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 127 Commerce Street, Kaitaia
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Email: office@bayplan.co.nz



To: District Plan Team – Attention: Greg Wilson
 Strategic Planning & Policy
 5 Memorial Avenue
 Private Bag 752
 Kaikohe 0440
 Email: greg.wilson@fnhc.govt.nz

RE: Submission on the Proposed Far North District Plan 2022

1. **Details of persons making submission**

Ken Lewis Limited
 C/- Bay of Islands Planning (2022) Limited
 Attention: Steven Sanson
 PO Box 318
 PAIHIA 0247

2. **General Statement**

Ken Lewis Limited are directly affected by the Proposed Far North District Plan. They seek to remove the Rural Residential Zone that covers their landholding on Donald Road and Allen Bell Drive, Kaitaia.

Ken Lewis Limited cannot gain an advantage in trade competition through this submission. They are directly impacted by the Proposed District Plan. The effects are not related to trade competition.

3. **Background & Context**

Background

Ken Lewis Limited owns a substantial holding of some 64ha which has frontage to Donald Road and Allen Bell Drive, Kaitaia. Currently the land is used for dry stock farming and part of the property contains the Far North District Council potable water storage tank which serves the Kaitaia community. The property has a gentle rolling contour and commands panoramic views across Kaitaia through to Ninety Mile Beach.

Site Descriptions

The land to which this submission relates comprises the following Record of Title:

- ROT NA105B/60 (Lot 1 DP 173052).

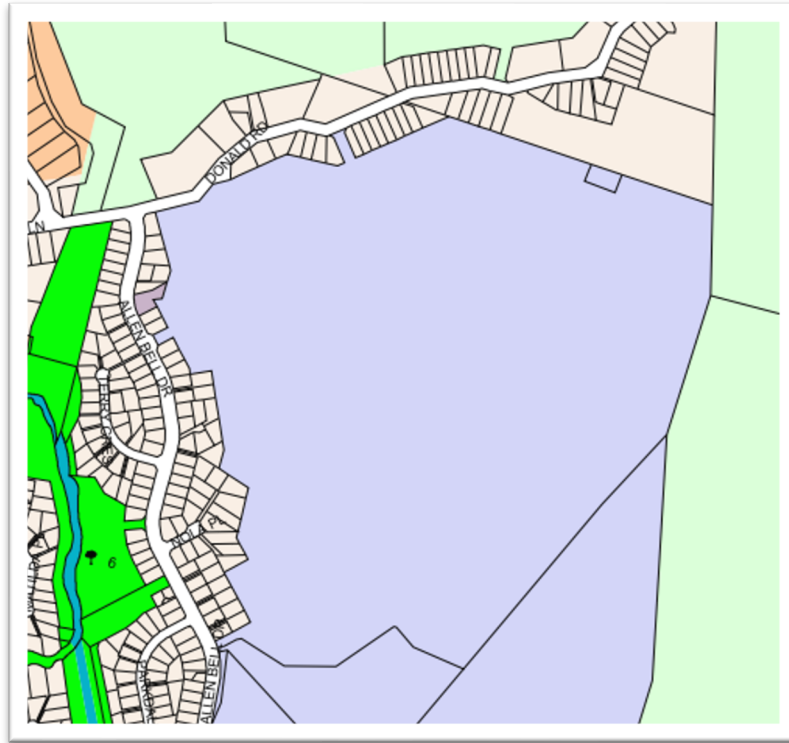
A plan showing the location of the land is provided at **Figure 1**.



Figure 1 - Site

Operative and Proposed District Plan Zoning

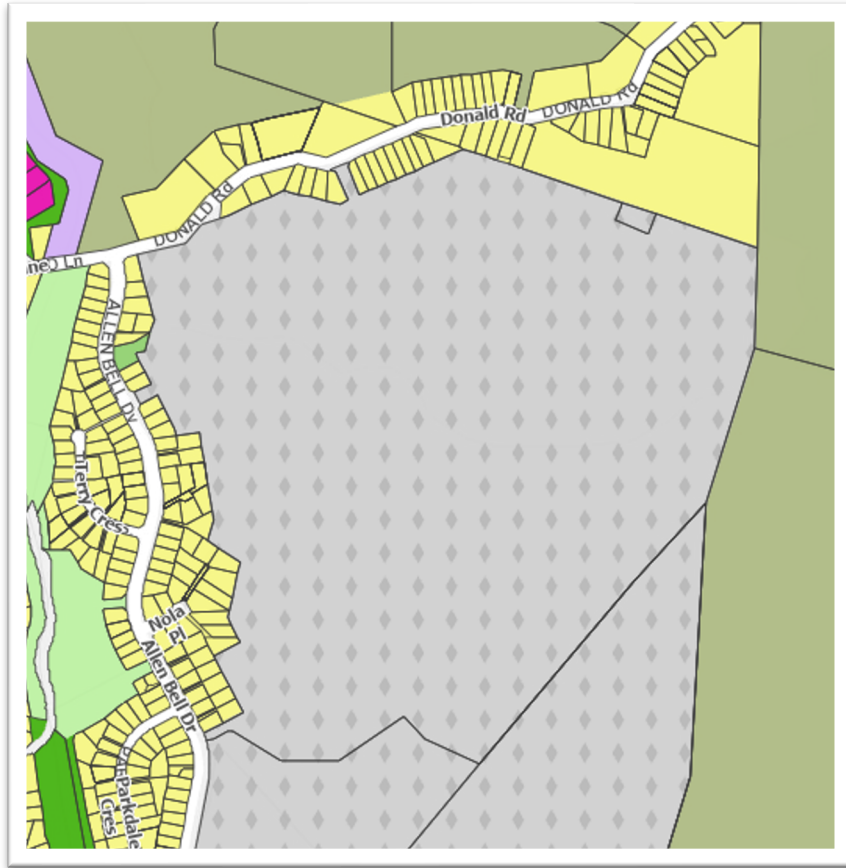
The Operative District Plan reveals the site is zoned **Rural Living**.



ODP Zone Map

The PDP seeks to apply the **Rural Residential Zone** over the site and those adjoining to the south with the General Residential Zone being applied to the existing residential sites adjoining the common northern and western boundaries. The PDP also indicates the property is influenced at a very limited degree by a 1:100-year flood event. This event does not impact on any onsite facilities nor any practical future development of the site.

The site is also impacted by Airport Protection Structures in relation to the Kaitaia Airport.



PDP ZONE MAP

4. **The specific provisions of the Proposed Far North District Plan that this submission relates to are:**

- Proposed Planning / Zone Maps which relate to the landholding referred to in Section 3 of this submission.
- The **Rural Residential** and **General Residential Zone - Minimum allotment sizes** under **Rule SUB-S1**.

5. **Ken Lewis Limited seek the following amendments/relief:**

This submission requests that the Proposed Far North District Plan:

- Removes the **S9.001 Rural Residential Zone** and replace with the **General Residential Zone** as they are provided for on the PDP E-Maps.
- The subdivision standards for **S9.003 Rural Residential** and **S9.002 General Residential Zones** are retained in the PDP.

6. **The reasons for making the submission on the Proposed District Plan are as follows:**

- The submitters property adjoins the General Residential Zone along its western and northern boundaries and has direct access onto Allen Bell Drive and Donald Road. The site represents a future urban possibility for supplying Kaitaia with urban allotments.
- This property has access to main traffic routes with access to both Allen Bell and Donald Road.
- Residential subdivision approvals have been granted to enable the creation of seven residential sites as Non-Complying activities. A copy of this approval although lapsed is found in **Attachment 1**.
- The elevation of the property enables efficient use of gravity to allow connection to the Council's three waters services. These are near the site, with potential connections available pending infrastructure upgrades. A priority within Council's 30-Year Infrastructure Strategy is to reduce stormwater infiltration and a \$13.4million upgrade to ensure higher quality wastewater discharge from the Kaitaia system. These upgrades may assist

further connections to the site. However, the key point here is ensuring that the land is appropriately zoned now to allow for such potential.

- The land is not identified as containing any high class soils or being defined as highly productive. This avoids the use of these soils proposed to be subdivided within the PDP.
- The inclusion of the land within the General Residential Zone is a coherent extension of the residential area which creates the urban area of the Kaitaia town centre.
- A central issue for the Kaitaia township is the impacts of flooding. Despite the evidence within the s32 Reports and supplementary information relating to population growth and latent supply of land in Kaitaia. The key factor which seems to be lacking in the analysis is the appropriate location of future urban land. Rather the Plan focuses on existing land to enable growth and this, in our view has not been undertaken with all relevant considerations in mind. Hazards in this particular instance are considered as a legitimate threat to the latent residential supply in Kaitaia meeting future population growth estimates. The submitters property is located on elevated land and presents a bona fide future residential opportunity for the township that is located away from the current flooding hazard that covers the large majority of the Kaitaia township.
- The other matter to consider in terms of genuine residential development under the PDP is the approach to use the mixed-use zone for multi-level commercial and residential development. Whilst the intent behind the rules is clear and the Plan does enable such uses, there is no widespread evidence that Kaitaia is ready for apartment type – or above town centre living. Again, this compromises the latent capacity

figures provided in Council s32 Reports and accompanying documentation.

- The subdivision standards reflect efficient use of land and maintain an intensity and scale found with urban areas of the District. These are supported for the Rural Residential and General Residential Zones.

7. **Ken Lewis Limited wish that the Far North District Council to address the above issue by:**

1. Amend the proposed zone for the subject site from Rural Residential to the **General Residential Zone**.
2. Retain the **Minimum allotment sizes** for the **Rural Residential and General Residential Zones**.
3. Any other relief to achieve the outcomes sought by this submission.

8. Our clients wish to be **heard** in relation this submission.

Yours sincerely,



Steven Sanson

Director | Consultant Planner



Reviewed by

Jeff Kemp

Principal Planning Consultant

On behalf of Ken Lewis Limited

Dated this 01st Day of September 2022

Attachment 1: Existing Approval



**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (Section 127)**

Resource Consent Number: 2110103-RMAVAR/A

Pursuant to section 127 of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants consent to:

KEN LEWIS LTD

To change the conditions of consent for RC 2110103, being a consent to subdivide Lot 1 DP 173052 to create 8 additional rural lifestyle blocks plus a Road to Vest.

Subject Site Details

Address: Donald Road, Kaitaia
Legal Description: Lot 1 DP 173052
Certificate of Title reference: NA-105B/60

The following changes are made to the consent conditions:

The changes to conditions sought relate to the extension of the proposed Road to Vest (Lot 9) to include all of the land formally proposed to be covered by Right of Way Easement A.

The following conditions require amending or deletion as a result of this request to change conditions.

1. Amend condition 1 to reflect the revised scheme plan and new reference date.
2. Amend condition 2(c) to make reference to easements for wastewater and stormwater for all lots within the subdivision.
3. Amend condition 2(d) to reflect Road to Vest rather than Right of Way Easement A.
4. Amend condition 3(a) as required (bullet point references) to reflect the ROW Easement changing to Road to Vest.
5. Delete condition 4(e) as the ROW formation is now covered by Road to Vest and addressed under conditions 3(a) and 4(a).
6. Delete condition 4(g) relating to the turning head – now to be covered by conditions 3(a) and 4(a).

For the purpose of clarity the complete amended conditions of consent are as follows:

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

- 1 The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Von Sturmers, referenced 12137.01 Rev. 1, dated 17/07/12, and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
- (a) All easements to be duly granted or reserved.
 - (b) Lot 9 as Road to Vest.
 - (c) Easements for wastewater and stormwater purposes where required.
 - (d) Lot 9 (Road to Vest) having sufficient space at its termination for a turning head as required by condition 3(a).

3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

- a) Submit plans and details of all works on Council Road and works which are to vest in Council. The plans and details shall be approved by Council prior to commencing construction. Such works are to be designed in accordance with Council's Engineering Standards and Guidelines: 2009 and NZS4404:2004.

In particular the plans shall show:

- The new road to vest complying with the Council Type A Urban Roading Standard. Provide a turning head at the termination of the Road to Vest to facilitate the turning of a Heavy Rigid Vehicle.
 - The intersection of the new road with Donald Road
 - A reticulated sanitary sewer with connections servicing Lots 1-4
 - Provision for the collection, control, and disposal of stormwater
 - Details of earthworks and associated erosion and sediment control measures
 - Reticulated water supply with metered connections for each lot
 - Signage and road marking as required.
- b) Following approval of the plans and selection of the contractor provide to Council;
 - details of the successful contractor
 - details of the planned date and duration of contract
 - details of the supervising engineer
 - a traffic management plan.
 - c) Provide for Councils approval a preferred road name and two alternatives for the road to vest. The applicant is advised that in accordance with Community Board policy that road names should reflect the history of the area.

4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

- a) Upon completion of the works in 3(a) above provide certification of the work from a Chartered Professional Engineer that all works have been completed in accordance with the approved plans.
- b) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work on legal road or road which is to vest in

Council for a minimum period of 12 months. The minimum value of the bond or money held in lieu of a bond is to be 10% of the construction cost.

- c) Provide to Council as-built plans complying with Schedule 1D of NZS4404:2004.
- d) Pay to Council the cost of purchasing and installing a road name sign for the road to vest. The road name is to reflect the outcome of condition 3 (c) above.
- e) Provide a formed and sealed entrance to each lot which complies with the Engineering Standards FNDC/S/6 & 6B.
- f) Provide evidence that electrical and telecommunication services have been reticulated to the boundary of each lot.
- g) Provide to Council a cost estimate for the supply and installation of the treatment system and effluent disposal system or an equivalent system described in the site suitability report prepared by Effluent Drainlayers Ltd for Lots 5-8 and submitted within the application. The costing shall include all interconnecting pipe work, fitting and valves and electrical wiring if the treatment system requires power to operate. The costing shall be valid for a period of 6 months from the date of issue of the 224(c) certificate.
- h) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

All Lots

- (i) The applicant shall submit for the approval of Council an on-site Stormwater Management Plan. The plan shall detail the on-site retention of stormwater from impermeable surfaces with flow attenuated discharge such that the total stormwater from the respective lot is no greater than discharged pre-development runoff for rainfall events up to and including a 1 in 50 year ARI. The report shall be prepared by a Chartered Professional Engineer and submitted in conjunction with any Building Consent application.

Lots 5, 6, 7, & 8

- (ii) In conjunction with the erection of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system (or an equivalent system) as required by condition 4(g) of RC 2110103/A and detailed in the report prepared by Effluent Drainlayers Ltd.

The installation shall include an agreement with the system supplier, or their authorised agent, for the ongoing operation and maintenance of the wastewater treatment plant and the effluent disposal system.

Where a wastewater treatment and disposal system differs from that described in the above mentioned report, a new site and soil evaluation report will be required to be submitted with a Building Consent.

The cost estimate of the installed system is \$_____+GST. The costing is valid for a period of 6 months from the date of issue of the Section 224(c) certificate.

Advice Notes

1. Archaeological sites are protected pursuant to the Historic Places Act 1993. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority obtained from the New Zealand Historic Places Trust. Should any site be inadvertently uncovered, the procedure is that work should cease, with the trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains).
2. Details of wastewater treatment and effluent disposal system and its cost will be conveyed to a prospective purchaser by Consent Notice. Where a disposal area is chosen which differs from that described in the TP58 / site and soil evaluation report a new site and soil evaluation report will be required to be submitted for approval prior to the installation of the system.

Statutory Information

1. Pursuant to section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a development contributions policy. Under this policy, the activity to which this consent relates is subject to development contributions.

You will be advised of the assessment of the development contributions payable under separate cover in the near future.

It is important to note that the development contributions must be paid prior to commencement of the work or activity to which this consent relates.

Further information regarding council's development contributions policy may be obtained from the long term council community plan (LTCCP) or council's web page at www.fndc.govt.nz

Reasons for the Decision

1. Description of the Activity:

The proposed subdivision of Lot 1 DP 173052 to create 8 additional rural lifestyle blocks plus a Road to Vest. The variation requests that proposed ROW Easement A be changed to Road to Vest and that related conditions be modified accordingly.

2. District Plan Rules Affected:

Any application under Section 127 seeking to change conditions of consent are treated as a Discretionary activity for the purposes of the Act.

3. **Principal Issue[s] in Contention and Main Findings on those Issues:**

The principal issue in contention and main finding on those issues were:

- (a) Issue
 - Extension of the Road to Vest
- (b) Main Findings

Road to Vest

The proposed changes to conditions see the previously small stub road to vest being extended to incorporate all of what was previously ROW Easement A. The changes to the conditions requested do not alter the physical formation requirements such as the need for a turning head at the access termination. The changes do not increase the number of lots being served by the new road. The biggest difference is from a legal perspective with a ROW Easement now proposed to be Road to Vest.

Council's Roading team are comfortable with the request and note that the proposed road is likely to serve other properties in the future. The initial design of the original ROW and now new Road to Vest is consistent with the Council's Engineering Standards and Guidelines with respect to legal and formation widths. The overall effects of the request to change from ROW and to extend the Road to Vest is considered to be minor.

4. **Relevant Statutory Provisions:**

Policy Statements & Plan Provisions:

The Operative Far North District Plan;

The following objectives and policies from the Far North District Plan were of particular relevance to the application:

Objectives 13.3.1, 13.3.5, and 13.3.10 and policies 13.4.2, 13.4.5, and 13.4.14 seek to ensure that a subdivision's design including the size of proposed lots, access, and servicing of the proposed lots are effective and efficient. All works are noted as having to be in accordance with the Council's Engineering Standards and Guidelines.

Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

5. **Notification and Affected Parties**

The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected order holders.

6. Overall Evaluation

The application seeks to change conditions of an approved subdivision by essentially change a ROW Easement A to now be Road to Vest. The resultant changes slightly amend related conditions and references but the physical works required remain the same. The Council's Roading staff are comfortable with the requested changes and raise no concerns or objection to the request.

The effects are considered to be minor and the application is consistent with Part 2 of the Act and is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Wayne Smith, Senior Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:


Pat Killalea, Principal Planner

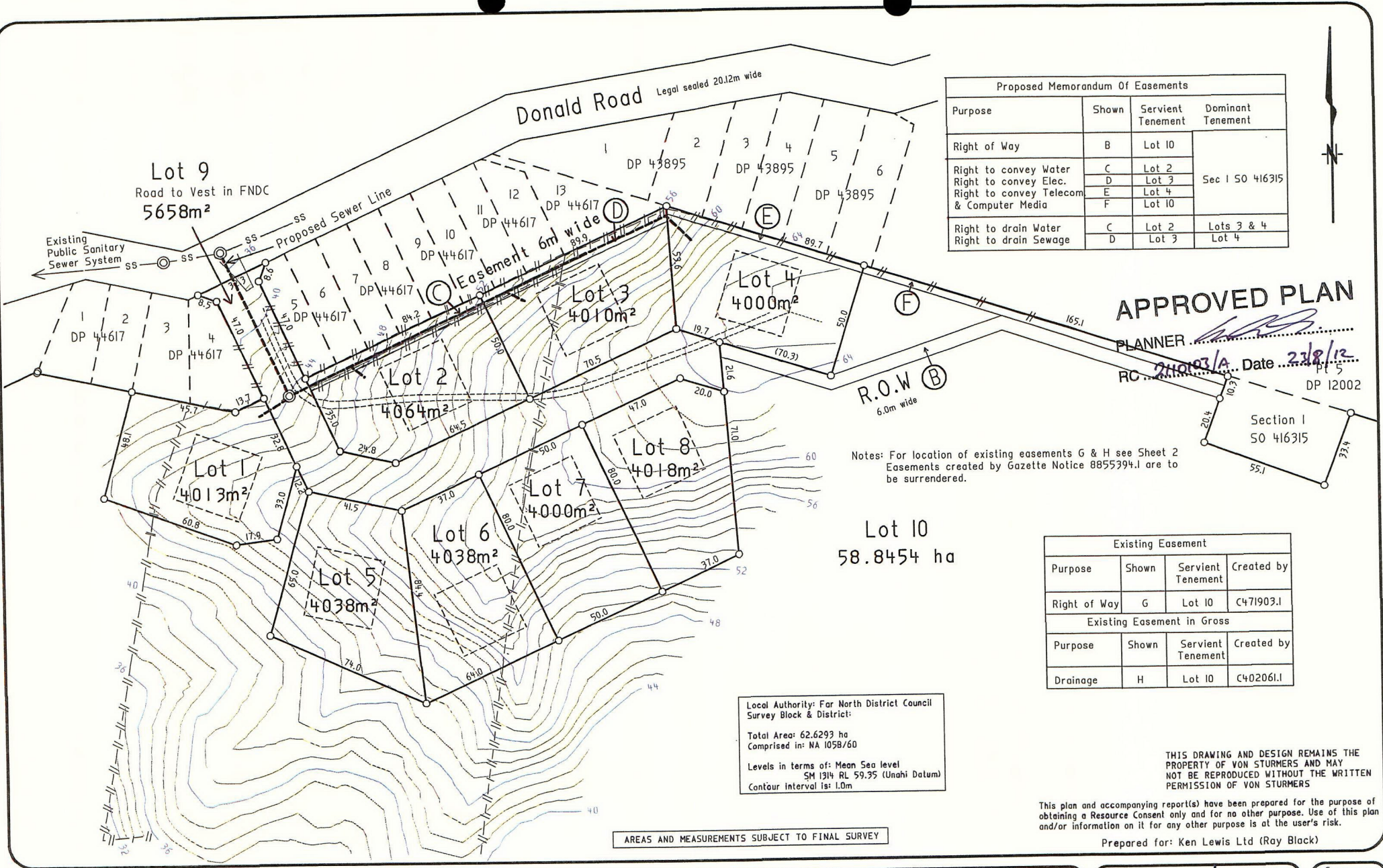
23rd August 2012.
Date

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent

You should note that the granting of this consent for a change or cancellation of conditions does not affect the lapsing date of the underlying consent for the proposed activity.



Proposed Memorandum Of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	B	Lot 10	Sec 1 SO 416315
Right to convey Water	C	Lot 2	
Right to convey Elec.	D	Lot 3	
Right to convey Telecom & Computer Media	E	Lot 4	
Right to drain Water	C	Lot 2	Lots 3 & 4
Right to drain Sewage	D	Lot 3	

APPROVED PLAN
 PLANNER *[Signature]*
 RC 210103/A Date 23/8/12

Notes: For location of existing easements G & H see Sheet 2 Easements created by Gazette Notice 8855394.1 are to be surrendered.

Existing Easement

Purpose	Shown	Servient Tenement	Created by
Right of Way	G	Lot 10	C471903.1

Existing Easement in Gross

Purpose	Shown	Servient Tenement	Created by
Drainage	H	Lot 10	C402061.1

Local Authority: Far North District Council
 Survey Block & District:
 Total Area: 62.6293 ha
 Comprised in: NA 1058/60
 Levels in terms of: Mean Sea level
 SM 1314 RL 59.35 (Unahi Datum)
 Contour interval is: 1.0m

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This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

Prepared for: Ken Lewis Ltd (Roy Black)

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

VON STURMERS
 Registered Land Surveyors, Planners &
 Land Development Consultants
 Ph: (09) 408 6000 117 Commerce St
 Fax: (09) 408 6002 P.O. Box 128
 Email: kaitiaki@surveyandplanning.co.nz Kaitiaki

**Lots 1 - 10 Being A Proposed Subdivision
 Of Lot 1 DP 173052**

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	RN	9/710	1:1500	A3
Drawn	RN	9/710		
Approved				
Rev 1	BK	17-7-12		

Surveyors Ref. No: 12137.01
 Series Sheet 1 of 2

Proposed Subdivision

Donald Road, Kaitaia

for Ken Lewis Limited



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Sewer Plan	P5
Water Supply Plan	P6
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Earthworks & Erosion Control	EC1
Road Longitudinal Section	RLS1
Stormwater Longitudinal Sections	SWLS1-2
Sewer Longitudinal Sections	SSLS1-2
Road Cross Sections	RCS1-3
Typical Road Cross Sections	DE1

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Kerikeri, B.O.I.

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F: 09 407 8378
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Contract No. 11 008

DRAFT
May 2012



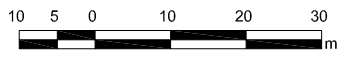
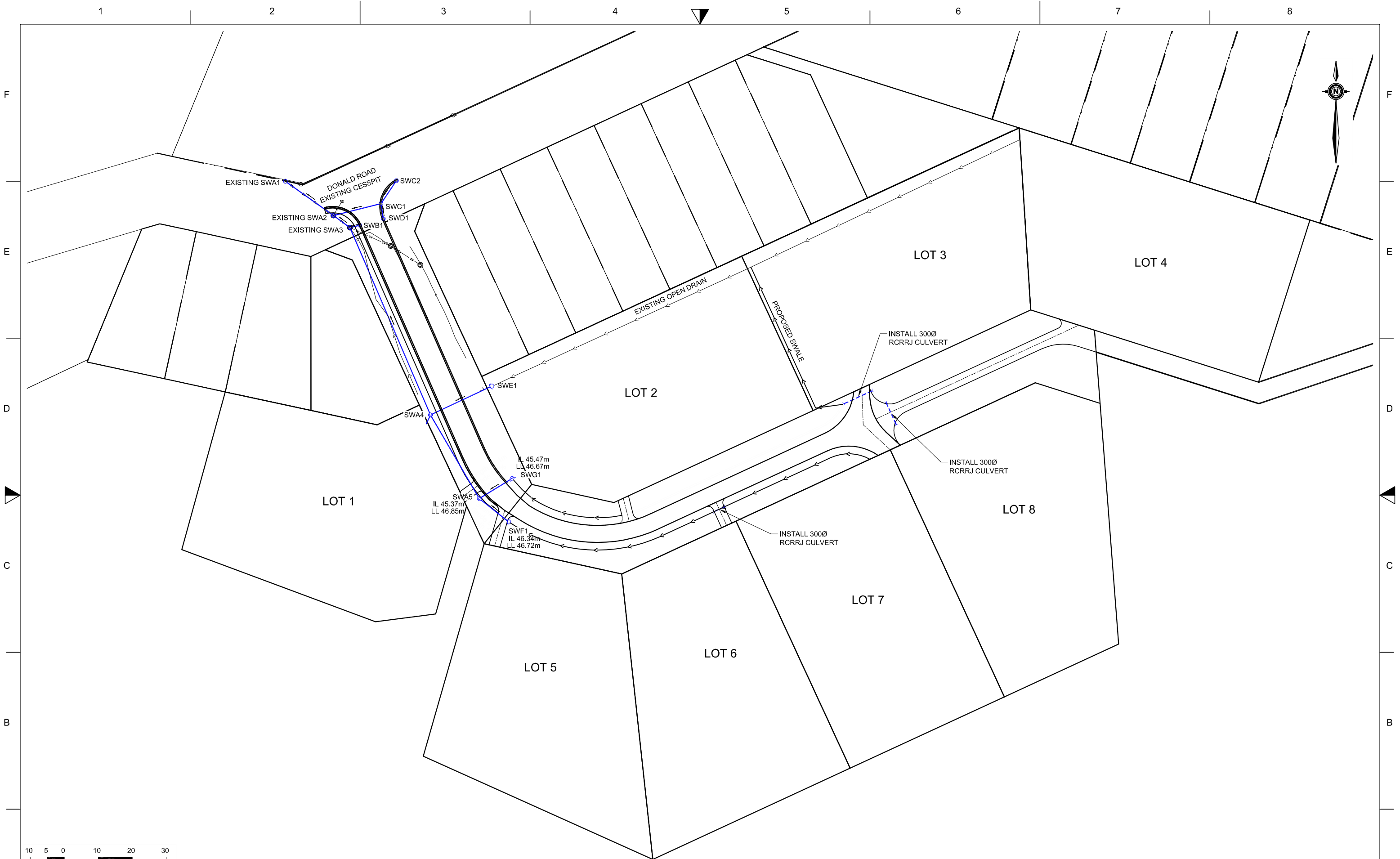
Issue	Date	Revision
-	26/04/2012	DRAFT

DWG Existing Site Plan			
DWG No. P1	Sheet No. 1 of 6	Scale 1:1000 @A3	
Drawn AP	Checked JM	Approved	
File Z:\HW FILES\11 JOBS\11 008 RAY BLACK\DRAWING\120515 DONALD SUBDIVISION.DWG	Date 26/04/2012		

Note

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Project	Proposed Subdivision Donald Road, Kaitiaki		
Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103



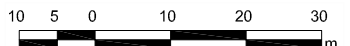
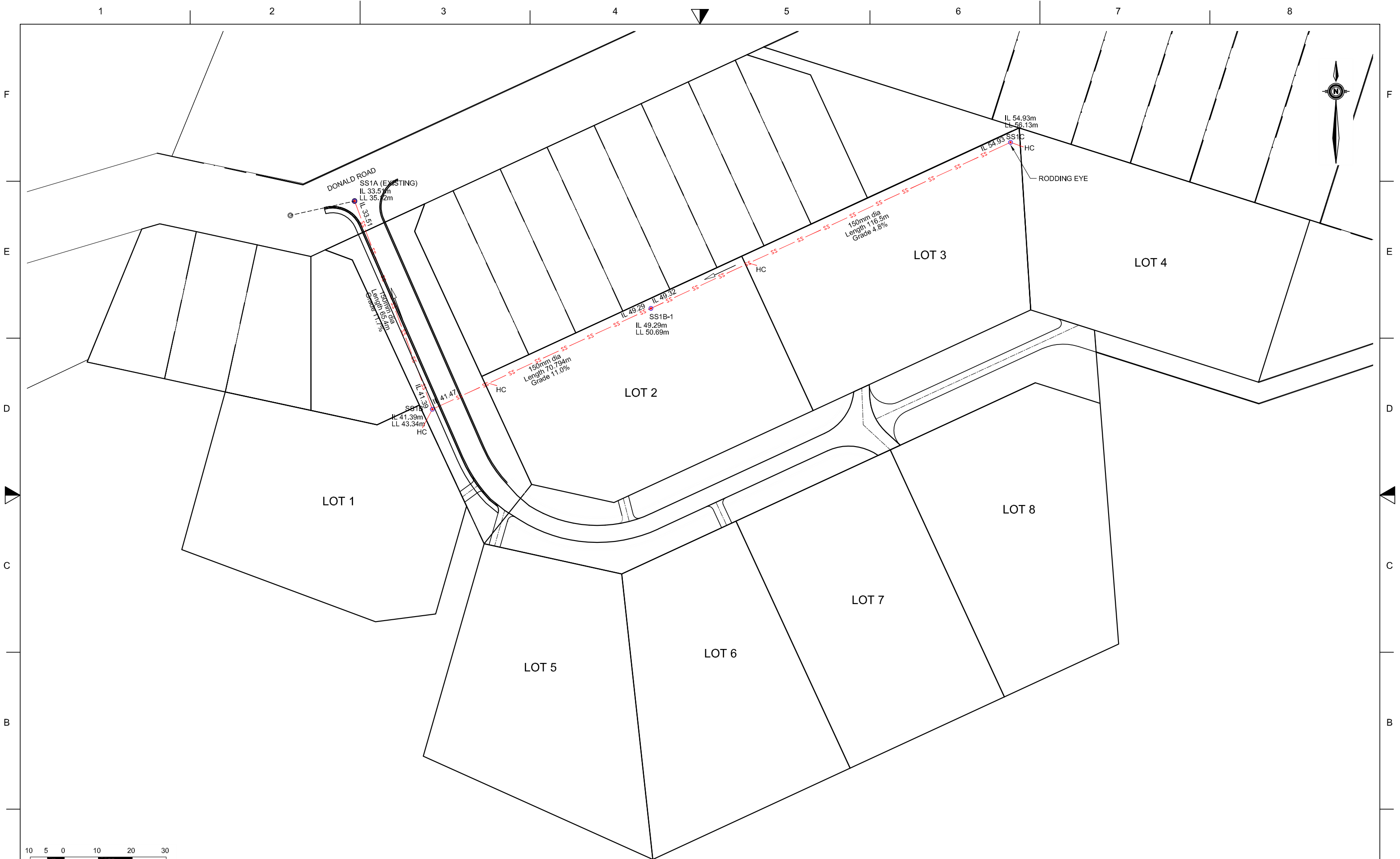
Issue	Date	Revision
-	26/04/2012	DRAFT

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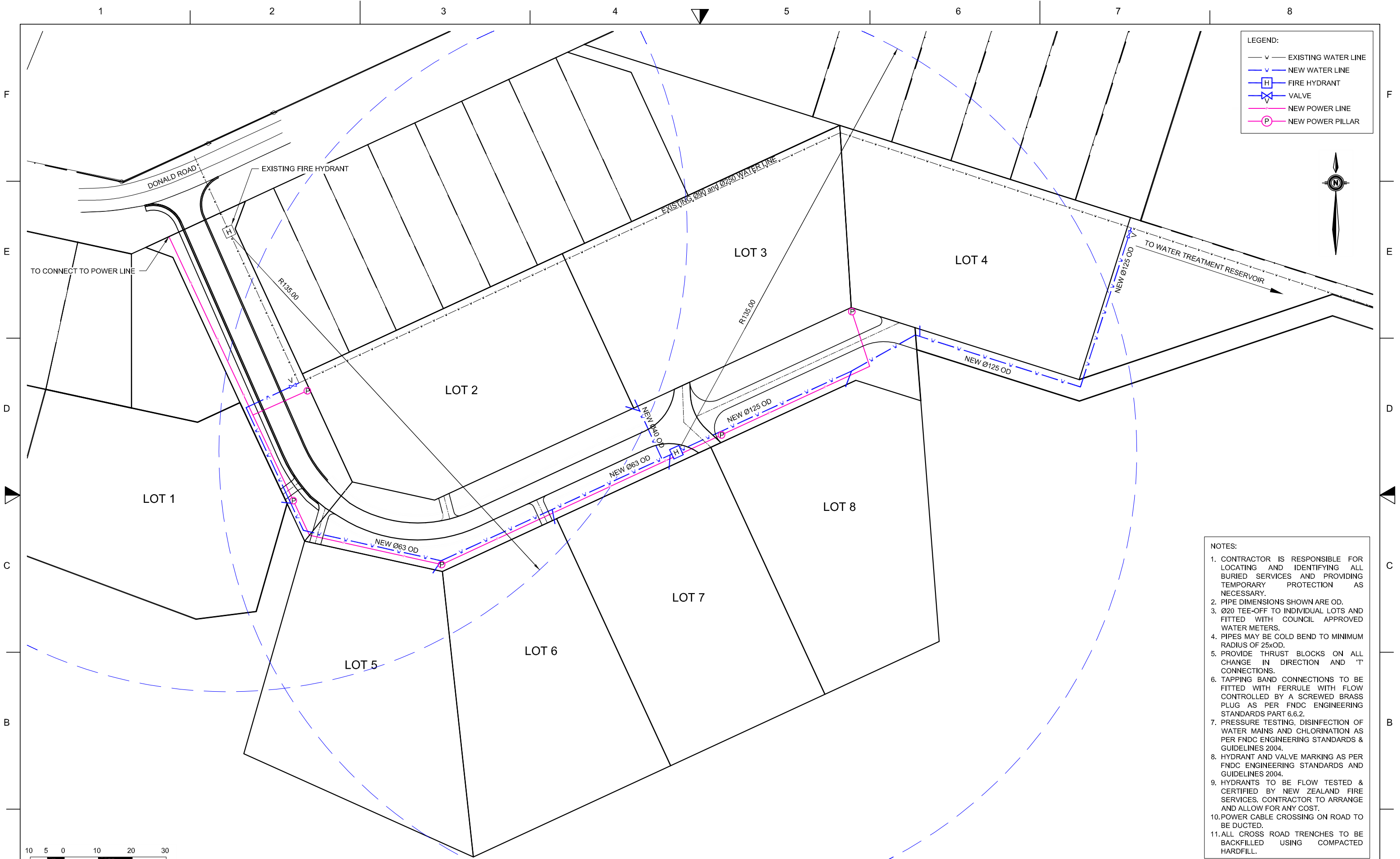
Issue	Date	Revision
-	26/04/2012	DRAFT

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Drawn AP	Checked JM	Approved	
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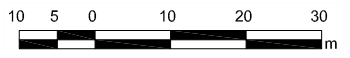
Project	Proposed Subdivision Donald Road, Kaitaia		
Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103



LEGEND:

	EXISTING WATER LINE
	NEW WATER LINE
	FIRE HYDRANT
	VALVE
	NEW POWER LINE
	NEW POWER PILLAR

- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND IDENTIFYING ALL BURIED SERVICES AND PROVIDING TEMPORARY PROTECTION AS NECESSARY.
 - PIPE DIMENSIONS SHOWN ARE OD.
 - Ø20 TEE-OFF TO INDIVIDUAL LOTS AND FITTED WITH COUNCIL APPROVED WATER METERS.
 - PIPES MAY BE COLD BEND TO MINIMUM RADIUS OF 25xOD.
 - PROVIDE THRUST BLOCKS ON ALL CHANGE IN DIRECTION AND 'T' CONNECTIONS.
 - TAPPING BAND CONNECTIONS TO BE FITTED WITH FERRULE WITH FLOW CONTROLLED BY A SCREWED BRASS PLUG AS PER FNDC ENGINEERING STANDARDS PART 6.6.2.
 - PRESSURE TESTING, DISINFECTION OF WATER MAINS AND CHLORINATION AS PER FNDC ENGINEERING STANDARDS & GUIDELINES 2004.
 - HYDRANT AND VALVE MARKING AS PER FNDC ENGINEERING STANDARDS AND GUIDELINES 2004.
 - HYDRANTS TO BE FLOW TESTED & CERTIFIED BY NEW ZEALAND FIRE SERVICES. CONTRACTOR TO ARRANGE AND ALLOW FOR ANY COST.
 - POWER CABLE CROSSING ON ROAD TO BE DUCTED.
 - ALL CROSS ROAD TRENCHES TO BE BACKFILLED USING COMPACTED HARDFILL.



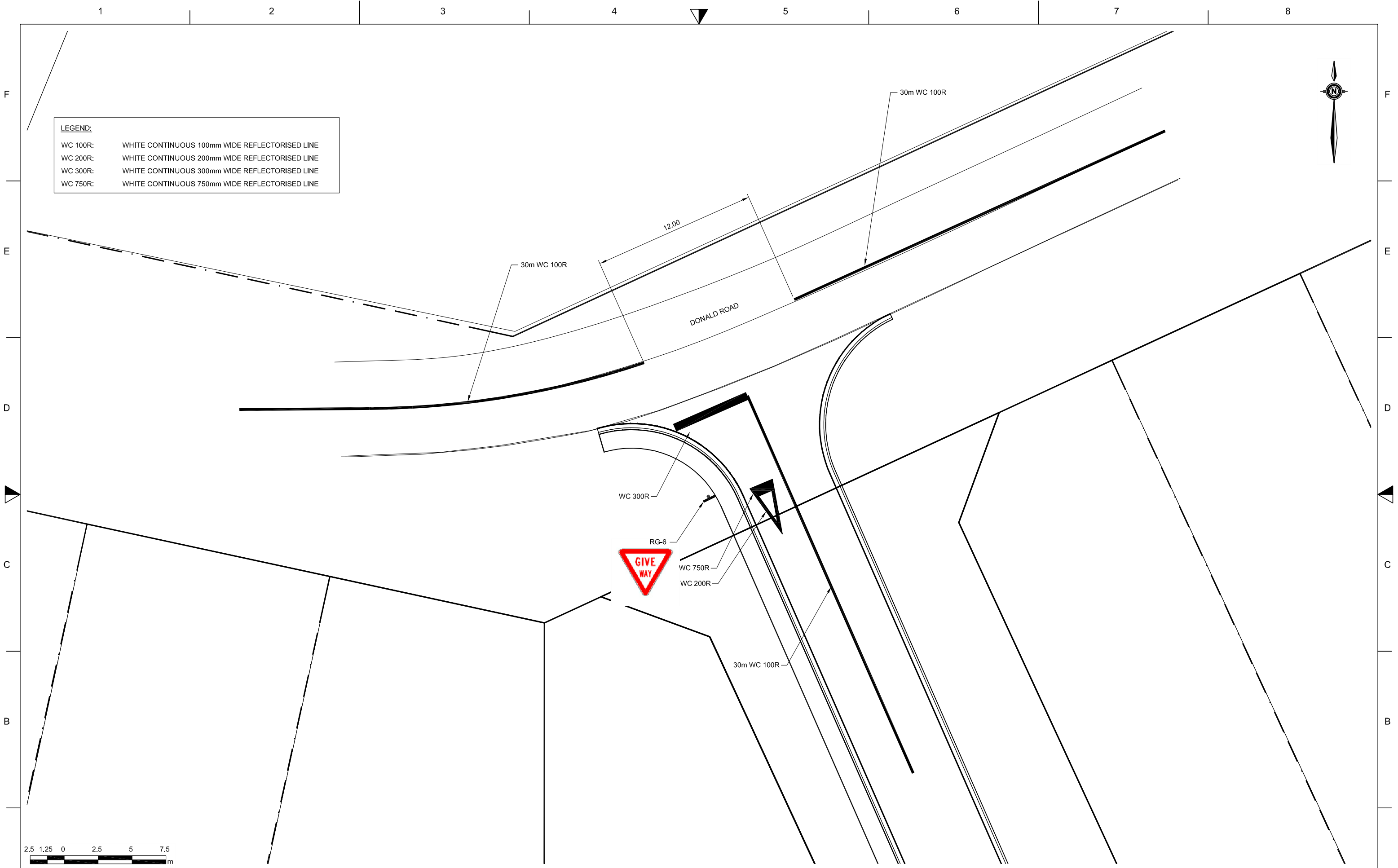
Issue	Date	Revision
-	26/04/2012	DRAFT

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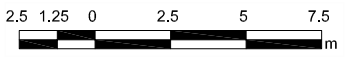
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Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103



LEGEND:

WC 100R:	WHITE CONTINUOUS 100mm WIDE REFLECTORISED LINE
WC 200R:	WHITE CONTINUOUS 200mm WIDE REFLECTORISED LINE
WC 300R:	WHITE CONTINUOUS 300mm WIDE REFLECTORISED LINE
WC 750R:	WHITE CONTINUOUS 750mm WIDE REFLECTORISED LINE



Issue	Date	Revision
-	26/04/2012	DRAFT

DWG Road Pavement Markings & Signage					
DWG No.	RM1	Sheet No.	2 of 6	Scale	1:250 @A3
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Project	Proposed Subdivision Donald Road, Kaitiaki		
Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103



Issue	Date	Revision
-	26/04/2012	DRAFT

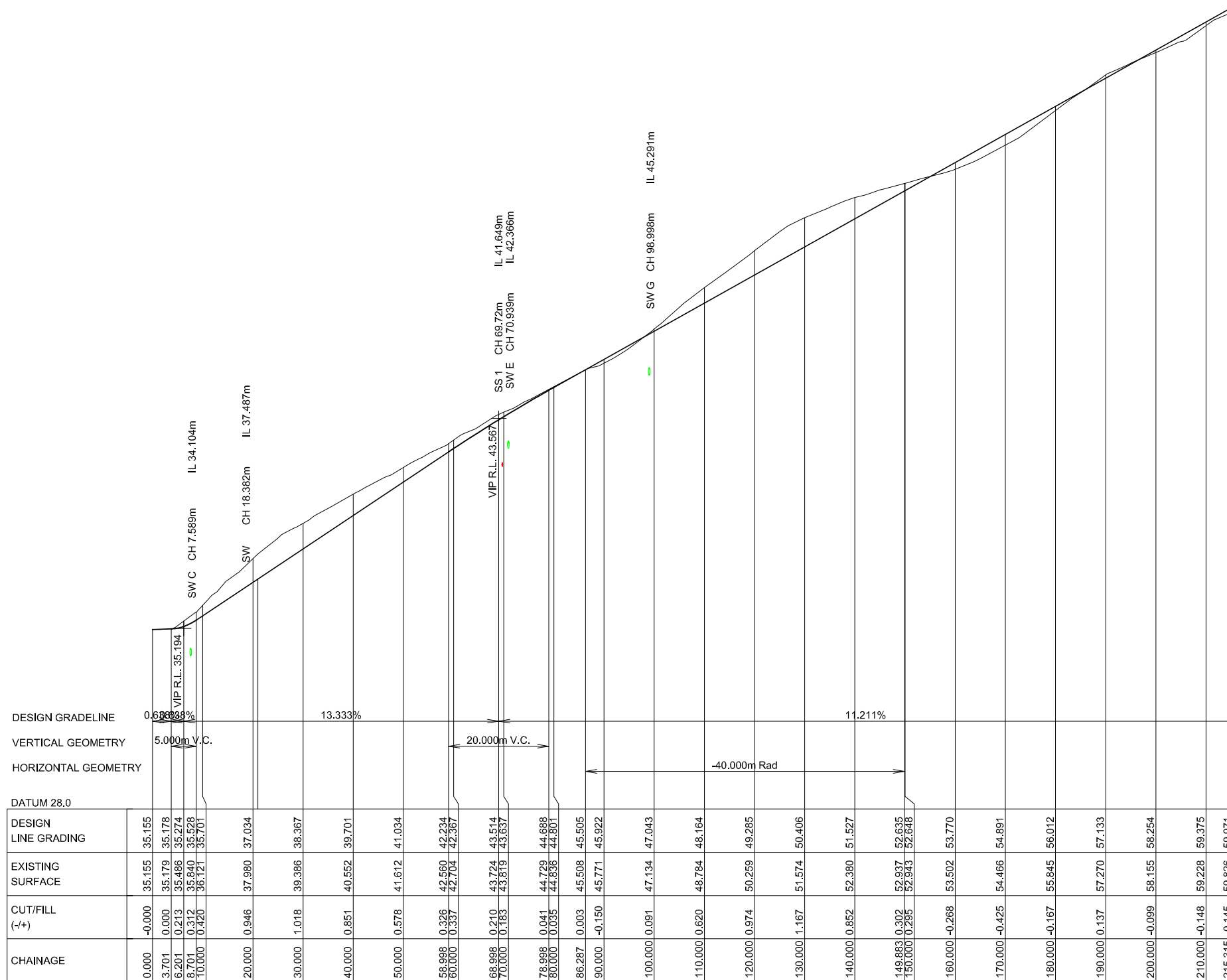
DWG Earthworks and Erosion Control Plan			
DWG No.	EC1	Sheet No.	1 of 6
Scale	1:1000 @A3		
Drawn	AP	Checked	JM
Approved			
File	Z:\HW FILES\11 JOBS\11 008 RAY BLACK\DRAWING\120515 DONALD SUBDIVISION.DWG		
Date	26/04/2012		

Note

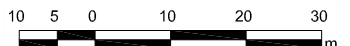
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Project	Proposed Subdivision Donald Road, Kaitiā		
Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103



LONGITUDINAL SECTION - ROAD
 HORIZONTAL SCALE 1:1000
 VERTICAL SCALE 1:200



Issue	Date	Revision
-	26/04/2012	DRAFT

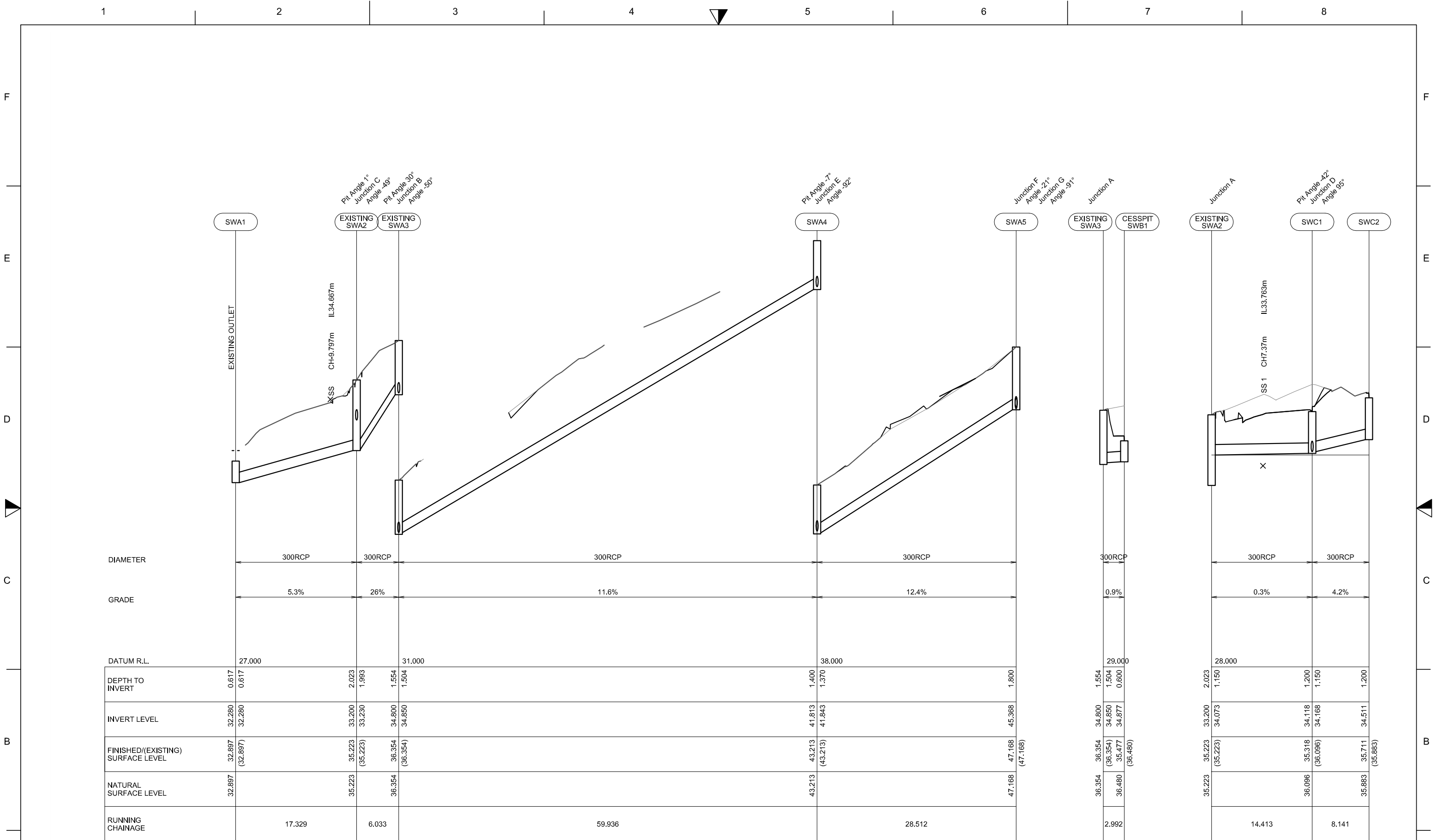
DWG Road Longitudinal Section			
DWG No.	RLS1	Sheet No.	1 of 1
Scale	1:1000 @A3	Drawn	AP
Checked	JM	Approved	
File	Z:\HW FILES\111 JOBS\111 008 RAY BLACK\DRAWING\120515 DONALD SUBDIVISION.DWG	Date	26/04/2012

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Project	Proposed Subdivision Donald Road, Kaitaia		
Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103



	A		B		C	
DIAMETER	300RCP		300RCP		300RCP	
GRADE	5.3%		26%		11.6%	
	12.4%		0.9%		0.3%	
	4.2%					
DATUM R.L.	27.000		31.000		38.000	
	29.000		29.000		29.000	
DEPTH TO INVERT	0.617	0.617	2.023	1.993	1.554	1.504
INVERT LEVEL	32.280	32.280	33.200	33.230	34.800	34.850
FINISHED/(EXISTING) SURFACE LEVEL	32.897	(32.897)	35.223	(35.223)	36.354	(36.354)
NATURAL SURFACE LEVEL	32.897		35.223	36.354	43.213	47.168
RUNNING CHAINAGE	17.329		6.033		59.936	
					28.512	
					2.992	
					14.413	
					8.141	

LONGITUDINAL SECTION - STORMWATER
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:100

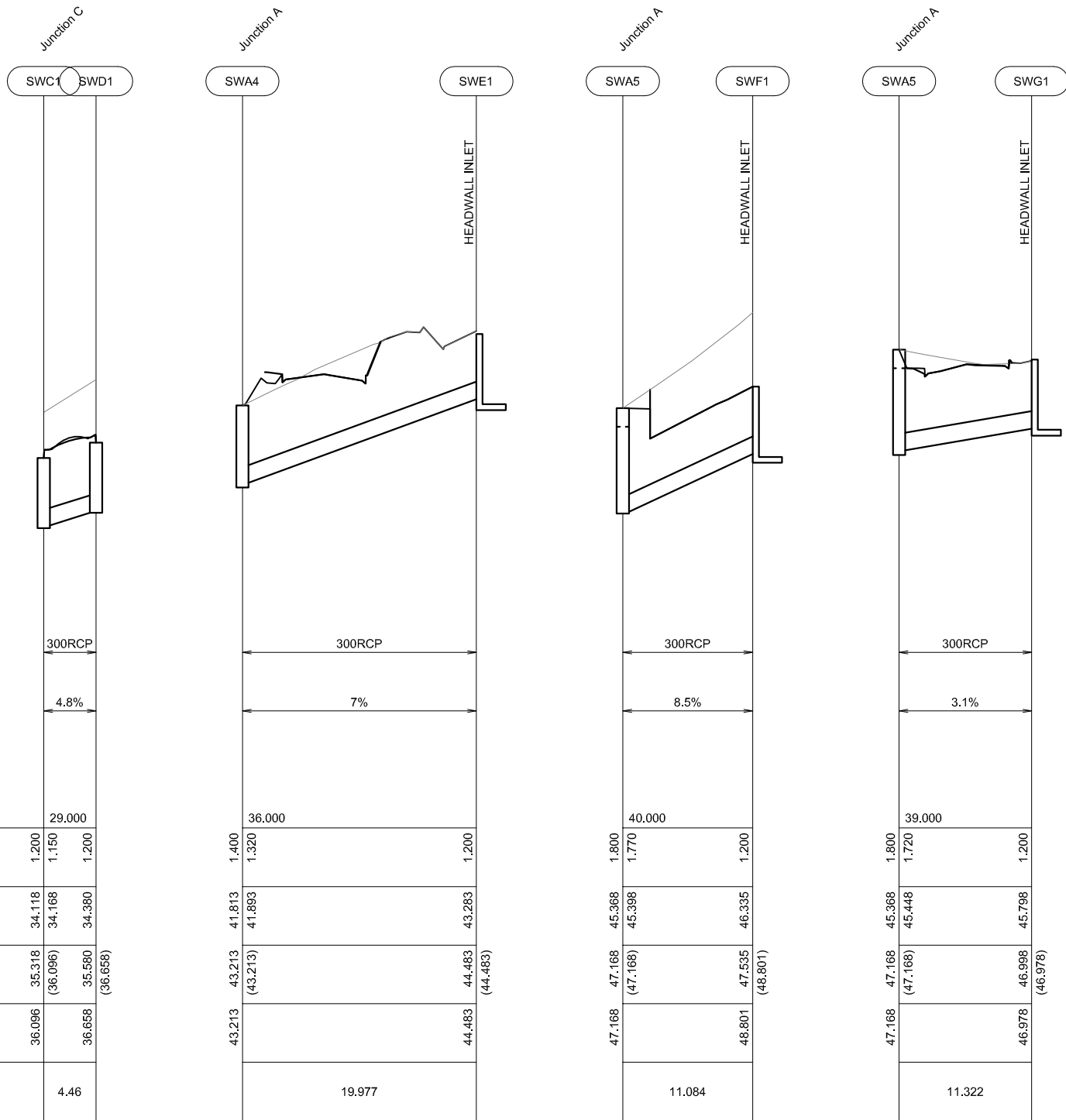


Issue	Date	Revision
-	26/04/2012	DRAFT

DWG Stormwater Longitudinal Section			
DWG No. SWLS1	Sheet No. 1 of 2	Scale 1:500 @A3	Note
Drawn AP	Checked JM	Approved	
File Z:\HW FILES\11 JOBS\11 008 RAY BLACK\DRAWING\120515 DONALD SUBDIVISION.DWG	Date 26/04/2012		

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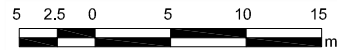
Project	Proposed Subdivision Donald Road, Kaitaia		
Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103



DIAMETER	300RCP	
GRADE	4.8%	
DATUM R.L.	29,000	
DEPTH TO INVERT	1.200	1.200
INVERT LEVEL	34,118	34,380
FINISHED/(EXISTING) SURFACE LEVEL	35,318 (36,096)	35,580 (36,658)
NATURAL SURFACE LEVEL	36,096	36,658
RUNNING CHAINAGE	4.46	

LONGITUDINAL SECTION - STORMWATER

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



Issue	Date	Revision
-	26/04/2012	DRAFT

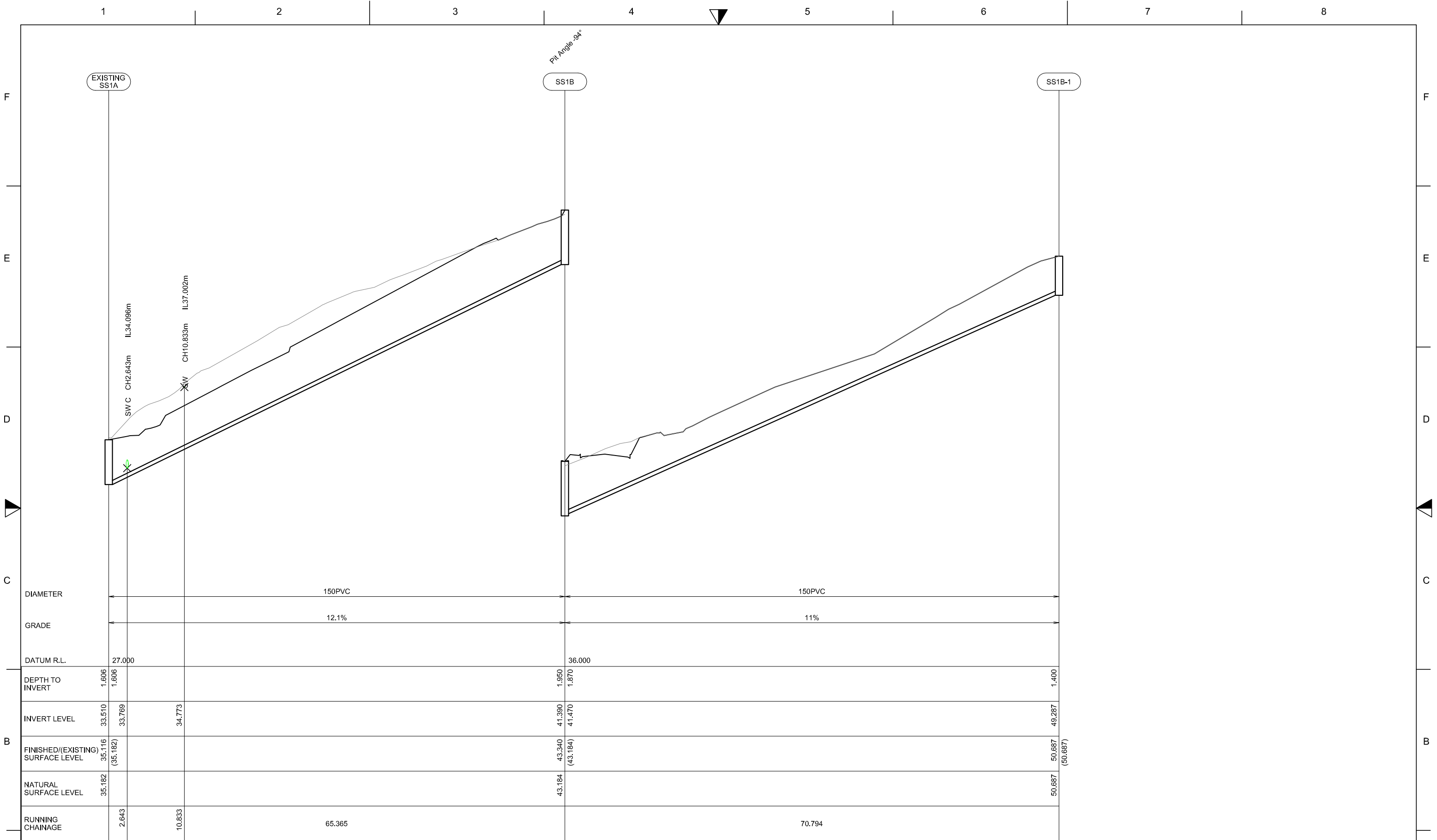
DWG Stormwater Longitudinal Section			
DWG No. SWLS2	Sheet No. 2 of 2	Scale 1:500 @A3	Note
Drawn AP	Checked JM	Approved	
File Z:\HW FILES\11 JOBS\11 008 RAY BLACK\DRAWING\120515 DONALD SUBDIVISION.DWG	Date 26/04/2012		

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Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103



LONGITUDINAL SECTION - SEWER
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:100



Issue	Date	Revision
-	26/04/2012	DRAFT

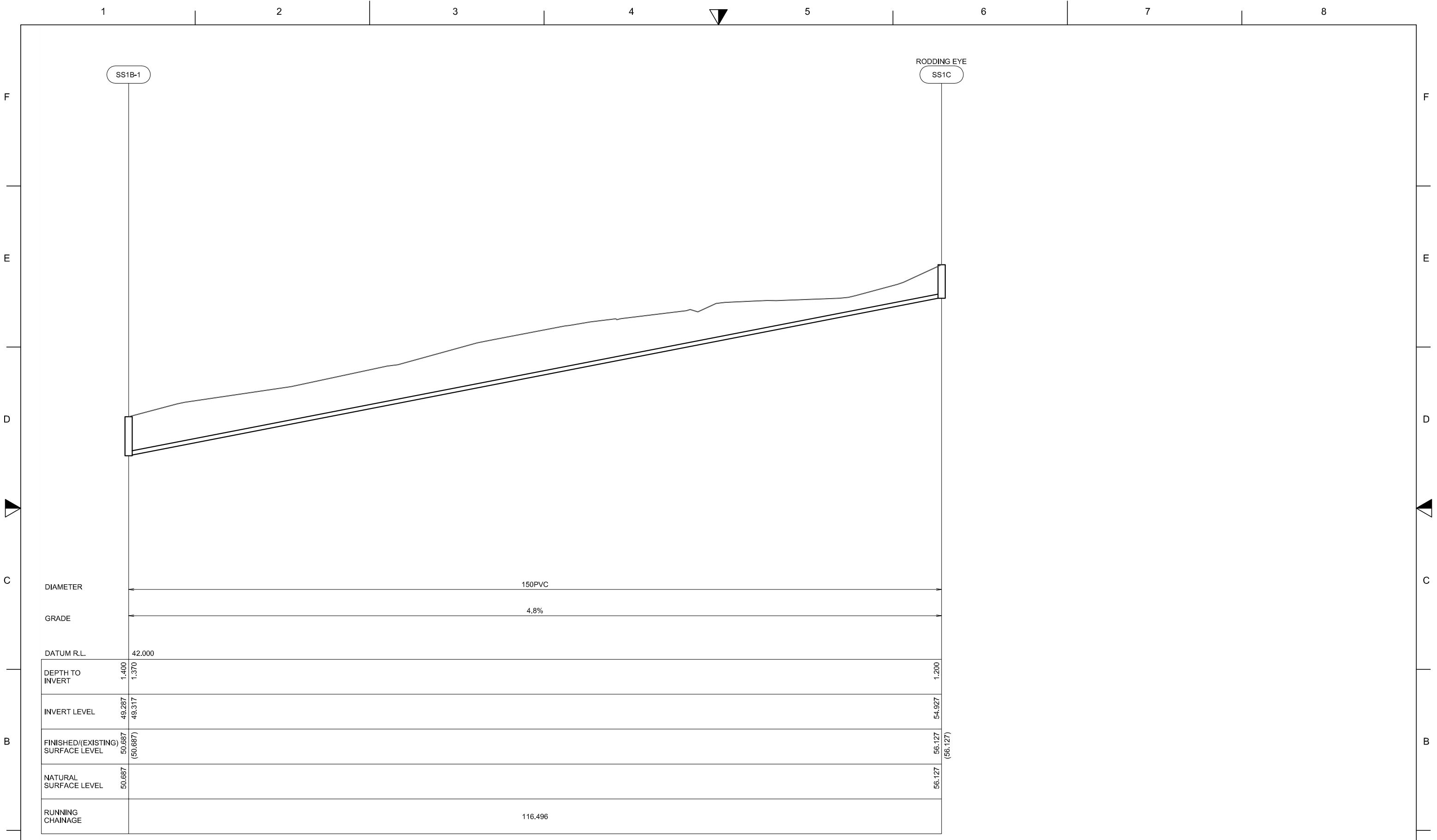
DWG Sewer Longitudinal Section			
DWG No.	SSLS1	Sheet No.	1 of 2
Scale	1:500 @A3	Drawn	AP
Checked	JM	Approved	
File	Z:\HW FILES\111 JOBS\11 008 RAY BLACK\DRAWING\120515 DONALD SUBDIVISION.DWG		Date
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Project No.	11 008	RC no.	2110103



LONGITUDINAL SECTION - SEWER
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:100



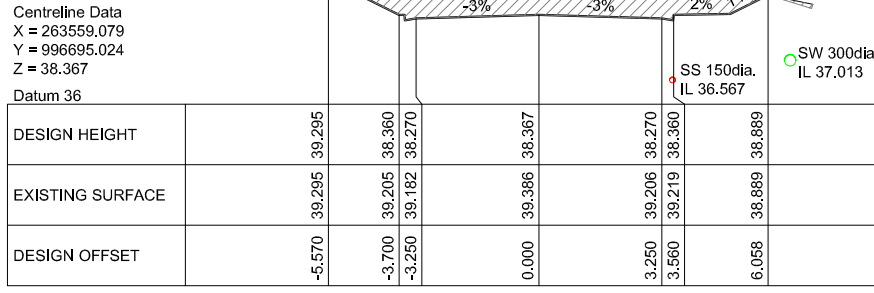
Issue	Date	Revision
-	26/04/2012	DRAFT

DWG Sewer Longitudinal Section			
DWG No.	SSLS2	Sheet No. 2 of 2	Scale 1:500 @A3
Drawn	AP	Checked JM	Approved
File	Z:\HW FILES\111 JOBS\111 008 RAY BLACK\DRAWING\120515 DONALD SUBDIVISION.DWG		Date 26/04/2012

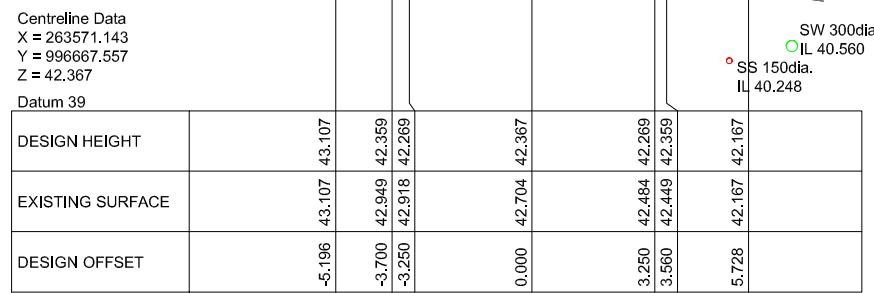
Note

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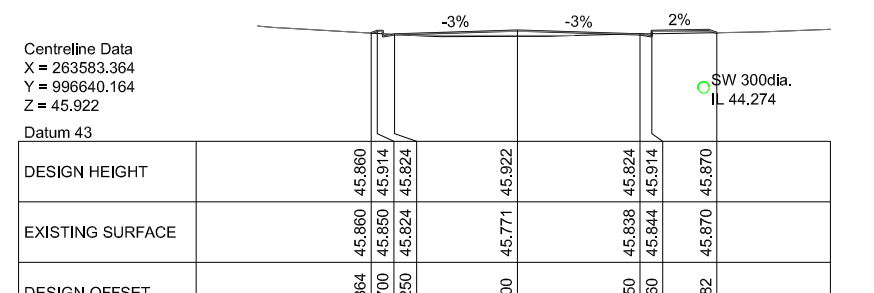
Project	Proposed Subdivision Donald Road, Kaitaia		
Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103



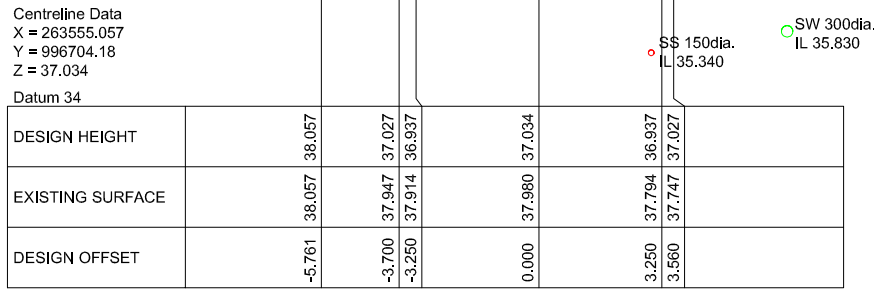
CHAINAGE 30.000



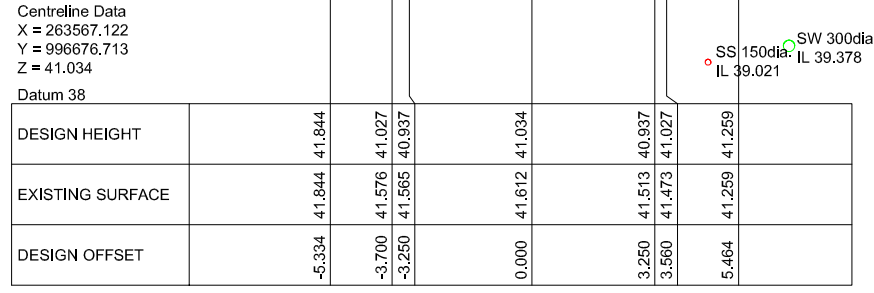
CHAINAGE 60.000



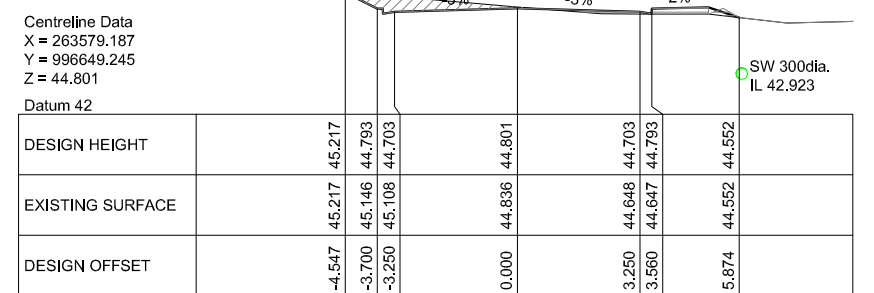
CHAINAGE 90.000



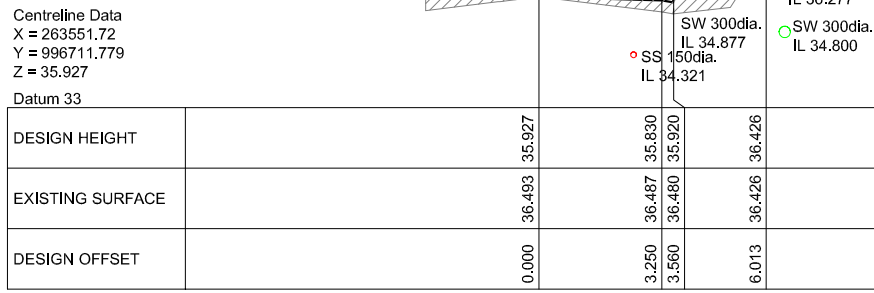
CHAINAGE 20.000



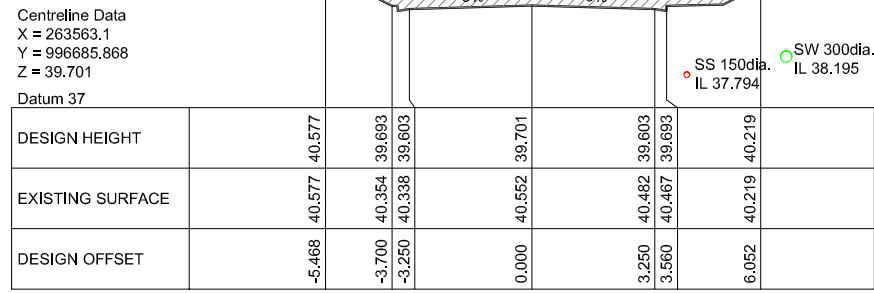
CHAINAGE 50.000



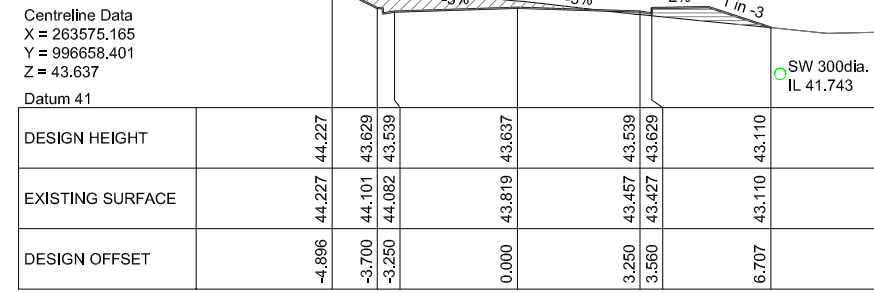
CHAINAGE 80.000



CHAINAGE 11.701

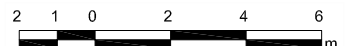


CHAINAGE 40.000



CHAINAGE 70.000

CROSS SECTIONS - ROAD
SCALE 1:200



Issue	Date	Revision
-	26/04/2012	DRAFT

DWG	Road Cross Sections			Note
DWG No.	RCS1	Sheet No.	1 of 3	Scale 1:200 @A3
Drawn	AP	Checked	JM	Approved
File	Z:\HW FILES\11 JOBS\11 008 RAY BLACK\DRAWING\120515 DONALD SUBDIVISION.DWG			Date 26/04/2012

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Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103

Centreline Data
X = 263605.979
Y = 996621.532
Z = 49.285

Datum 48

DESIGN HEIGHT							
EXISTING SURFACE	49.662	50.030	49.210	49.285	49.210	48.910	51.259
DESIGN OFFSET	-6.504	-2.500	0.000	2.500	5.000		9.697

CHAINAGE 120.000

Centreline Data
X = 263596.951
Y = 996625.773
Z = 48.164

Datum 47

DESIGN HEIGHT							
EXISTING SURFACE	48.343	48.089	48.164	48.089	47.789	49.491	
DESIGN OFFSET	-6.109	-2.500	0.000	2.500	5.000	8.404	

CHAINAGE 110.000

Centreline Data
X = 263589.253
Y = 996632.114
Z = 47.043

Datum 45

DESIGN HEIGHT							
EXISTING SURFACE	47.002	46.945	47.043	46.945	47.035	47.537	
DESIGN OFFSET	-6.463	-3.250	0.000	3.250	3.560	6.002	

CHAINAGE 100.000

Centreline Data
X = 263635.227
Y = 996623.315
Z = 52.648

Datum 51

DESIGN HEIGHT							
EXISTING SURFACE	52.502	52.573	52.648	52.573	52.273	54.823	
DESIGN OFFSET	-2.715	-2.500	0.000	2.500	5.000	10.099	

CHAINAGE 150.000

Centreline Data
X = 263625.731
Y = 996620.264
Z = 51.527

Datum 50

DESIGN HEIGHT							
EXISTING SURFACE	51.496	51.452	51.527	51.452	51.152	54.257	
DESIGN OFFSET	-5.688	-2.500	0.000	2.500	5.000	11.210	

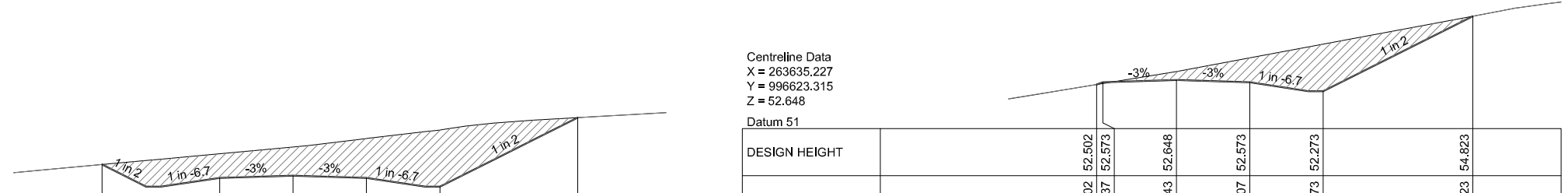
CHAINAGE 140.000

Centreline Data
X = 263615.775
Y = 996619.657
Z = 50.406

Datum 49

DESIGN HEIGHT							
EXISTING SURFACE	50.771	50.331	50.406	50.331	50.031	52.678	
DESIGN OFFSET	-6.479	-2.500	0.000	2.500	5.000	10.294	

CHAINAGE 130.000



CROSS SECTIONS - ROAD
SCALE 1:200

Issue	Date	Revision
-	26/04/2012	DRAFT

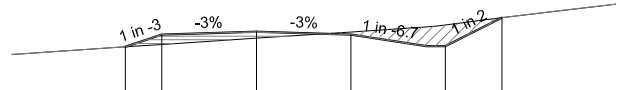
DWG Road Cross Sections			
DWG No. RCS2	Sheet No. 2 of 3	Scale 1:200 @A3	Note
Drawn AP	Checked JM	Approved	
File	Z:\HW FILES\11 JOBS\11 008 RAY BLACK\DRAWING\120515 DONALD SUBDIVISION.DWG	Date 26/04/2012	

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Project	Proposed Subdivision Donald Road, Kaitaia	
Client	Ken Lewis Ltd.	
Project No.	11 008	RC no. 2110103

Centreline Data
X = 263662.458
Y = 996635.902
Z = 56.012

Datum 54

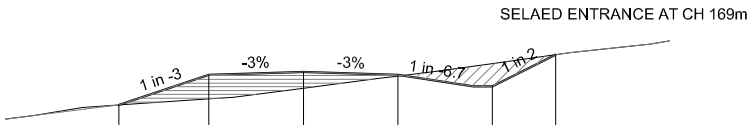


DESIGN HEIGHT		55.614	55.937	56.012	55.937	55.637	56.386
EXISTING SURFACE		55.614	55.679	55.845	56.011	56.190	56.386
DESIGN OFFSET		-3.468	-2.500	0.000	2.500	5.000	6.499

CHAINAGE 180.000

Centreline Data
X = 263653.381
Y = 996631.706
Z = 54.891

Datum 53

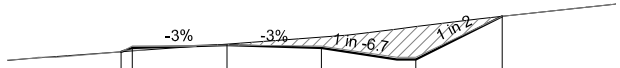


DESIGN HEIGHT		54.022	54.816	54.891	54.816	54.516	55.354
EXISTING SURFACE		54.022	54.180	54.466	54.787	55.117	55.354
DESIGN OFFSET		-4.882	-2.500	0.000	2.500	5.000	6.677

CHAINAGE 170.000

Centreline Data
X = 263676.366
Y = 996642.33
Z = 57.73

Datum 56

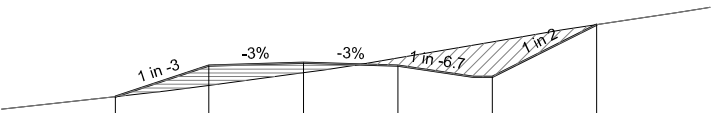


DESIGN HEIGHT		57.554	57.730	57.655	57.355	58.494
EXISTING SURFACE		57.554	57.759	57.943	58.219	58.494
DESIGN OFFSET		-2.802	0.000	2.500	5.000	7.279

CHAINAGE 195.322

Centreline Data
X = 263644.304
Y = 996627.511
Z = 53.77

Datum 52

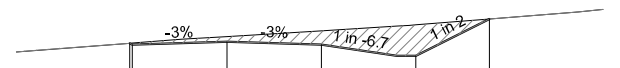


DESIGN HEIGHT		52.869	53.695	53.770	53.695	53.395	54.773
EXISTING SURFACE		52.869	53.168	53.502	53.893	54.318	54.773
DESIGN OFFSET		-4.977	-2.500	0.000	2.500	5.000	7.758

CHAINAGE 160.000

Centreline Data
X = 263671.536
Y = 996640.097
Z = 57.133

Datum 56



DESIGN HEIGHT		57.092	57.133	57.058	56.758	57.731
EXISTING SURFACE		57.092	57.270	57.422	57.577	57.731
DESIGN OFFSET		-2.569	0.000	2.500	5.000	6.946

CHAINAGE 190.000

CROSS SECTIONS - ROAD
SCALE 1:200



Issue	Date	Revision
-	26/04/2012	DRAFT

DWG	CS3			Scale	1:200 @A3
	Cross Sections			Drawn	AP
DWG No.	RCS3	Sheet No.	3 of 3	Checked	JM
File	Z:\HW FILES\11 JOBS\11 008 RAY BLACK\DRAWING\120515 DONALD SUBDIVISION.DWG			Approved	
Date	26/04/2012				

Note	
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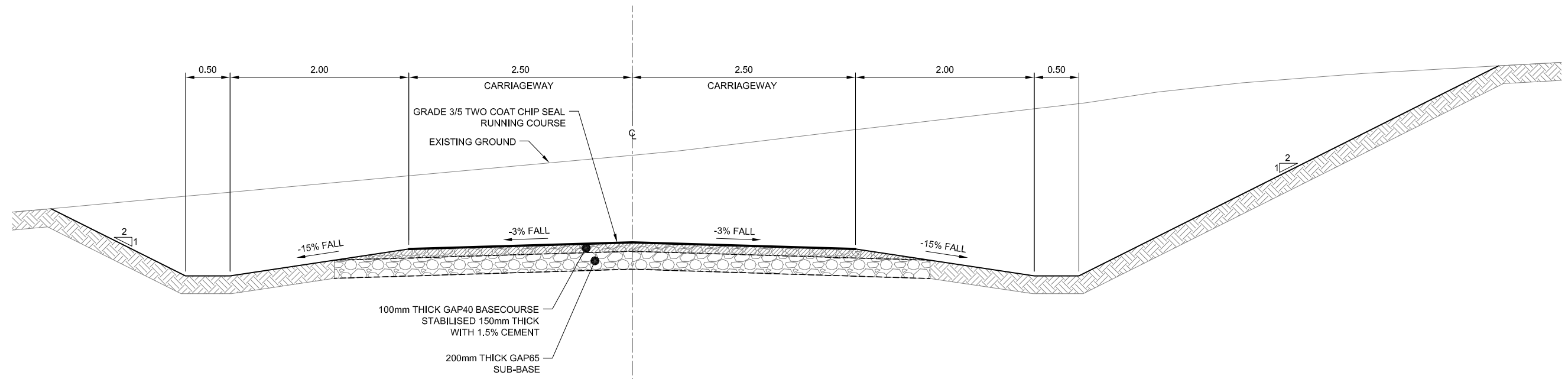
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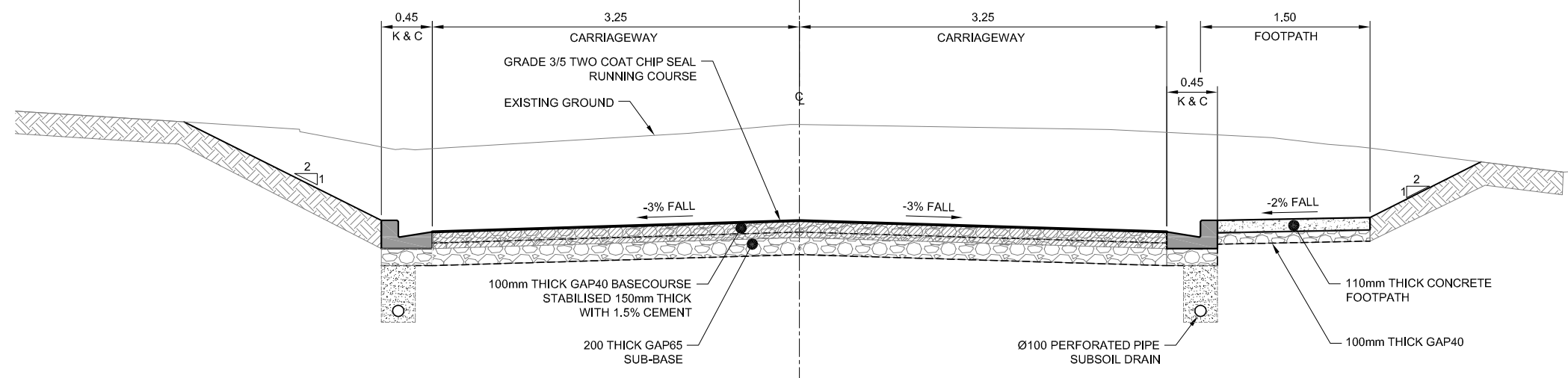
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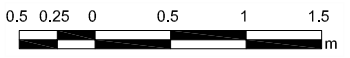
Project	Proposed Subdivision Donald Road, Kaitaia		
Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103



TYPICAL ROAD CROSS SECTION - TYPE 2
SCALE 1:50 @A3



TYPICAL ROAD CROSS SECTION - TYPE 1
SCALE 1:50 @A3



Issue	Date	Revision
-	26/04/2012	DRAFT

DWG Typical Road Cross Sections			
DWG No.	Sheet No. 1 of 1	Scale 1:50 @A3	
Drawn AP	Checked JM	Approved	
File	Z:\HW FILES\111 JOBS\11 008 RAY BLACK\DRAWING\120515 DONALD SUBDIVISION.DWG	Date 26/04/2012	

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Client	Ken Lewis Ltd.		
Project No.	11 008	RC no.	2110103