DESIGNED	NHT 11/20	SHEET 17 OF 21 SHEETS	
DRAWN	NHT 11/20	REVISION	
CHECKED	NKT 11/20	R	

ISSUED



REVISION DETAILS		NAME	DATE
N	LOTS REMOVED, BOUNDARIES AMENDED	NHT	04/22
O	DETAIL ADDED & PLANS COMPILED	JLG	05/22
P	LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q	LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R	UPDATED FOLLOWING CONFERENCING	NHT	09/22

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 PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971, SECS 25, 27 & 31 SO 505428
 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA

SCHEME PLAN OTAIHANGA ROAD INTERSECTION DETAIL

SCALE A1 - 1:200		REDUCED SCALE A3 - 1:400	
NAME	DATE	DRAWING NUMBER	
FIELDWORK NHT	07/19	22208 SCH1	
DESIGNED NHT	11/20	SHEET 18 OF 21 SHEETS	
DRAWN NHT	11/20	REVISION R	
CHECKED NKT	11/20		

ISSUED



REVISION DETAILS		NAME	DATE
N	LOTS REMOVED, BOUNDARIES AMENDED	NHT	04/22
O	DETAIL ADDED & PLANS COMPILED	JLG	05/22
P	LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q	LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R	UPDATED FOLLOWING CONFERENCING	NHT	09/22

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LEGEND

	BOUNDARY
	EASEMENT
	SIGHTLINES - TURNING OUT

RM210147- FINAL APPROVED PLANS 02 NOVEMBER 2022

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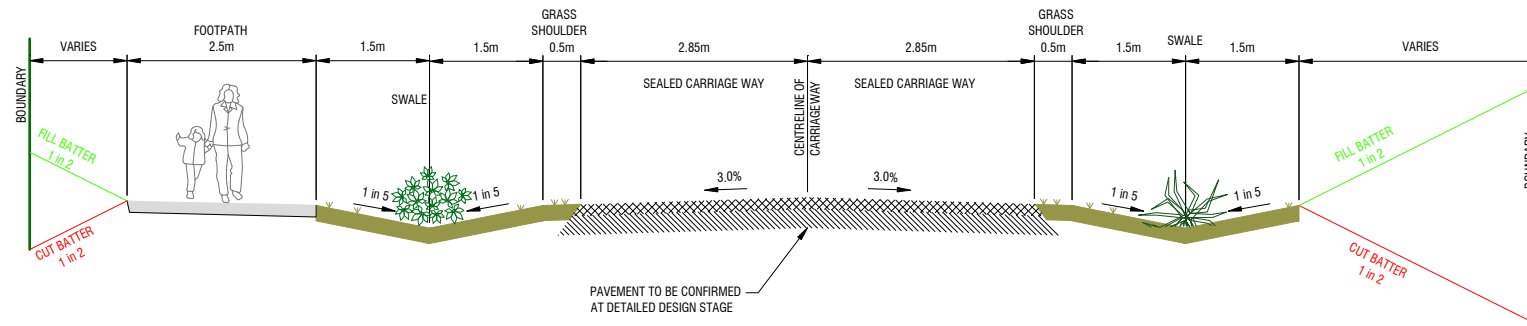
SCHEME PLAN OTAIHANGA ROAD SIGHT LINE DETAIL

SCALE **A1 - 1:400** REDUCED SCALE **A3 - 1:800**

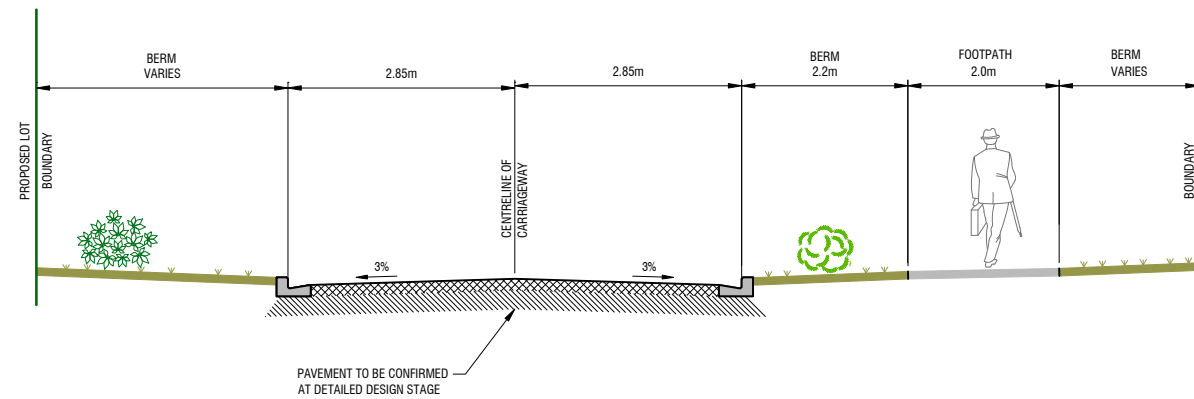
NAME	DATE	DRAWING NUMBER
FIELDWORK	NHT 07/19	22208 SCH1
DESIGNED	NHT 11/20	
DRAWN	NHT 11/20	SHEET 19 OF 21 SHEETS
CHECKED	NKT 11/20	REVISION R

ISSUED

**RM210147- FINAL
APPROVED PLANS
02 NOVEMBER 2022**



A TYPICAL ROAD CROSS SECTION - SWALE
SHT 13 1:50 (1:100 @ A3)



B TYPICAL ROAD CROSS SECTION - KERB & CHANNEL
SHT 13 1:50 (1:100 @ A3)

REVISION DETAILS		NAME	DATE
N	LOTS REMOVED, BOUNDARIES AMENDED	NHT	04/22
O	DETAIL ADDED & PLANS COMPILED	JLG	05/22
P	LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q	LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R	UPDATED FOLLOWING CONFERENCING	NHT	09/22

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 - CONTOUR INTERVAL: 1.0m
 - SURVEYED BY: N TAYLOR & S TURKINGTON, 18 JULY 2019
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 - PLANTING DETAIL TO BE CONFIRMED BY LANDSCAPE ARCHITECT

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**SCHEME PLAN
TYPICAL ROAD
CROSS SECTIONS**

SCALE		REDUCED SCALE	
A1 - 1:50		A3 - 1:100	
NAME	DATE	DRAWING NUMBER	
FIELDWORK	NHT 07/19	22208 SCH1	
DESIGNED	NHT 11/20	SHEET 21 OF 21 SHEETS	
DRAWN	NHT 11/20	REVISION	
CHECKED	NKT 11/20	R	

ISSUED



LEGEND

- A** A 10m wide landscape strip is proposed along the northern edge of the constructed wetland overlapping in the private lots. Three rows of planting are proposed consisting of species: Titoki, kanuka, pittosporum eugenioides and flax (see palette)
- B** Existing kanuka trees along Otaihangia Road will be retained and supplemented with additional kanuka plantings at 3m centres. Totara trees are also proposed along this frontage.
- C** No build area - Existing topography and vegetation will be protected to screen views into the site and retain a degree of natural character. The dune will be extended in length, shaped to marry in with the existing landform and to appear natural. Fencing in this area is to be post and wire only. Refer to engineer's drawing for the exact location.
- D** Fencing is limited to open style treatments to retain an open character characterised by landscape planting.
 - - Post and rail fence + hedge
 - - Post and wire fence
- E** Vegetated pinch points to slow traffic and provide amenity
- F** Pockets of native planting are proposed on private lots, consisting of kanuka, libertia and flax species.
 - F1 - 9m² plant bed, 3 kanuka trees underplanted with libertia and flaxes
 - F2 - 16m² plant bed, 1 totara tree + 3 kanuka trees underplanted with libertia and flaxes.
- G** 2m wide berm planted with native grasses to reduce maintenance

**FINAL APPROVED PLANS
RM210147
2 NOVEMBER 2022**

A. LANDSCAPE CONCEPT PLAN (1:750 @ A3)

Note: Refer to engineer's plan for exact locations

client / project name: MANSELL / OTAIHANGIA ESTATES
 drawing name: **LANDSCAPE CONCEPT PLAN**
 designed by: Dave Compton Moen
 Drawn by: Jeremy Ross
 original issue date: 5 APRIL 2022
 scales: 1:750

revision no:	amendment:
A	COUNCIL RFI - ADDENDUM
B	POST CONFERRING DESIGN
C	POST MEETING WITH ROBIN SIMPSON
D	REMOVAL OF +5.5.M ANNOTATION

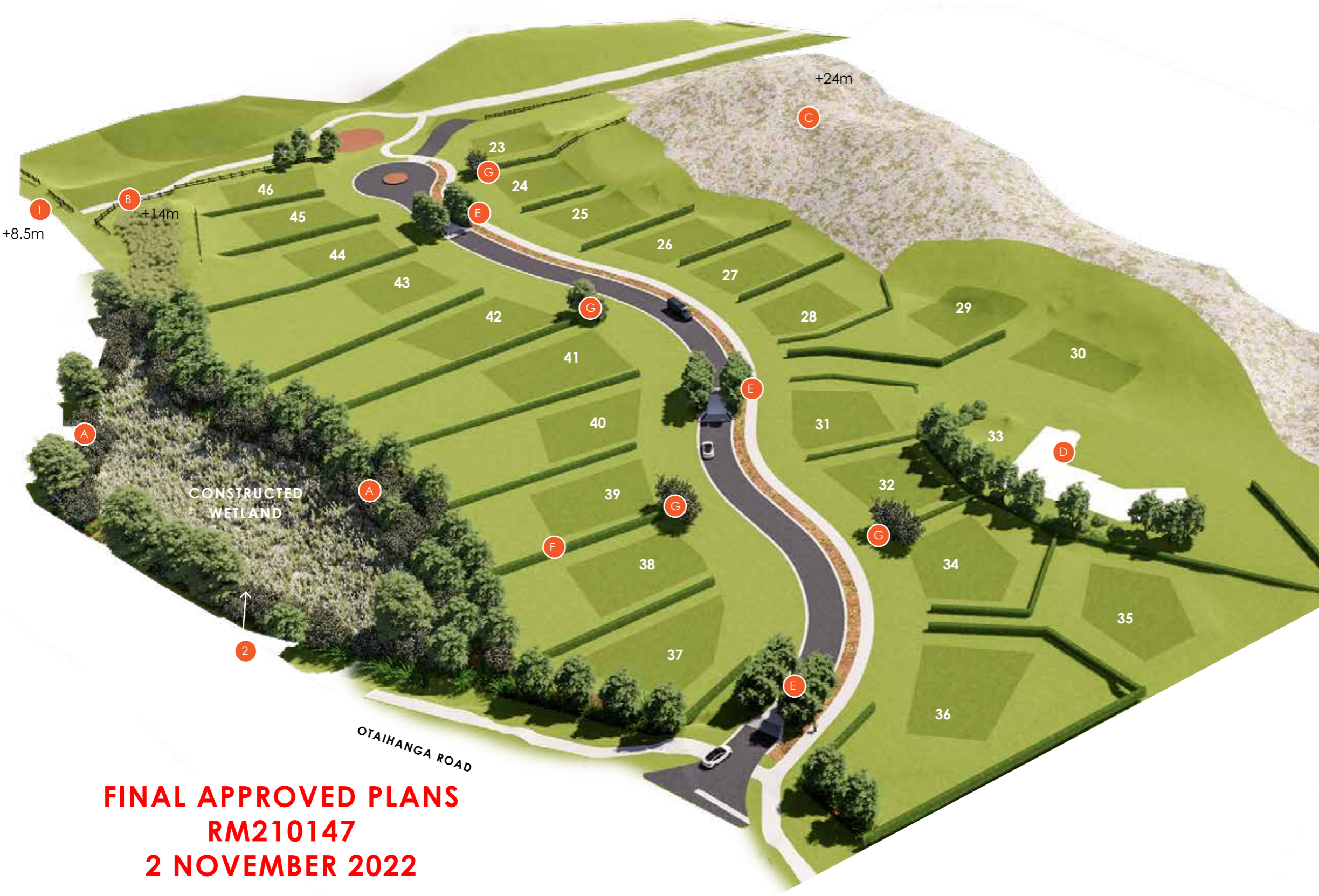
approved	date
DCM	05/04/2022
DCM	01/07/2022
DCM	02/07/2022
DCM	06/07/2022



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project no / drawing no: **2020_142/LA/001** revision: **D**



LEGEND

- A** VIEWS INTO THE SITE FROM OTAIHANGA ROAD WILL BE SCREENED/SOFTEN BY EXISTING KANUKA PLANTINGS COMBINED WITH ADDITIONAL PLANTINGS ON THE ROAD EDGE AND ON THE NORTHERN EDGE OF THE CONSTRUCTED WETLAND/ SOUTHERN EDGE OF LOTS 38-44
- B** THE RETENTION OF THE EXISTING LANDFORM AND VEGETATION ON THE CORNER OF THE RESERVE AND LOT 47 WILL SCREEN THE MAJORITY OF VIEWS FROM THE WEST INTO THE SITE
- C** THE EXISTING TOPOGRAPHY AT THE REAR OF LOTS 23-28 (WITHIN LOT 29) WILL BE RETAINED TO ENSURE THE EXISTING DUNE-CHARACTER IS MAINTAINED, PROVIDING A BREAK BETWEEN THE PROPOSAL AND THE EXPRESSWAY. NO ADDITIONAL PLANTING IS PROPOSED IN THIS LOCATION.
- D** LOT 33 CONTAINS AN EXISTING HOUSE AND VEGETATION WHICH WILL BE RETAINED
- E** PINCH POINTS AND NATIVE CLUMP PLANTINGS HAVE BEEN INCORPORATED INTO THE ROAD RESERVE AS TRAFFIC CALMING MEASURES AND TO PROVIDE AMENITY.
- F** FENCING IS RESTRICTED TO OPEN STYLE FENCES NO HIGHER THAN 1200MM WITH HEDGE PLANTING BETWEEN PROPERTIES. NO FENCING IS PROPOSED IN FRONT YARDS TO CREATE AN OPEN, SPACIOUS FEEL TO THE DEVELOPMENT.
- G** ADDITIONAL PLANTING IS PROPOSED ON PRIVATE LOTS

**FINAL APPROVED PLANS
RM210147
2 NOVEMBER 2022**

A. ELEVATED PERSPECTIVE (NTS)

client / project name: MANSELL / OTAIHANGA ESTATES
drawing name: **ELEVATED PERSPECTIVE**
designed by: Dave Compton Moen
Drawn by: Jeremy Ross
original issue date: 5 APRIL 2022
scales: NTS

revision no:	amendment:	approved	date
A	COUNCIL RFI - ADDENDUM	DCM	05/04/2022
B	POST CONFERENCING DESIGN	DCM	01/07/2022
C	POST MEETING WITH ROBIN SIMPSON	DCM	02/07/2022
D	REMOVAL OF +5.5.M ANNOTATION	DCM	06/07/2022

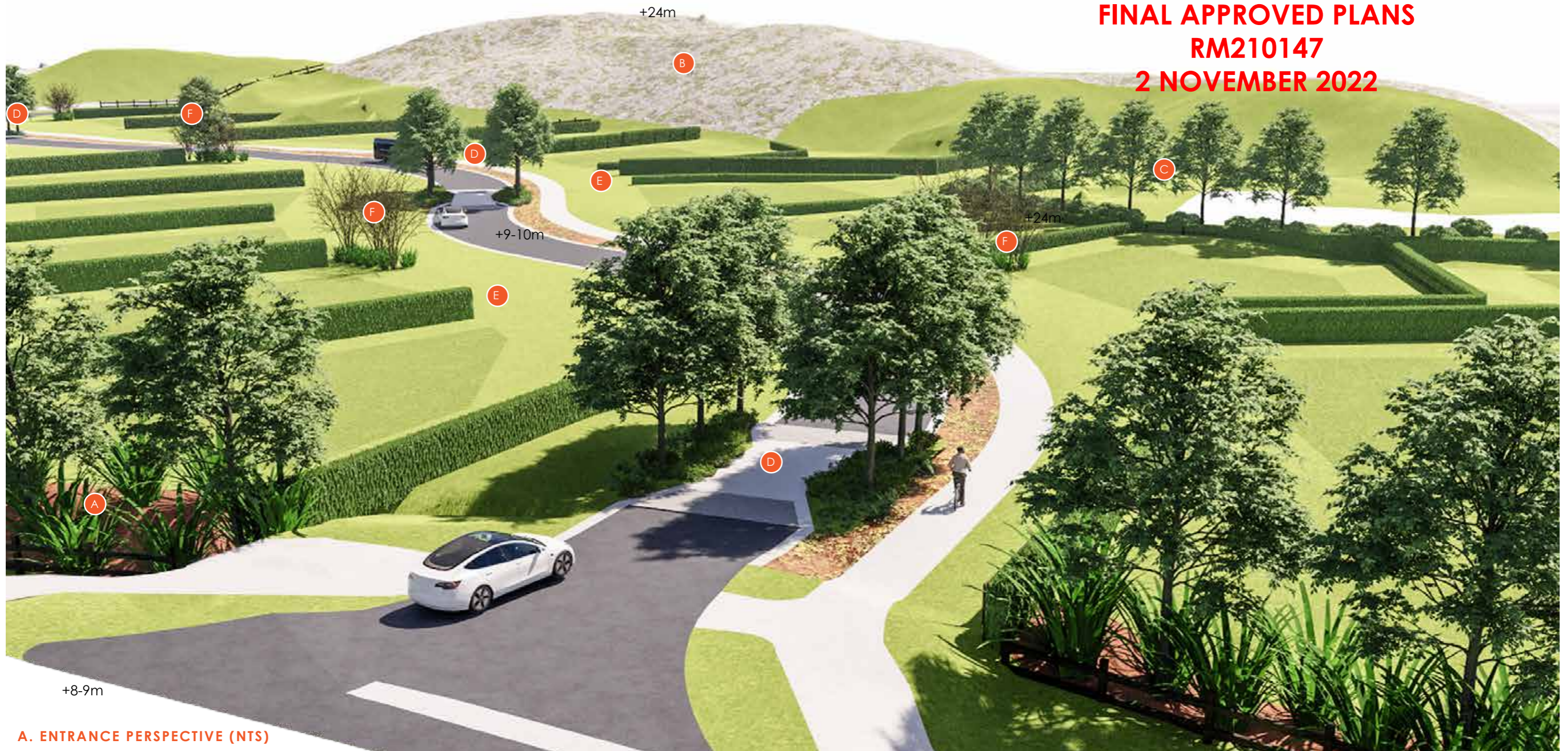


REGISTERED LANDSCAPE ARCHITECT



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**FINAL APPROVED PLANS
RM210147
2 NOVEMBER 2022**



A. ENTRANCE PERSPECTIVE (NTS)

LEGEND

- A** VIEWS INTO THE SITE FROM OTAIHANGA ROAD WILL BE SCREENED/SOFTEN BY EXISTING KANUKA PLANTINGS COMBINED WITH ADDITIONAL PLANTINGS ON THE ROAD EDGE AND ON THE NORTHERN EDGE OF THE CONSTRUCTED WETLAND, SEE PALETTE ON FIGURE 7)
- B** THE EXISTING TOPOGRAPHY AT THE REAR OF LOTS 23-28 (WITHIN LOT 29) WILL BE RETAINED TO ENSURE THE EXISTING DUNE-CHARACTER IS MAINTAINED, PROVIDING A BREAK BETWEEN THE PROPOSAL AND THE EXPRESSWAY. NO ADDITIONAL PLANTING IS PROPOSED IN THIS LOCATION.
- C** LOT 33 CONTAINS AN EXISTING HOUSE AND VEGETATION WHICH WILL BE RETAINED
- D** PINCH POINTS AND NATIVE CLUMP PLANTINGS HAVE BEEN INCORPORATED INTO THE ROAD RESERVE AS TRAFFIC CALMING MEASURES AND TO PROVIDE AMENITY (REFER TO FIGURE 6)
- E** FENCING IS RESTRICTED TO OPEN STYLE FENCES NO HIGHER THAN 1200MM WITH HEDGE PLANTING BETWEEN PROPERTIES. NO FENCING IS PROPOSED IN FRONT YARDS TO CREATE AN OPEN, SPACIOUS FEEL TO THE DEVELOPMENT.
- F** ADDITIONAL PLANTING IS PROPOSED ON PRIVATE LOTS

client / project name: MANSELL / OTAIHANGA ESTATES
drawing name: **ENTRANCE PERSPECTIVE**
designed by: Dave Compton Moen
Drawn by: Jeremy Ross
original issue date: 5 APRIL 2022
scales: NTS

revision no: **amendment:**
A COUNCIL RFI - ADDENDUM
B POST CONFERENCING DESIGN
C POST MEETING WITH ROBIN SIMPSON
D REMOVAL OF +5.5.M ANNOTATION

approved **date**
DCM 05/04/2022
DCM 01/07/2022
DCM 02/07/2022
DCM 06/07/2022



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project no / drawing no: **2020_142/LA/003**

revision: **D**



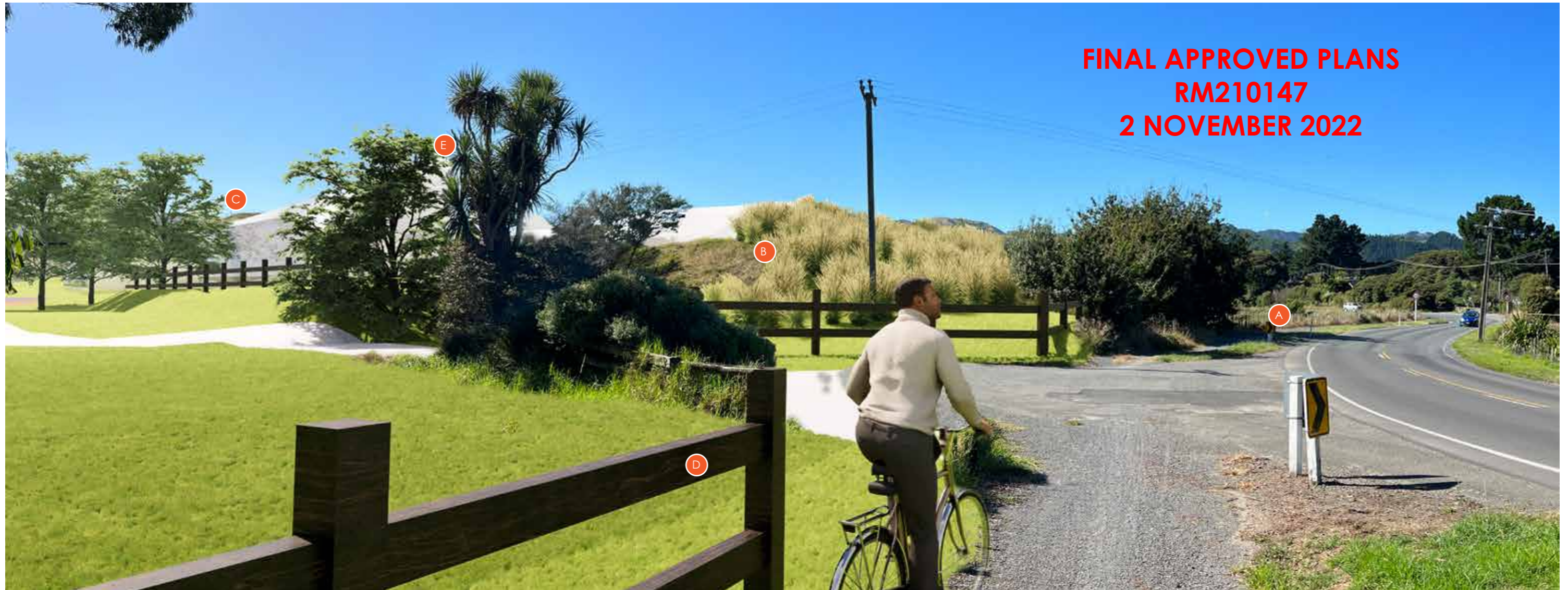
A. EXISTING VIEW



B. ILLUSTRATION GENERATED FROM SKETCHUP MODEL USING ENSCAPE

LEGEND

- A** VIEWS INTO THE SITE FROM OTAIHANGA ROAD WILL BE SCREENED/SOFTEN BY EXISTING KANUKA PLANTINGS COMBINED WITH ADDITIONAL PLANTINGS ON THE ROAD EDGE AND ON THE NORTHERN EDGE OF THE CONSTRUCTED WETLAND
- B** THE RETENTION OF THE EXISTING LANDFORM AND VEGETATION ON THE CORNER OF THE RESERVE AND LOT 47 WILL SCREEN THE MAJORITY OF VIEWS FROM THE WEST INTO THE SITE
- C** THE EXISTING TOPOGRAPHY AT THE REAR OF LOTS 23-28 (WITHIN LOT 29) WILL BE RETAINED TO ENSURE THE EXISTING DUNE-CHARACTER IS MAINTAINED, PROVIDING A BREAK BETWEEN THE PROPOSAL AND THE EXPRESSWAY. NO ADDITIONAL PLANTING IS PROPOSED IN THIS LOCATION.
- D** FENCING IS RESTRICTED TO OPEN STYLE FENCES NO HIGHER THAN 1200MM TO CREATE AN OPEN, SPACIOUS FEEL TO THE DEVELOPMENT.
- E** INDICATIVE ONLY - BUILDING ENVELOPES



**FINAL APPROVED PLANS
RM210147
2 NOVEMBER 2022**

C. PHOTO-ILLUSTRATION DEVELOPED FROM MODEL AND PHOTOSHOP COMBINING (A) AND (B) ABOVE

PHOTO SIMULATION 1 FROM OTAIHANGA ROAD LOOKING EAST

client / project name: MANSELL / OTAIHANGA ESTATES
drawing name: **PHOTO SIMULATION 1**
designed by: Dave Compton Moen
Drawn by: Jeremy Ross
original issue date: 5 APRIL 2022
scales: NTS

revision no: **amendment:**
A COUNCIL RFI - ADDENDUM
B POST CONFERENCING DESIGN
C POST MEETING WITH ROBIN SIMPSON
D REMOVAL OF +5.5M ANNOTATION

approved **date**
DCM 05/04/2022
DCM 01/07/2022
DCM 02/07/2022
DCM 06/07/2022



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A. EXISTING VIEW



B. ILLUSTRATION GENERATED FROM SKETCHUP MODEL USING ENSCAPE

LEGEND

- A** VIEWS INTO THE SITE FROM OTAIHANGA ROAD WILL BE SCREENED/SOFTEN BY EXISTING KANUKA PLANTINGS COMBINED WITH ADDITIONAL PLANTINGS ON THE ROAD EDGE AND ON THE NORTHERN EDGE OF THE CONSTRUCTED WETLAND AND WITHIN THE PRIVATE LOTS
- B** THE EXISTING TOPOGRAPHY AT THE REAR OF LOTS 23-28 (WITHIN LOT 29) WILL BE RETAINED TO ENSURE THE EXISTING DUNE-CHARACTER IS MAINTAINED, PROVIDING A BREAK BETWEEN THE PROPOSAL AND THE EXPRESSWAY. NO ADDITIONAL PLANTING IS PROPOSED IN THIS LOCATION (NOT VISIBLE).
- C** FENCING IS RESTRICTED TO OPEN STYLE FENCES NO HIGHER THAN 1200MM WITH HEDGE PLANTING BETWEEN PROPERTIES. NO FENCING IS PROPOSED IN FRONT YARDS TO CREATE AN OPEN, SPACIOUS FEEL TO THE DEVELOPMENT.
- D** THE CONSTRUCTED WETLAND PROVIDES A HIGH AMENITY BUFFER BETWEEN THE DEVELOPMENT AND OTAIHANGA ROAD



**FINAL APPROVED PLANS
RM210147
2 NOVEMBER 2022**

C. PHOTO-ILLUSTRATION DEVELOPED FROM MODEL AND PHOTOSHOP COMBINING (A) AND (B) ABOVE

PHOTO SIMULATION 2 FROM OTAIHANGA ROAD LOOKING NORTH

client / project name: MANSELL / OTAIHANGA ESTATES
drawing name: **PHOTO SIMULATION 2**
designed by: Dave Compton Moen
Drawn by: Jeremy Ross
original issue date: 5 APRIL 2022
scales: NTS

revision no:	amendment:	approved	date
A	COUNCIL RFI - ADDENDUM	DCM	05/04/2022
B	POST CONFERENCING DESIGN	DCM	01/07/2022
C	POST MEETING WITH ROBIN SIMPSON	DCM	02/07/2022
D	REMOVAL OF +5.5M ANNOTATION	DCM	06/07/2022



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project no / drawing no: **2020_142/LA/005**

revision: **D**

**FINAL APPROVED PLANS
RM210147
2 NOVEMBER 2022**



LEGEND

- A** THE 4M WIDE PINCH POINTS RESTRICT VEHICLE ACCESS TO ONE VEHICLE AT A TIME
- B** PLANTING IS A MIX OF LOW GROWING NATIVE GROUNDCOVERS AND KANUKA TREES WITH A 'CLEAN' STEM UP TO 2.0M IN HEIGHT. THIS IS TO ENSURE VISIBILITY IS MAINTAINED.

A. STREET 'PINCH POINT' / TRAFFIC CALMING

client / project name: MANSELL / OTAIHANGA ESTATES
drawing name: **STREET PINCH POINT**
designed by: Dave Compton Moen
Drawn by: Jeremy Ross
original issue date: 5 APRIL 2022
scales: 1:750

revision no:	amendment:	approved	date
A	COUNCIL RFI - ADDENDUM	DCM	05/04/2022
B	POST CONFERENCING DESIGN	DCM	01/07/2022
C	POST MEETING WITH ROBIN SIMPSON	DCM	02/07/2022
D	REMOVAL OF +5.5.M ANNOTATION	DCM	06/07/2022



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project no / drawing no: **2020_142/LA/006**

revision: **D**

FINAL APPROVED PLANS RM210147

2 NOVEMBER 2022

A. SPECIMEN TREES (STREET AND RESERVE)

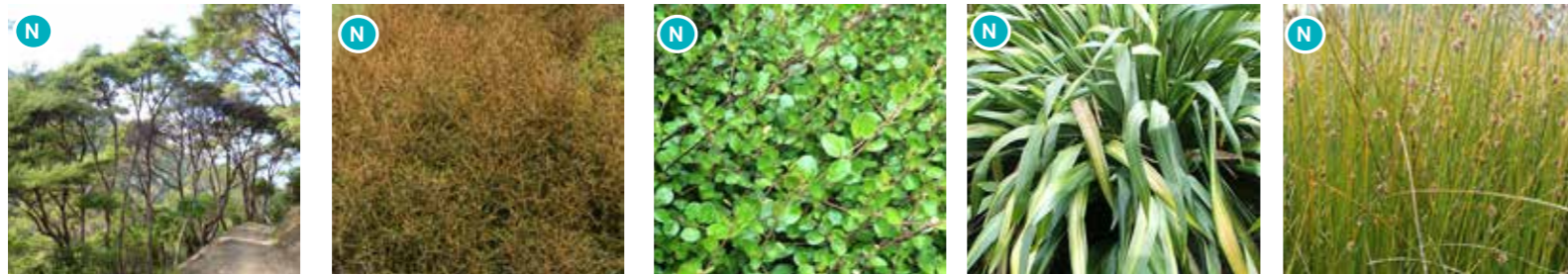


Kunzea robusta Kanuka
Podocarpus totara TOTARA
Plagianthus regius Ribbonwood
Sophora microphylla Kowhai

B. WETLAND BUFFER MIX A

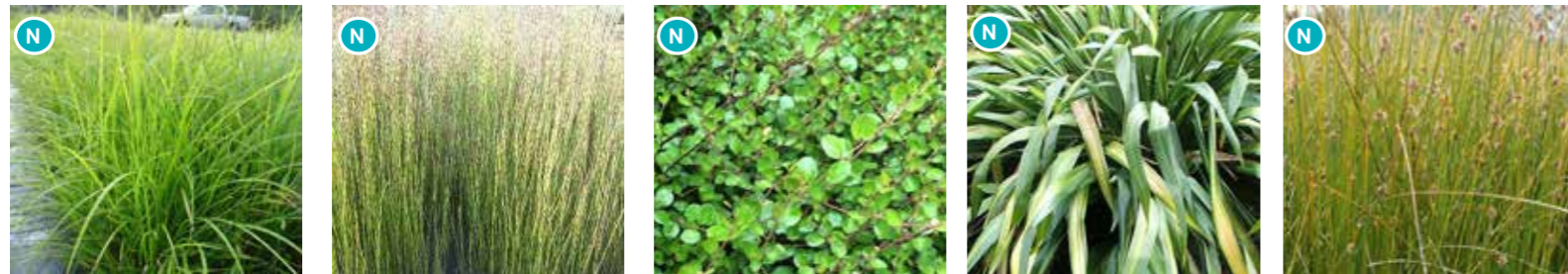


Carex geminata Rautahi
Coprosma propinqua Mingimingi
Coprosma robusta Karamu
Cordyline australis Cabbage Tree, ti kouka
Juncus usitatus Juncus



Kunzea robusta Kanuka
Coprosma rugosa NZ Coprosma
Muehlenbeckia complexa Pohuehue
Phormium tenax NZ flax
Ficinia nodosa Knobby club rush

C. CONSTRUCTED WETLAND MIX



Carex geminata Rautahi
Apodasmia similis Oioi, Jointed Rush
Muehlenbeckia complexa Pohuehue
Phormium tenax NZ flax
Ficinia nodosa Knobby club rush

D. SCREEN PLANTING ADJACENT TO OTAIHANGA ROAD AND ALONG NORTHERN EDGE OF THE CONSTRUCTED WETLAND



Kunzea robusta Kanuka
Cordyline australis Cabbage Tree, ti kouka
Phormium tenax NZ flax
Hebe salicifolia Koromiko



Austroderia richardii South Island Toetoe
Pittosporum eugenioides Lemonwood
Pittosporum tenuifolium Black mapou

E. STREET - PINCH POINT SPECIES



Kunzea robusta Kanuka (clean stem to 2.0m)
Libertia peregrinans NZ Iris
Muehlenbeckia axillaris Creeping wire vine
Ficinia nodosa Knobby club rush



Pratia angulata Pratia
Pimelia prostrata Pimelia
Coprosma acerosa 'Hawera' Groundcover coprosma
Carex testacea New Zealand Sedge

F. HEDGING - PROPERTY BOUNDARY TREATMENT



Griselinia littoralis Kapuka, Broadleaf
Corokia cotoneaster Corokoia
 Open style post and rail fence

client / project name: MANSELL / OTAIHANGA ESTATES
 drawing name: MATERIAL / PLANT PALETTE
 designed by: Dave Compton Moen
 Drawn by:
 original issue date: 14 MARCH 2022
 scales: 1:1250

revision no:	amendment:	approved	date
A	COUNCIL RFI - ADDENDUM	DCM	05/04/2022
B	POST CONFERENCING DESIGN	DCM	01/07/2022
C	POST MEETING WITH ROBIN SIMPSON	DCM	02/07/2022
D	REMOVAL OF +5.5.M ANNOTATION	DCM	06/07/2022



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E = Exotic
 N = Native

project no / drawing no: 2020_142/LA/007 revision: D