

### Notes:

1. Horizontal Datum: New Zealand GD2000 (Wanganui Circuit).
2. Vertical Datum: New Zealand Vertical Datum 2016 (NZVD2016)
3. Origin of Levels: "Bunnythorpe Road" (Geodetic code A4YT), RL=125.556m (Source: LINZ Geodetic Database, Sep 2019).
4. Contour Interval: 0.5m (minor), 2.5m (major).
5. Not all public and private services are necessarily shown on this plan.
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8. The aerial photograph and contours are sourced from the LINZ Data Service and is dated 2019. Aerial photographs are subject to various distortions and inaccuracies and should not be wholly relied upon.
9. This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Owner: Stewart Dairy Lands Limited  
 Certificate of Title: 976557  
 Total Area: 12.2900 ha  
 Local Authority: Manawatu District Council  
 District Plan Zone: Rural 2 / Hiwinui Nodal Area

### Client & Site

L C Builders Ltd  
 143 Watershed Road  
 Hiwinui

### Project

Proposed Subdivision of  
 Lot 1 DP 557512

**AREAS & DIMENSIONS  
 SUBJECT TO SURVEY**

Rev	Date	Amendment	By
D	24/03/21	Stage boundary colour	BC
E	25/05/21	This sheet remains unchanged	
F	17/06/21	This sheet remains unchanged	
G	19/07/21	This sheet remains unchanged	
H	07/02/24	Amendments to lot 1 staging	TS

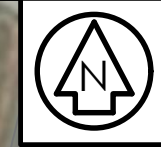
Surveyed	TS	25/07/19	Approved for issue
Checked	TS	07/02/24	

### Drawing

## Scheme Plan: Overview

CAD File Name	Scale
20-903-SC-H.dwg	1:5,000 @ A3
Drawing Number	Rev
20-903-SC-001	H

Sheet 1 of 6



**Notes:**

- Horizontal Datum: New Zealand GD2000 (Wanganui Circuit).
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- Council setbacks and complying buildable areas. All offsets are 12m from all boundaries except 25m in Lots 1 & 2 from Watershed Rd.
- 900m<sup>2</sup> effluent disposal area. Shape and position indicative only.
- 400m<sup>2</sup> notional building site. Shape and position indicative only.

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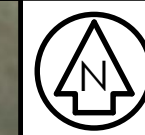
Client & Site  
 L C Builders Ltd  
 143 Watershed Road  
 Hiwinui

Project  
 Proposed Subdivision of  
 Lot 1 DP 557512  
**AREAS & DIMENSIONS  
 SUBJECT TO SURVEY**

Rev	Date	Amendment	By
D	24/03/21	Corrected area of effluent disposal	BC
E	25/05/21	This sheet remains unchanged	
F	17/06/21	This sheet remains unchanged	
G	19/07/21	This sheet remains unchanged	
H	07/02/24	Amendments to lot 1 staging	TS

Surveyed	TS	25/07/19	Approved for issue
Checked	TS	07/02/24	<i>TS</i>

Drawing  
**Scheme Plan: Stage 1**  
 CAD File Name: 20-903-SC-H.dwg | Scale: 1:1,000 @ A3  
 Drawing Number: **20-903-SC-002** | Rev: **H**



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Client & Site  
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 143 Watershed Road  
 Hiwinui

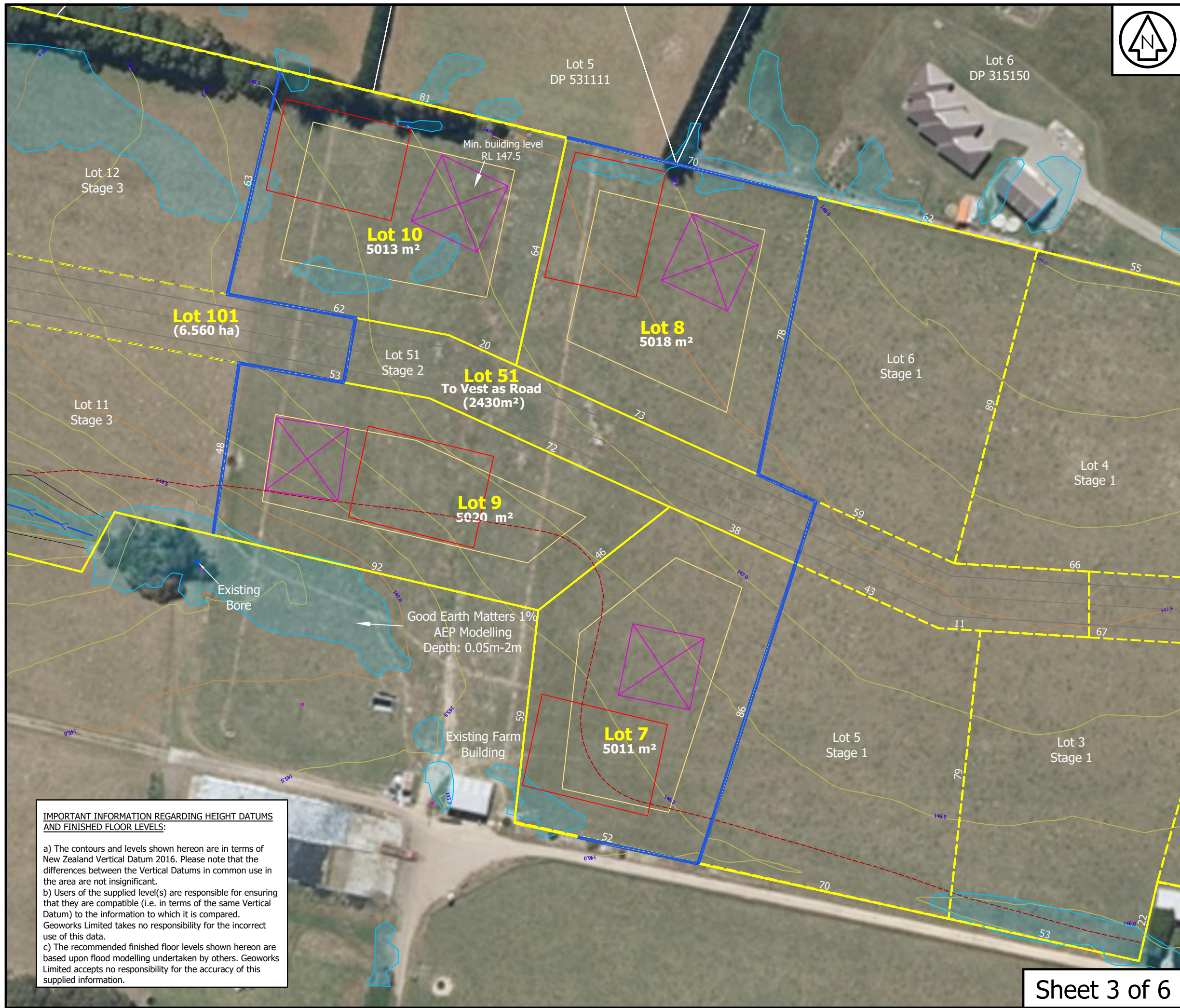
Project  
 Proposed Subdivision of  
 Lot 1 DP 557512  
**AREAS & DIMENSIONS  
 SUBJECT TO SURVEY**

Rev	Date	Amendment	By
D	24/03/21	Corrected area of effluent disposal	BC
E	28/04/22	Revise Lot 9 Building Platform	APB
F	17/06/21	This sheet remains unchanged	
G	19/07/21	This sheet remains unchanged	
H	07/02/24	Amendments to lot 1 staging	TS

Surveyed	TS	25/07/19	Approved for issue
Checked	TS	07/02/24	

Drawing  
**Scheme Plan: Stage 2**

CAD File Name	Scale
20-903-SC-H.dwg	1:1,000 @ A3
Drawing Number	Rev
<b>20-903-SC-003</b>	<b>H</b>



**IMPORTANT INFORMATION REGARDING HEIGHT DATUMS AND FINISHED FLOOR LEVELS:**

- The contours and levels shown hereon are in terms of New Zealand Vertical Datum 2016. Please note that the differences between the Vertical Datums in common use in the area are not insignificant.
- Users of the supplied level(s) are responsible for ensuring that they are compatible (i.e. in terms of the same Vertical Datum) to the information to which it is compared. Geoworks Limited takes no responsibility for the incorrect use of this data.
- The recommended finished floor levels shown hereon are based upon flood modelling undertaken by others. Geoworks Limited accepts no responsibility for the accuracy of this supplied information.



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**Client & Site**

L C Builders Ltd  
 143 Watershed Road  
 Hiwinui

**Project**

Proposed Subdivision of  
 Lot 1 DP 557512

**AREAS & DIMENSIONS  
 SUBJECT TO SURVEY**

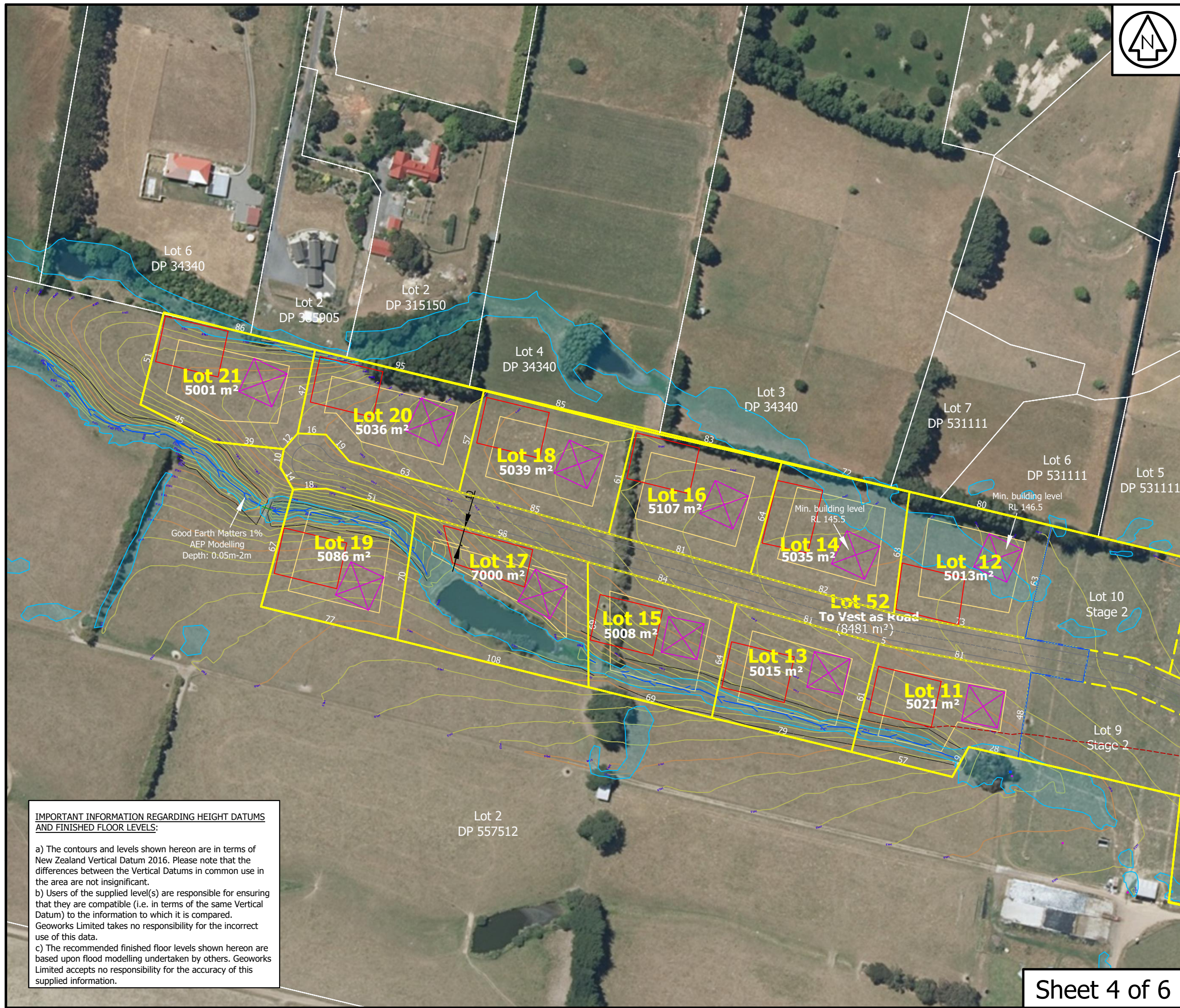
Rev	Date	Amendment	By
D	24/03/21	Corrected area of effluent disposal	BC
E	25/05/21	This sheet remains unchanged	
F	17/06/21	This sheet remains unchanged	
G	19/07/21	This sheet remains unchanged	
H	07/02/24	This sheet remains unchanged	TS

Surveyed	TS	25/07/19	Approved for issue
Checked	TS	07/02/24	

**Drawing**

Scheme Plan: Stage 3

CAD File Name	Scale
20-903-SC-H.dwg	1:2,000 @ A3
Drawing Number	Rev
20-903-SC-004	H

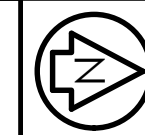


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**AREAS & DIMENSIONS  
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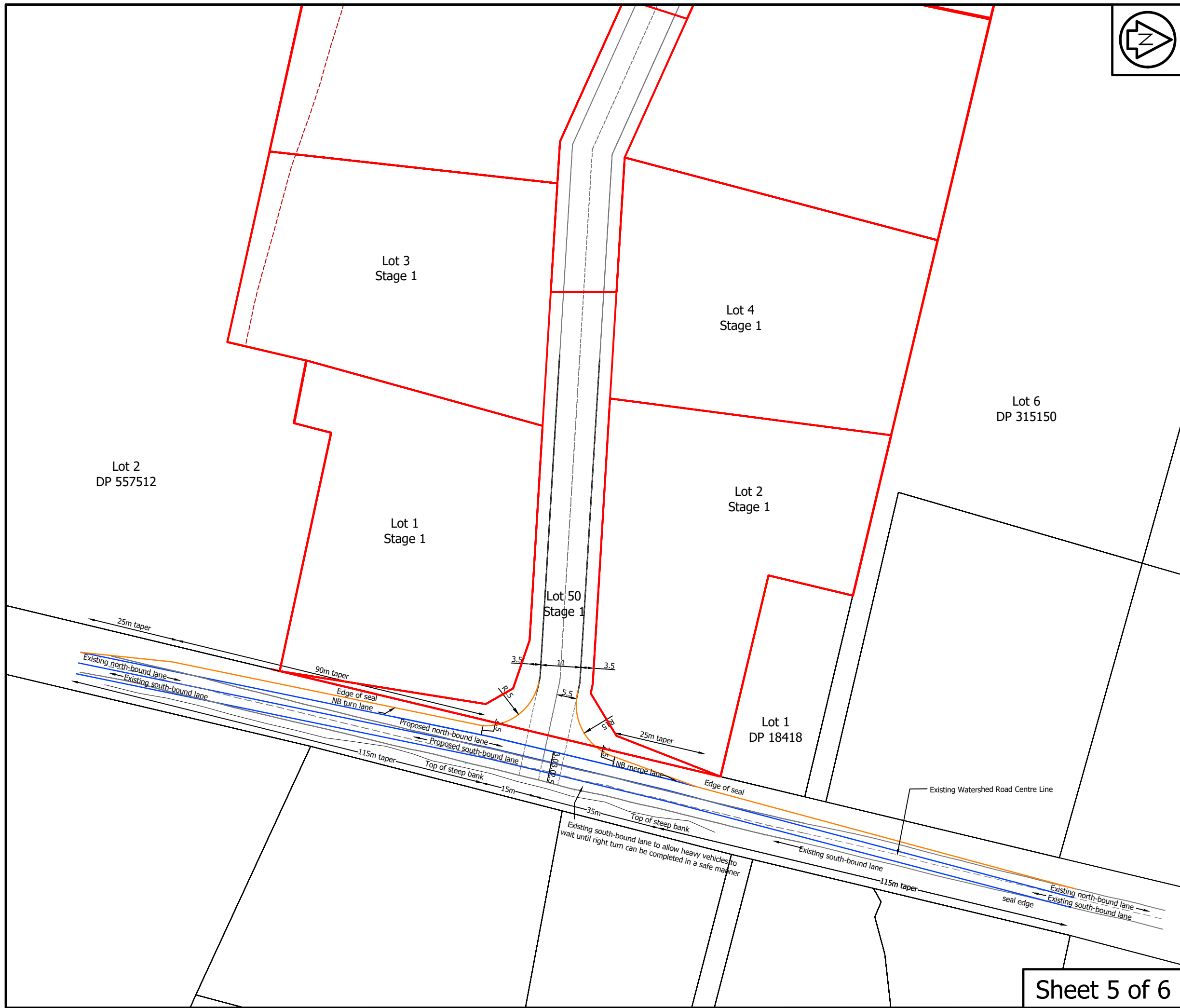
Rev	Date	Amendment	By
D	24/03/21	Tidy up	BC
E	25/05/21	Revise intersection layout	APB
F	17/06/21	Revise intersection layout	APB
G	19/07/21	Revise intersection layout	APB
H	07/02/24	This sheet remains unchanged	TS

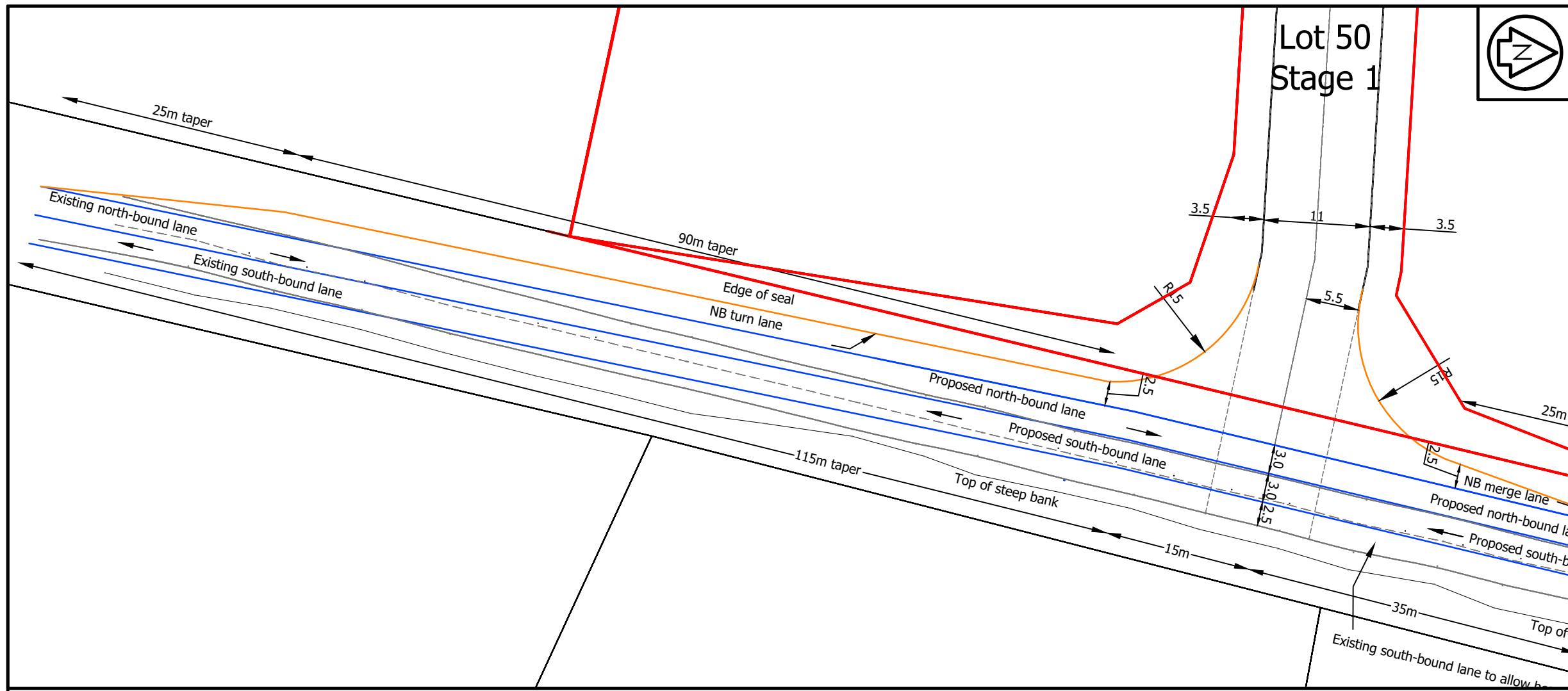
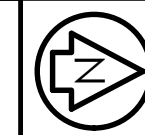
Surveyed	TS	25/07/19	Approved for issue
Checked	TS	07/02/24	<i>TS</i>

Drawing  
**Provisional Intersection Design**

CAD File Name	Scale
20-903-SC-H.dwg	1:1000 @ A3
Drawing Number	Rev
<b>20-903-SC-005</b>	<b>H</b>

**Sheet 5 of 6**





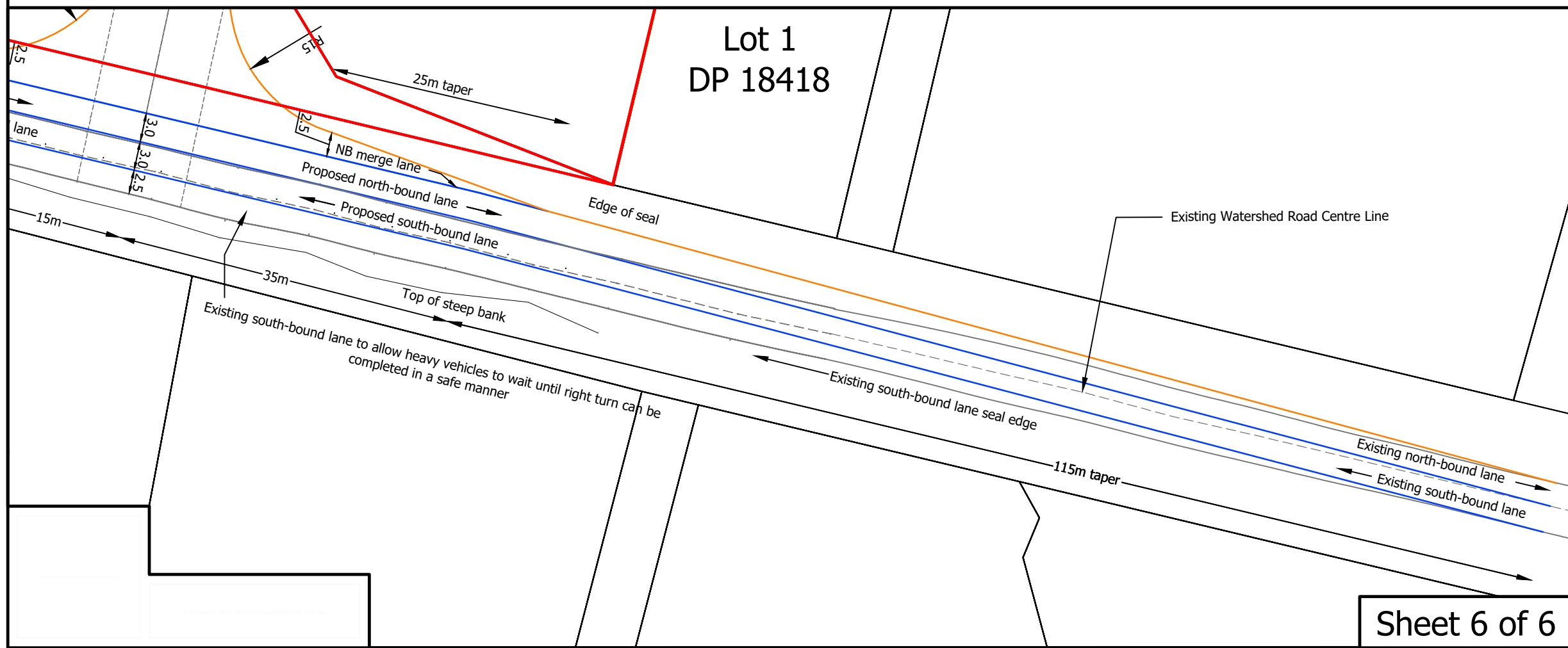
Lot 50  
Stage 1

- Notes:**
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  10. Proposed geometry for intersection upgrade has been based on a design speed limit of 80 km/hr and Diverge length formula  $L=(VxY)/2.16$ , as per MoTSA Section 3.16.
  11. NZTA Appendix 5B Accessway Standards and Guidelines Diagram D was referenced and utilised in preparation of proposed intersection design.

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 Lot 1 DP 557512  
**AREAS & DIMENSIONS  
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Lot 1  
DP 18418

Rev	Date	Amendment	By
D	24/03/21	Tidy up	BC
E	25/05/21	Revise intersection layout	APB
F	17/06/21	Revise intersection layout	APB
G	08/07/21	Revise intersection layout	APB
H	07/02/24	This sheet remains unchanged	TS

Surveyed	TS	25/07/19	Approved for issue
Checked	TS	07/02/24	<i>TS</i>

Drawing  
**Provisional Intersection Design**  
 CAD File Name: 20-903-SC-H.dwg | Scale: 1:500 @ A3  
 Drawing Number: **20-903-SC-006** | Rev: **H**

Sheet 6 of 6